



# CITY OF BLAINE

## COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

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### NOTICE OF DECISION

## COMMUNITY ASSISTANCE PROGRAM CONDITIONAL USE PERMIT: PERMIT #2020072

PURSUANT TO SECTION 17.02.050.D OF THE BLAINE MUNICIPAL CODE, ACTION HAS BEEN TAKEN BY THE PLANNING COMMISSION FOR THE FOLLOWING PERMITS:

<b>PROPOSAL NAME:</b>	Community Assistance Program
<b>APPLICANT:</b>	Community Assistance Program
<b>FILE NO.:</b>	Permit #2020072
<b>SITE LOCATION:</b>	508 G Street, in Blaine, Washington
<b>PROPOSAL:</b>	<p>The applicant is requesting a Conditional Use permit to use the existing building at 508 G Street to operate Community Assistance Program services, including:</p> <ul style="list-style-type: none"><li>• Crisis assistance involving one-on-one meetings with clients to coordinate emergency financial assistance for things such as utilities, prescriptions, groceries and short-term lodging;</li><li>• Clothing Assistance;</li><li>• Winter Coat Drive;</li><li>• Holiday assistance;</li><li>• Financial Literacy Classes; and</li><li>• Chaplain services.</li></ul> <p>The building may also be used for faith gatherings and worship services.</p>
<b>REVIEW PROCESS:</b>	Quasi-Judicial, Type II-PC decision
<b>PUBLIC HEARING BODY:</b>	City of Blaine Planning Commission
<b>DECISION:</b>	The Planning Commission denies the Community Assistance Program Conditional Use Permit application (Permit #2020072) based on Findings of Fact and Conclusions contained herein.

Planning Commission Recorded Motion and Notice of Decision  
Permit #2020072  
January 20, 2021

**ENVIRONMENTAL STATUS:** The proposal is categorically exempt from the State Environmental Policy Act WAC 197-11-800(6), the City of Blaine SEPA Guidelines (Chapter 17.80 BMC) and critical areas standards established in Chapter 17.82 BMC.

**NOTE:** The materials that constitute the official record are on file with the Community Development Services Department and may be reviewed upon request.

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### **FINDINGS OF FACT**

1. The Conditional Use Permit application was properly filed, noticed, and processed in accordance with the requirements of the Blaine Municipal Code.
2. The project is categorically exempt from SEPA review.
3. The Planning Commission held a public hearing on January 14, 2021 to accept public testimony and then considered the entire application record (Exhibits I, II, and III as well as oral public testimony at the hearing (Exhibit IV)) before making a final decision.
4. The Findings of Facts set forth in the Community Development Services Advisory Report (Exhibit I) are supported by the record, and are adopted by reference herein.

### **CONCLUSIONS OF LAW**

1. The Commission concluded that the application is being processed in accordance with the procedural requirements for Type II-PC applications established in Chapter 17.06 of the BMC, including proper noticing of the application and public hearing.
2. The Commission concluded that the proposal meets the standards to be processed as a change from one non-conforming use to another under BMC 17.94.100. This necessitates approval of a Conditional Use Permit per Title 17 of the BMC.
3. The Commission concluded that the proposal did not meet all of the Conditional Use Permit approval criteria defined in Blaine Municipal Code (BMC) 17.92.050.A-H. Specifically:
  - a. The Commission concluded that the proposal would not be consistent with the criteria contained in BMC 17.92.050.A since the proposed land use would not be consistent with the Comprehensive Plan and Zoning for the property.
  - b. The Commission concluded that the proposal would not be consistent with the criteria contained in BMC 17.92.050.F, as the proposed land use is anticipated to generate additional impacts than would be typical for uses in the zone.
4. The Commission further concluded that the proposal would not be consistent with BMC 17.94.100, in that the proposed use would be more nonconforming than the existing use.
5. The Commission concluded that the reasons set forth in the application and Community Development Services Advisory Report (Exhibit I) justify denial of the Conditional Use Permit.

**APPEALS**

Pursuant to BMC 17.06.180, Type II final decisions made by the planning commission shall be final and conclusive unless within 14 days following the mailing of such decision a written statement of appeal is filed with the city council by the applicant, a department of the city, or party of record, who is also an aggrieved person. The statement shall set forth any alleged errors and/or the basis for appeal and shall be accompanied by a fee pursuant to the unified fee schedule; provided, that such appeal fee shall not be charged to a department of the city or to other than the first appellant. The appeal of a Type II decision shall be a closed record appeal.

**PLANNING COMMISSION ACTION:**

<b>Commission Vote</b>	<b>Support</b>	<b>Oppose</b>	<b>Absent</b>	<b>Abstain</b>
Calvin Armerding, Chair	✓			
Kevin Owen, Vice Chair		✓		
Steve Hruitford	✓			
Jerry Marczynski	✓			
Jessica H. Stone, PhD				✓
<hr/> Total	3	1	0	1

CITY OF BLAINE PLANNING COMMISSION



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J. Calvin Armerding, Chair 1/21/2021  
**Date**

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Stacy Clauson, Secretary 1/21/2021  
**Date**