

**CITY OF BLAINE**  
**PLANNING COMMISSION MINUTES**  
**Thursday, August 22, 2019**  
**7:00 PM**  
**Calvin Armerding - Chair**

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

**B. ROLL CALL**

**PRESENT:** Calvin Armerding, Steve Hrutfiord, Sue Sturgill, and Kevin Owens.

**ABSENT:** Richard May and John LeBrun

**Motion to excuse Commissioner Hanrahan introduced by Commissioner Hrutfiord and seconded by Commissioner Owens; motion passed (4-0).**

**DEPARTMENT:** Stacie Pratschner, Community Development Services Director (CDS)  
Andrew Boucher, Community Planner I

**C. AUDIENCE COMMENTS**

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

**D. PUBLIC HEARING – Cherry Street Accessory Dwelling Unit**

Chairman Armerding reads the rules of order for Quesi-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.

- Commissioner Sue Sturgill notes one interaction with the application, but did not discuss the project or give advice.

The Planning Commission is considering public comments and deliberation on a request from Jessica Stone – 347 Cherry Street - for a Conditional Use Permit #2019052 to conditionally permit the conversion of an existing structure within the rear setback to an accessory dwelling unit in a Single Family One district, subject to residential design standards and the criteria for conditionally permitted accessory dwelling units. The submittal met the procedural and noticing requirements for both correct and complete Type – II PC applications established in Chapter 17 BMC, subject to a public record hearing. The City received two public comments:

- Richard and Sally Taplin (1033 4<sup>th</sup> Street) have no objections;
- Janet Zaddack (1168 4<sup>th</sup> Street) objects.

The accessory structure is considered nonconforming because it encroaches two feet into the rear accessory structure setback, the proposal will not make the structure more nonconforming and is the nexus for the Conditional Use Permit.

The Department recommends the Planning Commission accept public testimony and approves the type II – PC Conditional Use Permit, #2019052, based upon the findings of fact and subject to the conditions of approval listed on Pg. 6.

Applicant, Jessica Stone – 347 Cherry Street, Blaine, WA 98230, introduces herself and testifies on the proposal.

Project Designer, Mark Costello - 2400-40th Street, Bellingham, WA 98229, provides testimony.

Jocelyne and Gary Harsh, 341 Cherry Street, neighbor of the applicant provides testimony.

Commissioner Owens asks about the public comment regarding the bakery, but no code enforcement requests have been made.

#### **Public Hearing Closed**

**Motion to approve the Conditional Use Permit, #2019052, based on the findings of fact and subject to the conditions of approval listed in the staff report introduced by Commissioner Owens, seconded by Commissioner Sturgill; motion passed (4-0).**

#### **PUBLIC HEARING – Lookout at Mitchell Conditional Use Permit and Short Plat**

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.

- Commissioner Sturgill notes a conversation with a citizen who asked her about this project, but she did not have any knowledge of the proposal at that time.

The Planning Commission is considering public comments and deliberation on a request from Mark Costello, 2400-40<sup>th</sup> Street; Bellingham, WA 98229 for a conditional use permit and short plat applications #2019027 and #201957, respectively, to conditionally permit multifamily housing totaling six units in the Residential/Office district.

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 Department described the criteria for approval of Conditional Use Permits and Short Plats. 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 proposal is subject to Site Plan Review, residential building permits, right-of-way permits, and civil plan/final plat review for the Short Plat.

The Department has determined that the proposal is consistent with the Comprehensive Plan and the density/land use is allowed in the Residential/Office district. Off-street parking and utility extensions will adequately serve the property and be installed prior to plat recordation. The property is subject to boundary screening landscape requirements which will occur in the Site Plan Review process. The project is not proposing any parking along Peace Portal Drive. The property is considered a corner lot and has front setbacks of 20', street corner of 15', and rear/side 12'. The Department recommends that the Planning Commission accept public testimony and approve the Conditional Use Permit - #2019027 and Short Plat - #2019057 applications based upon the Findings of Fact and subject to the Conditions of Approval in the staff report.

Project Designer, Mark Costello - 2400-40th Street, Bellingham, WA 98229, provides testimony and clarifies some questions. The backfill, possibility of condos, and heights are discussed.

David Galen – 1455 Madison Avenue – disagrees with the proposal being harmonious and with street parking on Peace Portal Drive.

Laura and Jason Friend – 1526 Peace Portal Drive – still has questions regarding whether the proposal is for condos or apartments, the process of consolidated permit review – subsequent permitting, height calculations, sedimentation/backfill, and vacation on Georgia Street.

Dennis Olason - 860 Georgia Street – asks about access from Peace Portal Drive and parking on Mitchell Avenue.

Commissioner Owens asks about transportation concurrency and the peak hour trips being generated; uses are considered condos/townhomes and generate .52 PM peak hour trips. The Department intends to schedule a study session on transportation concurrency.

**Public Hearing Closed.**

**Motion to approve the Conditional Use Permit, #2019027 and Short Plat #2019057, based on the findings of fact and subject to the conditions of approval listed in the staff report introduced by Commissioner Owens, seconded by Commissioner Hrutfiord; motion passed (3-1).**

#### **F. NEW BUSINESS**

**Motion to approve Resolution 1769-19 to amend the rules and procedures of the Planning Commission start time from 7PM to 6PM introduced by Commissioner Sturgill, seconded by Commissioner Hrutfiord; motion passed (4-0).**

**G. APPROVAL OF MINUTES**

**Motion to approve the July 25, 2019 minutes introduced by Commissioner Sturgill and seconded by Commissioner Owens as amended; motion passed (4-0).**

**H. ADJOURNMENT: 8:50 PM.**

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Calvin Armerding, Chair

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Stacie Pratschner, Secretary to the Planning  
Commission

Planning Commission minutes from August 22, 2019 to be approved at the September 26, 2019 Planning Commission meeting.