

Blaine City Council

Sept. 4, 2007

RE: Document entitled City of Blaine Request for Planning Commission Action Meeting Date: August 9, 2007

Subject: *Amendments to the Blaine Municipal Code to transfer development permit review from the planning commission to the hearing examiner and related amendments.*

On July 19th, 2007 Terry Galvin held a public meeting in which he presented this proposal. The public had an opportunity to comment and ask questions. Since then the PC has held a Public Hearing and work sessions on this same topic. The Public Hearing was well attended and a number of written comments were placed in to the Record. At this point the information has been disseminated and the public has had an opportunity to respond. Since this is a legislative matter it is legal and proper for all to discuss the matter. The PC will be forwarding their recommendation to CC shortly. Staff has indicated that they will recommend the CC hold their own Public Hearing on the PC recommendation and based on the Record of that Hearing make their decision.

Based on what has transpired to date there appear to be two points of view and concern regarding the proposal:

1. Staff has indicated by adopting the proposed transfer, some of the duties presently done by the PC would be done by a HE; the PC would be able to concentrate their efforts on the Comp. Plan and BMC amendments.
2. The majority of the public who commented at the PC Public Hearing believed the PC should retain their present duties and thus provide a local sounding board for local land development.

The justification for each of these points of view have been presented to the PC. I wish to propose the following as a possible means to attain both points of view:

1. The PC retain it's present duties.
2. Hire a HE to hear **all** first appeals.
3. Expand the PC to provide a means for splitting duties and/or establish a citizen group to work on the Comp. Plan and BMC amendments.

This I believe would accomplish a number of things:

1. The public would have Public Hearings before the PC on items that are of

direct concern to them.

2. Any appeals would go to a HE, with the legal expertise, to evaluate decisions at a lower cost than appeals going to Superior Court.

3. The additional citizens involved by an expanded PC and/or citizen group, would provide direct public input in to the Comp. Plan and changes in the BMC.

These are not my exclusive ideas but a compilation of suggestions made by PC members and the general public. This could be an intermediate arrangement. If it proves ineffective and there are problems associated with it, the opportunity to proceed with an expanded role for a HE remains an option.

I request that the Council consider what has been suggested and let me know items that I have not considered.

Sincerely,



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