



# Notice of Application And Addendum to Notice of Public Hearing August 12, 2021

Published on August 2, 2021

City of Blaine CDS *et* 435 Martin St. – Ste 3000 *et* Blaine, Washington 98230

**Applicant** Michael Dykstra  
Skunk Processors  
3929 Spur Ridge Lane  
Bellingham, WA 98226

**Project Name** Skunk Processors LLC

**File Number(s)** 2021054

**Proposal** Notice is hereby given that on May 28, 2021 the Community Development Services Department received an application for a Conditional Use permit to authorize up to 5,000 sq. ft. of manufacturing space consistent with BMC 17.24.040.A.1. The applicant, a licensed marijuana processor, will occupy Unit #125, which is approximately 1160 sq. ft. The balance of the 5,000 sq. ft. will be reserved for future manufacturing purposes.

**Location** 2672 Peace Portal Drive, Blaine, WA. (Attachment 1)

**Public Hearing** A Notice of Application and Notice of Public Hearing was published in the Bellingham Herald on June 30, 2021. An Addendum to the Notice of Public Hearing was also published on July 21, 2021. This Addendum to the Notice of Public Hearing is to update the location of the Public Hearing.

On June 30 of this year, Governor Inslee issued [updated guidance for public agency meetings](#) as permitted under [Emergency Proclamation 20-28](#). Beginning August 9<sup>th</sup>, Blaine City Council, Board, Commission, and Committee meetings will be held in-person. The City is required per the updated Open Public Meetings Act (OPMA) guidance to also provide an opportunity for people not attending the in-person meetings to attend the meetings virtually. The City will be implementing a hybrid in-person/virtual system to stay compliant.

The Public Hearing has been scheduled for **6:00pm Thursday, August 12, 2021**. The meeting will be held in the City Council chambers located at 435 Martin Street, Suite 4000, Blaine, WA 98230 and via teleconference. Consistent with the new guidance, there will be no capacity limits or physical separation requirements for purposes of social distancing in Council Chambers. The City will not be asking attending members of the public for proof of vaccination if they do not wish to wear a mask. Additional information on how to participate in the public hearing can be found on the city's website: <https://www.ci.blaine.wa.us/1061/Skunk-Processors-LLC>.

Advanced testimony by mail, email and fax is accepted and strongly encouraged by sending comments to:

- Community Development Services Department, Attn: Allison Tompkins, 435 Martin Street, Suite 300, Blaine WA 98230;
- Email [atompkins@cityofblaine.com](mailto:atompkins@cityofblaine.com) with the proposal name (Skunk Processors LLC) in the subject line; or
- Fax (360) 332-8330.

Anyone wishing to testify during the public hearing can find details on the Planning Commission's website at <https://www.ci.blaine.wa.us/247/Planning-Commission>

**Required Permits** Conditional Use Permit

**Environmental Review** The proposal is NOT subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Blaine SEPA Guidelines (Chapter 17.80 BMC). An environmental checklist is not required.

**Required Studies** No additional studies have been requested at this time.

**Public Comments**

Comments may be submitted to assist the Community Development Services Department in compiling information and formulating a recommendation to the decision makers. Written comments for this formal comment period must be submitted by **4:30 p.m., Wednesday, July 14, 2021.**

**Staff Contact**

Allison Tompkins, Community Planner I, City of Blaine, Phone (360) 332-8311 ext. 3337, e-mail: [atompkins@cityofblaine.com](mailto:atompkins@cityofblaine.com)

**Final Decision**

A Final Decision on the proposal is made by the City of Blaine Planning Commission. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project.)

**Appeal Procedure**

The Final Decision is appealable pursuant to 17.06.180 of Blaine Municipal Code.

# PORTAL BUSINESS PARK - T.I.

## #125-SKUNK PROCESSORS

2762 PEACE PORTAL DRIVE, BLAINE WA 98230

### PROJECT CRITERIA

#### GENERAL SITE INFORMATION:

**BUILDING JURISDICTION:** CITY OF BLAINE  
**LEGAL DESCRIPTION:** LOTS 1-2 TONIA GROFF SHORT TRACT REG. MAP 208100-08863-SUBJ TO CDD MAP 208100-08863-001 PROPERTIES AF 20900000365-EXC 1000 SF LAND  
**PARCEL NUMBER:** 400190029377  
**BUILDING ADDRESS:** 2762 PEACE PORTAL DRIVE, BLAINE WA  
**CITY ZONING:** HIGHWAY COMMERCIAL A  
**OCCUPANCY:** B, S1

#### PROJECT DESCRIPTION/WORK TO BE PERFORMED:

INTERIOR TENANT IMPROVEMENTS ONLY RELATED USE OF SPACE, INTERIOR AND EXTERIOR WALLS AND FACILITIES COVERED UNDER SEPARATE PERMIT  
 THIS SPACE WILL BE USED FOR WHOLESALE PACKAGING AND DISTRIBUTION OF CANNABIS RELATED PRODUCTS.

