



PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

PROPOSAL NAME: Highway Commercial Zoning District, Subzone C

APPLICANT: Community Development Services

FILE NO.: Permit #2021013

SITE LOCATION: The Highway Commercial Zoning District, Subzone C, located north and east of downtown Blaine and generally bound by C Street on the north side, F Street on the south side, 4th Street on the east side and Semiahmoo Bay on the west side

PROPOSAL: Amend the Highway Commercial Zoning District Subzone C development standards contained in Blaine Municipal Code Sections 17.24, 17.124, and 17.126. Amendments include revisions to permitted and conditional uses, setbacks, building height, parking, access, design, and landscape standards.

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 and May 27, 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, Alex Wenger, 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 February 2, 2021, the Community Development Services Department initiated the zoning text amendment process, as provided for in Section 17.04.030.A (Application materials available here: <https://www.ci.blaine.wa.us/1050/Highway-Commercial-Subzone-C>);
2. 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.
3. 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 and updated May 21, 2021 (Staff report is available here: https://www.ci.blaine.wa.us/DocumentCenter/View/17298/Attachment-3_Highway-Commercial-C-Text-Amendment)
4. On March 11 and April 22, 2021, the Planning Commission conducted Work Study Sessions to discuss the proposed amendment.
5. 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).
6. At the May 13, 2021 public hearing, the Planning Commission continued the hearing to allow public testimony on changes requested by the Planning Commission. The hearing was continued to the regularly scheduled May 27, 2021 Planning Commission meeting.
7. On May 27, 2021, the Planning Commission continued the public hearing to accept any testimony concerning the proposed amendment (Public Hearing recording available here: https://www.ci.blaine.wa.us/DocumentCenter/View/17296/GMT20210528-010416_Recording).
8. On May 27, 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 the Highway Commercial Zoning District, Subzone C.

Commission Vote	Support	Oppose	Absent	Abstain
Calvin Armerding, Chair	✓			
Kevin Owen, Vice Chair			✓	
Steve Hruitford	✓			
Jerry Marczynski			✓	
Jessica H. Stone, PhD	✓			
James Bring	✓			
<hr/>				
Total	4	0	2	0

CITY OF BLAINE PLANNING COMMISSION

J. Calvin Armerding, Chair

6/1/2021
Date

Stacy Clauson, Secretary

6/1/2021
Date