

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
June 14, 2022**

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 14, 2022. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Member Homan.

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

NEW BUSINESS

Item 4.2 – Case File No. 22-0038 – Public Hearing – The applicant is requesting a conditional use permit amendment to allow a 6-foot side yard setback rather than a 10-foot side yard setback for an approximately 920 square foot enclosed sport court, swim spa, and golf simulator addition to the house in a DF (Development Flex) zoning district.
RICHARD MACOMB, 3151 117TH LANE NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 22-0038 was opened at 7:51PM. As no one wished to appear, the public hearing was closed at 7:52PM.

Chair Goracke stated he drove by this home and stated this was a great neighborhood. He indicated the planning commission has passed requests like this before.

Richard Macomb, 3151 117th Lane NE, noted he moved to Blaine in 2005 and moved into his current home in late 2007.

Commissioner Halpern stated the proposed design was very impressive, but asked if the city's setbacks were considered.

Mr. Macomb explained the original architect he was working with had a five-foot setback in mind. He stated he has since learned that a 10-foot living space setback was required. He noted he compromised on the space in order to split the difference on the setback.

Motion by Commissioner Halpern to recommend approval of Planning Case 22-0038 based on the following conditions:

Case 22-0038:

1. The minimum 6-foot side yard setback is limited to the enclosed sport court, swim spa, and golf simulator addition on the southeast side of the home.
2. The proposed addition shall match the existing house construction in terms of architectural style, exterior color and materials.
3. All other items referenced in Resolution No. 03-74 remain unchanged.

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 6, 2022 city council meeting.