

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
July 13, 2021**

The Blaine planning commission met in the City Hall Chambers on Tuesday, July 13, 2021. Vice Chair Goracke called the meeting to order at 7:00PM.

Members Present: Commission Members: Goracke, Halpern, Homan, Olson, Villella. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Member Deonauth and Chair Ouellette.

Staff Present: Eric Thorvig, Community Development Director
Shawn Kaye, Associate Planner
Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer

NEW BUSINESS

Item 4.5 – Case File No. 21-0054 – Public Hearing – The applicant is requesting a conditional use permit to allow for the construction of a 25,954 square foot maintenance operations center in an RR (Regional Recreation) zoning district).
NATIONAL SPORTS CENTER, (RJ MARCO CONSTRUCTION), 1700 105TH AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 21-0054 was opened at 8:49PM. As no one wished to appear, the public hearing was closed at 8:50PM.

Commissioner Villella discussed the parking situation at the Super Rink stating there was never enough parking. He questioned if the parking would be altered by the new maintenance building.

Community Development Specialist, Elizabeth Showalter reported some parking would be lost, but noted the NSC would be replacing a portion of the lost parking. She indicated the NSC was meeting all of the city's parking requirements.

Paul Mullen, Connelly & Sons Construction, explained he was working with the NSC on this project. He discussed how the parking on the south end would be replaced. He commented further on how traffic would flow through the parking lot.

Motion by Commissioner Homan to recommend approval of Planning Case 21-0054 based on the following conditions:

Case 21-0054:

1. Site Plan approval and appropriate permits will be required prior to any work being performed on site. A Site Improvement Performance Agreement and financial guarantee will also be required to cover the site improvements on site.
2. Site to be constructed as shown on the plans attached to the staff report for the conditional use permit application with the following changes:
 - a) The outdoor storage area shall be paved with either concrete or asphalt
 - b) Outdoor storage shall be enclosed by a black PVC coated chain link fence, or other comparable fence, as approved by staff.
 - c) The five trees proposed for removal will need to be replaced elsewhere on the property with five 2.5-caliper inch overstory trees or 6-foot tall conifer trees. A revised landscape plan is required as part of the site plan approval process.
3. Outdoor storage is limited to irrigation and landscaping materials, and large recreation equipment such as soccer nets.

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

Vice Chair Goracke noted this would be on the agenda of the August 2, 2021 city council meeting.