

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, July 25, 2019
7:00 PM
Calvin Armerding - Chair

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

B. ROLL CALL

PRESENT: Calvin Armerding, Richard May, Tom Hanrahan, Steve Hrutfiord, John LeBrun, Sue Sturgill, and Kevin Owens.

DEPARTMENT: Stacie Pratschner, Community Development Services Director (CDS).

C. AUDIENCE COMMENTS

No comments were made, but audience members were present for the Planning Commission meeting.

D. PUBLIC HEARING – LIFE IMPACT CHURCH

The Planning Commission is considering public comments and deliberation on a request for a Conditional Use Permit and Site Plan Review to authorize church and related community activities in an existing building located in Manufacturing Subzone A, permit #2019043 and #2019044.

Chairman Armerding reads the rules of order for Quasi-Judicial proceedings and asks the Planning Commission if any members have any disclosures that would prevent their participation in the proceedings; Chairman Armerding asks if anyone objects to his chairing over the proceeding.

The Department is not in receipt of any public comments. This proposal is a Quasi-Judicial proceeding containing both Type I and Type II – PC permits and is being consolidated for permit review and approval under BMC 17.06.150 through a single open record hearing. The location is at 1733 H Street and is already developed with existing buildings, utilities, parking areas, and loading/unloading zones. The Department described the criteria for approval of Conditional Use Permits. A combined Notice of Complete Application was issued, fulfilling procedural requirements of Title 17. The City and applicant issued notification of the project pursuant to code requirements for timing, methods, and required content and fulfilling the public notification requirements of Title 17. The Department is recommending the Planning Commission consider the request for a Conditional Use Permit in the subject zone as the applicant is not proposing changes to the existing building beyond interior remodel subject to a Commercial Building Permit. The project will not impact critical areas or cultural resources and is categorically exempt from SEPA. The Department is also responsible for analyzing each project against transportation currency to determine whether the

proposal will reduce the Level of Service provided. The project is exempt from currency certification because the use will not generate more than 50 peak trips per hour.

Based on code analysis, the Department recommends that the Planning Commission consider a motion to approve the two applications subject to the conditions listed on Pg. 6 of the report.

Trent Armeson – 8808 Line Road; Lynden, WA 98264 describes the project and how the space will benefit the public by removing a cost barrier to use.

Jesse Crite – 8827 Niska Road; Blaine, WA 98230 is present and in support of Life Impact's proposal.

Commissioner Sturgill asks about the former location of the Church, which was 547 Cherry Street, but the building was sold.

Commissioner May asks about the previous uses, being restaurants and a liquor store, and verifies parking.

MOTION TO CLOSE THE PUBLIC HEARING INTRODUCED BY COMMISSIONER MAY, SECONDED BY COMMISSIONER LEBRUN; MOTION PASSED (7-0).

Commissioners Owens and LeBrun ask for clarification about transportation concurrency. The Department explains that the trip generation for PM peak hour which is the number the code uses to implement the concurrency requirement as determined by the ITE manual –common trip generation rates. A full traffic analysis was not triggered because the majority of the trips generated do not occur during peak hours. The Department will schedule a work session on the following Planning Commission meeting to discuss Transportation Concurrency.

MOTION TO APPROVE THE CONDITIONAL USE PERMIT #2019043 AND SITE PLAN REVIEW #2019044 SUBJECT TO THE FINDINGS OF FACT AND CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT INTRODUCED BY COMMISSIONER MAY AND SECONDED BY COMMISSIONER HANRAHAN; MOTION APPROVED (7-0).

F. NEW BUSINESS

The Planning Commission asks the Department to research changing the meeting time to 6 PM.

G. APPROVAL OF MINUTES

Commissioner Hrutfiord and Chairman Armerding recuse themselves from the approval of the June 27, 2019 Planning Commission minutes (absence); motion to approve the June 27, 2019 minutes introduced by Commissioner Sturgill and seconded by Commissioner Owens as amended; motion passed (5-0) and two abstentions (Armerding and Owens).

H. ADJOURNMENT: 7:40 PM.

Calvin Armerding, Chair

Stacie Pratschner, Secretary to the Planning
Commission

Planning Commission minutes from July 25, 2019 to be approved at the August 22 2019
Planning Commission meeting.