#### OWNER INFORMATION:

SKUNK PROCESSORS LLC  
 2762 PEACE PORTAL DRIVE  
 BLAINE WA 98230

#### SITE INFORMATION:

**BUILDING E:** 11182 SF  
**TOTAL BUILDING AREA:** 11182 SF  
**TOTAL SITE IMPERVIOUS:** 12000 SF +/-  
**TOTAL SITE AREA:** 2.8 AC

#### PARKING REQUIREMENTS:

SEE APPROVED SITE PLAN FOR PARKING

#### DEFERRED SUBMITTAL ITEMS:

- AS REQUIRED BY OCCUPANCY

#### BUILDING AREA ANALYSIS:

##### ALLOWABLE AREA CALCULATIONS (PER IBC TABLE 503):

**BASIC AREA ALLOWANCE B OCC. - VB S1 =** 36000 SF  
**BASIC STORY ALLOWANCE B OCC. - VB CONST. =** 3 STORIES

##### BUILDING INFORMATION:

**UNIT 125 AREA:** MAIN FLOOR: 800 SF  
 PRIVATE OFFICE: 250 SF  
**TOTAL AREA UNIT 125:** 1100 SF

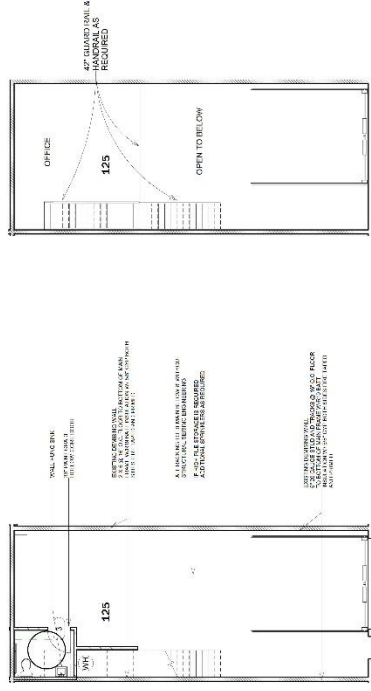
##### GENERAL BUILDING INFORMATION:

**TYPE OF CONSTRUCTION:** V/B  
**NUMBER OF STORIES:** 1  
**OCCUPANCY CLASSIFICATION(S):** B, S1  
**CONSTRUCTION TYPE:** NON SEPARATED OCCUPANCIES  
**COMPLEXITY:** FULLY SPRINKLED  
**SPRINKLER SYSTEMS:** 35' ABOVE GRADE PLANE  
**ALLOWABLE BUILDING HEIGHT:** GAS FORCED AIR  
**HEAT TYPE:**

##### OCCUPANT LOAD:

**PRIVATE OFFICE (S1):** 260 / 100 GROSS = 1 OCC.  
**STORAGE (S1):** 860 / 550 GROSS = 1 OCC.

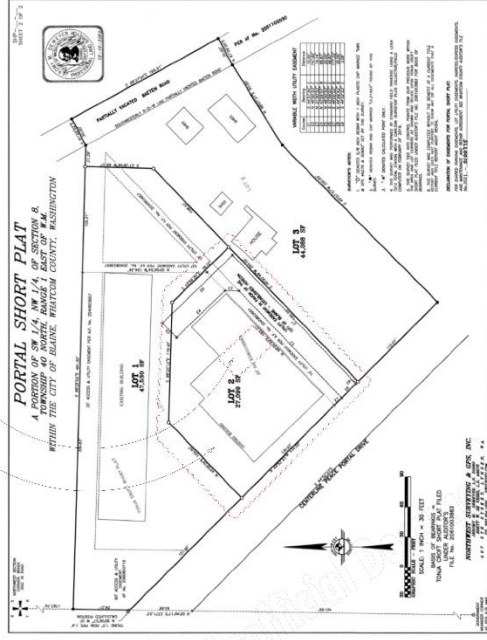
**TOTAL OCCUPANT LOAD:** 4 OCC.



1 125 Main Floor  
1/8" = 1'-0"

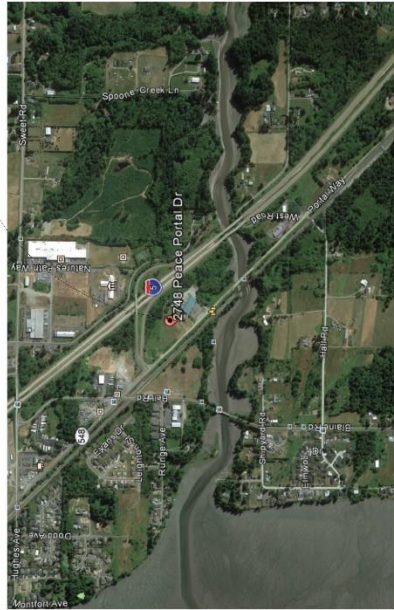
2 125 Main Floor  
1/8" = 1'-0"

LOT 2-2762 PEACE PORTAL DRIVE  
 AREA OF CONDITIONAL USE  
 125-2762 PEACE PORTAL DRIVE  
 AREA OF WORK INTERIOR ONLY



6/14/2021 7:10:02

SITE MAP  
N.T.S.



VICINITY MAP  
N.T.S.

6/8/2021 4:49:11 PM

ROBERT MATCHUK A.I.A.  
 ADDRESS: BOX 856, BLAINE WA, 98231 PH: 360-201-0408 EMAIL: rmatchuk.t@gmail.com  
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PORTAL BUSINESS PARK  
 UNIT 125  
 2762 PEACE PORTAL DRIVE  
 BLAINE WA 98230

Project number: 437  
 Date: JUNE 8 2021  
 Design by: RKM  
 Drawn by: RKM  
 Checked by: RKM  
 Set Description: TI PERMIT UNIT 125

UNIT TI PLANS

A1.125