

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
December 13, 2022**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, December 13, 2022. Vice Chair Halpern called the meeting to order at 7:00PM.

Members Present: Vice Chair Halpern, Commission Members: Deonauth, Gorzycki, Olson, and Swanson.

Members Absent: Chair Goracke and Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

PUBLIC HEARING

Item 4.6 – Case File No. 22-0075 – Public Hearing – The applicant is requesting the following:

- 1.) Comprehensive plan amendment to land use designations on certain properties from CC (Community Commercial) to PC (Planned Commercial).
- 2.) Rezoning certain properties from B-2 (Community Commercial) to R-4 (Mobile Homes), from B-2 (Community Commercial) to B-5 (Town Commercial), and from I-1 (Light Industrial) to B-5 (Town Commercial).
- 3.) Code amendment to Section 30.80 B-5 (Town Commercial).

CITY OF BLAINE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0075 was opened at 8:06PM. As no one wished to appear, the public hearing was closed at 8:07PM.

Vice Chair Halpern asked if the rezoning would allow for the expansion of the mobile home park.

City Planner Sheila Sellman explained there were no mobile homes on this land and noted Blaine International Village does plan to expand.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0075A a comprehensive land use plan amendment to land use designations on certain

properties from CC (Community Commercial) to PC (Planned Commercial) with the following rationale:

Case 22-0075A:

1. The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0075B a rezoning of certain property from B-2 (Community Commercial) to R-4 (Mobile Homes), and rezoning certain property from B-2 (Community Commercial) to B-5 (Town Commercial), and rezoning certain property from I-I (Light Industrial) to B-5 (Town Commercial) based on the following rational.

Case 22-0075B:

1. This area has been identified as a priority redevelopment area by the city council.
2. The intent of the B-5 district to accomplish the following:
 - a) To promote a planned environment for integrated commercial uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
 - b) To encourage orderly development of property.
 - c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
 - d) To encourage patterns of development in harmony with the objectives of the city's Comprehensive Plan.
 - e) To encourage more attractive and enduring business neighborhoods.
 - f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the district.
 - g) To accommodate uses requiring access to major highways.
 - h) To provide a uniform set of standards to be applied equally to all owners and developers in this district.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0075C a code amendment to the Blaine Zoning Ordinance 30.80 B-5 Town Commercial based on the following rationale:

Case 22-0075C:

1. The subject area has been identified as a priority redevelopment area by the city council.
2. The B-5 zoning district is consistent with the land use designation of Planned Commercial.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Vice Chair Halpern noted this would be on the agenda of the January 4, 2023 city council meeting.