



PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

PROPOSAL NAME: Work/Live Units – Manufacturing Subzone B

APPLICANT: Pioneer Post Frame

FILE NO.: Permit #2020091

SITE LOCATION: The Manufacturing Zoning District, Subzone B, located generally between H Street on the north, and extending all of the way to the southern City limit south of Dakota Creek, in Blaine, Washington

PROPOSAL: Amend the Manufacturing Zoning District Subzone B development standards contained in BMC 17.14 to permit work/live units.

REVIEW PROCESS: Legislative, Type III decision

PUBLIC HEARING BODY: City of Blaine Planning Commission

PUBLIC HEARING DATE: The Planning Commission held a public hearing on May 13, 2021, on the application for a Zoning Text Amendment. The hearing was held remotely, with opportunity for Planning Commissioners and members of the public to participate via telephone or computer. A verbatim recording of the hearing is available in the City Clerk's Office. The minutes of the hearing and the exhibits are available for public inspection in the Community Development Services Department.

PUBLIC COMMENT: The applicant's representative, Doug Scoggins, addressed the Planning Commission and recommended approval of the Zoning Text Amendment.

COMMUNITY DEVELOPMENT SERVICES RECOMMENDATION: Approve.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends the City Council approve the Zoning Text Amendment based on findings of fact contained herein.

A. Findings of Fact

1. On December 22, 2020, the Community Development Services Department received a Zoning Amendment Request application from Pioneer Post Frame, as provided for in Section

17.04.030.D (Application materials available here:
<https://www.ci.blaine.wa.us/1049/Manufacturing-Zone-Subdistrict-B>);

2. On December 22, 2020, the application was determined to be complete, as required by Section 17.04.050.A;
3. On February 22, 2021, the Community Development Services Director presented the application as part of the 2021 Zoning Text Amendment Work Program and the City Council initiated the proposed amendments; as authorized in Section 17.04.030.D, under Resolution 1843-21.
4. In March and April 2021, the Department met the procedural requirements of SEPA; the Washington State Department of Commerce; and local public noticing as demonstrated in the Staff Report dated May 6, 2021 (Staff report is available here:
https://www.ci.blaine.wa.us/DocumentCenter/View/17231/Manufacturing_WorkLive_Staff-Report)
5. On March 11 and April 22, 2021, the Planning Commission conducted Work Study Sessions to discuss the proposed amendment.
6. On May 13, 2021, the Planning Commission held a duly-noticed public hearing to accept public testimony concerning the proposed amendment (Public Hearing recording available here:
https://www.ci.blaine.wa.us/DocumentCenter/View/17268/GMT20210514-010207_Recording).
7. On May 13, 2021, the Planning Commission deliberated on the amendment and voted to recommend approval of the proposed code amendment.

B. Recommendation

The Planning Commission recommends that the City Council approve the proposed amendments to permit work/live units in the Manufacturing Zoning District, Subzone B.

Commission Vote	Support	Oppose	Absent	Abstain
Calvin Armerding, Chair	✓			
Kevin Owen, Vice Chair	✓			
Steve Hruitford			✓	
Jerry Marczynski	✓			
Jessica H. Stone, PhD	✓			
<hr/> Total	4	0	1	0

CITY OF BLAINE PLANNING COMMISSION



J. Calvin Armerding, Chair

5/17/2021

Date

Stacy Clauson, Secretary

5/17/2021

Date