

**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 4.5 – Case File No. 22-0081 – Public Hearing – The applicant is requesting a variance to Section 18-424 of the City Code of Ordinances to require only three sides of a pool barrier fence be installed.
RYAN AND JULIE COMER, 11546 EDISON STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0081 was opened at 7:58PM.

Julie Comer, 11546 Edison Street NE, discussed the history of the property. She noted when she built her home a pool and fence was installed, and this pool collapsed. She explained the pool has since been rebuilt by South View to ensure she was following all city and HOA rules. She reported when spoke with the city she was told she did not need a fence and that auto-covers were allowed. She commented she viewed the city's website and printed out the exact requirements for her records. She indicated she spent \$18,000 on an auto-cover to meet the city's requirements. She stated she was now trying to put an addition on her house, but was told her property was in violation with city code, which was a complete surprise to her. When she spoke with the city she learned she was supposed to have a fence around her pool. In order to meet the city's requirements she installed a fence along the sides that were lockable, in addition to having a lockable auto-cover. She understood mistakes happen, but noted she spent a lot of money in order to be in compliance with what she thought was city code. She requested her variance be approved and that she be allowed to have a three sided fence and a lockable auto-cover for her pool, especially given

the fact she was on the lake. She reported her neighbors all support the pool and fencing as is.

Josh Collar, contractor for Ms. Comer, explained the property has two retaining walls that have to hold up the fence. He described the lockable fences that were installed along the side property lines along with the lockable auto-cover.

The public hearing was closed at 8:02PM.

Commissioner Olson explained she supported the request given the fact this property abutted the lake, had three sides fenced and a lockable auto-cover would be in place.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0081 based on the following conditions:

Case 22-0081:

1. The property is unique in that it abuts a natural lake barrier and is adjacent to only two other properties on each side.
2. The applicant has installed an approved lockable powered pool cover so it could be argued that safety measures meeting the requirements of the International Swimming Pool and Spa code have occurred.

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.