

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, June 27, 2019
7:00 PM
Calvin Armerding - Chair

A. CALL TO ORDER: 7:00 P.M.

B. ROLL CALL

PRESENT: Kevin Owens, John LeBrun, Richard May, and Sue Sturgill

EXCUSED: Calvin Armerding and Steve Hruitford requested to be excused.

Motion to excuse Mr. Armerding and Mr. Hruitford introduced by Mr. LeBrun and seconded by Ms. Sturgill; approved (4-0).

ABSENT: Tom Hanrahan

DEPARTMENT: Stacie Pratschner, Community Development Services Director (CDS)
Alex Wenger, Planner II

C. AUDIENCE COMMENTS

Grant Dalglish (987 Ruby Street; Blaine, WA 98230)

Representative of proponent of Drayton Reach II with a question about General Condition #7 of the Drayton Reach II Notice of Decision. A reduction to 125% of the estimated costs is currently being offered.

- Mr. Lebrun asks what role in the Planning Commission has in the bonding process; G7 is a General Condition and a codified condition reviewed by Planning Commission and recommended to the City Council where it was approved, so the Commission does not have the ability to change this.
- Mr. May asks if in the future the Planning Commission could have discretion in regards to the amount of bonding that can be put upon a project.
- Ms. Sturgill asks if Drayton Reach I had the same requirement.

D. Public Hearing – Shoreline Master Program Update

Record is open. No Commissioners recuse themselves.

The Department provides a historical background on SEPA and the SMP and describing the relationship between the Department of Ecology and the City of Blaine, this is a joint public hearing between the Department of Ecology and the City of Blaine. All development in the shoreline has to comply with the local Shoreline Master Program and the SMP is required to be updated every eight years.

This proposal updates the SMP based on best available science, state standards, and Department of Ecology guidelines. Current master program has all the procedural requirements and processes in the SMP, this new proposal will codify these in Title 17 of the Blaine Municipal Code and adopt new critical area management regulations. The main difference is the increased wetlands buffers as Appendix A defines. The Department explains the environmental designations and special management overlays relating to development and references exhibits. Legal nonconforming homes will remain as such.

Lummi Nation, Compliance Officer requests that language is included in the SMP that if work is being conducted in a known archeological site, then a permit from the Department of Archeological Historic Preservation. The Department explains that this language is codified as well as updating inadvertent discovery language.

Greg McHenry, Port of Bellingham assists in identifying inconsistencies in SMP; 1) setbacks for industry and port related uses (shown on pg. 80 – changed to reference Wharf District); 2) shoreline stabilization under policy 10-J – open type construction of bulkheads (policy updated on pg. 102). Shoreline stabilization, 10.10.1.i (pg. 103), original policy and clarification on update language explained. Other two changes refer to state legislature updates on archeological language. The Port states that staff has adequately addressed the concerns in the updates.

Joel Green (9115 Great Blue Heron Lane; Blaine, WA) representing the ASC – SRA, the SRA is in full support of anything relating to enhancing the quality of the shoreline.

Mr. LeBrun asks for clarification on should and shall language previously discussed, the Department is comfortable with the policy statements that require the applicant to explain their justification. State option motion and should/shall language discussion takes place, echoed through municipal (shall, must mean you will do this), should language allows for flexibility to the director and to consider alternatives.

Department recommends the Planning Commission moves to close the public hearing;
Mr. May introduces a motion to close the public hearing on the SMP update, seconded by Ms. Sturgill; motion approved (4-0).

Hearing is closed.

Mr. May to introduces a motion to recommend approval of the proposed SMP and Zoning Text Amendment based upon the Findings of Fact on pages 5 and 6 of the Staff Report provided to the Planning Commission and the alterations made during this meeting, seconded by Ms. Sturgill; motion approved (3-0-1), Mr. LeBrun abstains on the basis of the option language.

E. APPROVAL OF MINUTES

Mr. May introduces a motion to approve the June 13, 2019 minutes as is, seconded by Mr. LeBrun; Ms. Sturgill abstains, motion passed (3-0-1).

F. ADJOURNMENT: 7:52 PM.

Kevin Owens, Vice Chair

Stacie Pratschner, Secretary to the Planning
Commission

Planning Commission minutes from June 27, 2019 to be approved at the July 25, 2019
Planning Commission meeting.