

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, March 24, 2016
7:00 PM
Calvin Armerding- Vice Chair

A. CALL TO ORDER: 7:05 PM

B. ROLL CALL:

PRESENT: Calvin Armerding, Ken Ely, Richard May, and Sue Sturgill

ABSENT: John LeBrun, Van Tabb and Kevin Owens

MOTION BY COMMISSIONER STURGILL TO EXCUSE JOHN LEBRUN AND VAN TABB, SECONDED BY RICHARD MAY (4-0)

STAFF: Community Development Director, Michael Jones
Community Planner II, Alex Wenger
Geoff Appel, AECOM Consulting

C. AUDIENCE COMMENTS:

D. PUBLIC HEARING:

MOTION BY COMMISSIONER MAY TO WAIVE THE READING OF THE RULES FOR A PUBLIC HEARING AS THERE ARE NO MEMBERS OF THE PUBLIC PRESENT TO TESTIFY, SECONDED BY COMMISSIONER ELY (4-0)

Public Hearing - Environment Chapter of Comprehensive Plan

Mr. Jones introduced Geoff Appel who presented on the Comprehensive Plan Element. Mr. Appel described the Commission's prior decision to move the environment-related discussion, goals, and policies to a new separate Environment Element. He further explained what are considered environmentally sensitive areas and how the regulations such as critical areas and the Shoreline Master Program establish a significant framework to protect the environment.

Mr. Ely asked a question about City jurisdiction in the framework of multi-jurisdictional coordination.

Ms. Sturgill asked about the wording of "should" rather than "shall" and the purpose of policy versus regulation. Mr. Appel explained the nature of Comprehensive Plan policy as guidance, not mandates, whereas municipal code regulations are mandates.

Mr. Ely asked about a specific section of shoreline and if this enhances the City's ability to require public access.

Mr. Wenger answered that this does help create a framework for future public access.

Ms. Sturgill asked for background on central or grouped wetland mitigation.

Mr. May added his observations on other wetland preservation sites.

Mr. Wenger and Mr. Appel described how they work, and where there are examples.

Ms. Sturgill commented on the possible loss of benefit by allow consolidation of wetlands.

Staff provided comments related to how this sets up the option but does not waive or diminish the review and analysis of wetland mitigation.

Mr. Ely asked about the aquifer(s) and the frequency of analysis.

Mr. Wenger indicated that Public Works staff would be better able to address the question. Mr. Jones agreed and noted that a periodic review of the water system is required about every 6 to 8 years and that a review of the aquifer is likely included as part of the Comprehensive Water System Update. Mr. Jones also commented on the use of aquifer monitoring wells and the recent addition of another such well.

Mr. Appel noted that staff would be coming back with development regulation updates which may include some changes to the CAO.

Mr. Ely asked about vegetation removal on seaside bluffs and the extent to which wide scale erosion may be occurring and how much it has been studied.

Mr. Wenger explained that study usually occurs on a small scale, but that in large developments there are broader scale studies. There was general discussion.

**MOTION BY COMMISSIOER ELY TO FORWARD THE ENVIRONMENT
ELEMENT TO THE CITY COUNCIL, SECONDED BY COMMISSIONER MAY, (4-
0)**

E. UNFINISHED BUSINESS:

1. Vision Statement for Comprehensive Plan.

Mr. Wenger provided a summary of the revisions that he made to the vision statement since the previous meeting. He indicated that staff would like a recommendation to send this on to Council.

There was direction to reference the population of the lower mainland use 2036. There was discussion of adding “strategic location between two major international urban centers.” The Commission provided a number of grammatical and technical comments.

There was discussion about the use of "East Blaine" and "West Blaine" and it was decided no change was needed. Mr. May provided suggestions on changing the use of some adjectives.

MOTION BY COMMISSIOER MAY TO FORWARD THE VISION STATEMENT TO THE CITY COUNCIL, SECONDED BY COMMISSIONER ELY , (4-0)

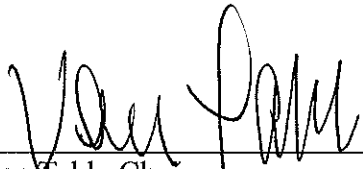
F. INFORMATIONAL ITEMS:

Mr. Wenger described the parliamentary procedure training that staff recently went to and encouraged the Commission to borrow his book if they are interested. Mr. Jones noted that staff would try to bring forward some of the information in a future training meeting.

G. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER MAY TO APPROVE THE MINUTES OF MARCH 10, 2016 AS PRESENTED, SECONDED BY COMMISSIONER ELY AND APPROVED (4-0) .

H. ADJOURNMENT: 7:55 PM.



Van Tabb, Chair



Alex Wenger, Staff

Planning Commission minutes of March 24, 2016, were approved at the April 14th, 2016 Planning Commission meeting.