



## PLANNING COMMISSION

# AGENDA

City Hall Council Chambers, 435 Martin Street, Suite 4000 or Teleconference |  
www.ci.blaine.wa.us | (360) 332-8311

Thursday, August 12, 2021 at 5:30 PM (Study Session)  
and 6PM (Regular Meeting)

Due to Governor Inslee's proclamation in response to COVID-19<sup>1</sup>, this Planning Commission meeting will be conducted in-person and telephonically. Commissioners and the public will be in attendance in the City Council Chambers. Those wishing to listen to the meeting live will be able to call one of the numbers below. Unless specifically called upon during a public hearing, all callers will be muted during the meeting.

**Masks:** The City is following State, CDC, and L&I guidance on the wearing of masks. Members of the audience who are fully vaccinated (per the CDC's definition of fully vaccinated) will not have to wear a mask during the meeting.

All callers will be placed on mute until called upon to speak. Commenters are limited to three (3) minutes each.

**For members of the public who want to listen to the meeting, call one of the numbers below:**

Call Toll-Free:

- Canada: 1 888 299 2873
- United States: 1 888 585 9008

Conference Room Number: 376-152-491

The following commands may be used by participants during the call:

- \*1 Play menu of features so you know what's available
- \*9 Raise your hand

Should you need assistance during the meeting, please call 360-305-9666.

---

<sup>1</sup> Pursuant to Governor Inslee's [Proclamation No. 20-28](#), as amended, the City of Blaine will (a) provide an option for the public to attend the proceedings through, at minimum, telephonic access, and as well as electronic, internet or other means of remote access, and (b) provide the ability for all persons attending the meeting to hear each other at the same time.

---

**Planning Commissioners**

Chair

J Calvin Armerding

Vice-Chair

Kevin Owens

Jerry Marczynski

Jessica H. Stone, PhD

Steve Hrutfiord

James Bring

All proceedings are recorded.

*Americans with Disability Act (ADA)  
Requirement: The meeting location is  
accessible. If you require a special  
accommodation during your attendance at  
any public meeting, please contact the City  
Clerk's Office (360) 332- 8311, 72 hours prior  
to the meeting date you will be attending.  
Thank you.*

1. **STUDY SESSION:** 5:30 PM – Discussion of legislative Zoning Text Amendment to amend Title 17 of the Blaine Municipal Code as follows:
  - a. Designate the Hearing Examiner to hear Appeals, Variances, Conditional Use Permits, and other Quasi-Judicial matters;
  - b. Amend Central Business District standards to eliminate a Conditional Use Permit process for use of public plazas; and
  - c. Revise BMC 17.06 (Project Review and Approval Procedures) and 17.07 (Site Plan Review) to clarify permit processes.
2. **CALL TO ORDER**
3. **ROLL CALL**
4. **REVIEW MINUTES:**
  - a. July 8, 2021
4. **AUDIENCE COMMENTS**

This time on the agenda is an opportunity for anyone to speak to the Planning Commission about any topic except items scheduled on the agenda for a public hearing that same day, or items that have had a public hearing and are still under Planning Commission deliberation. Comments are limited to three minutes per speaker, and up to fifteen minutes total.
5. **PUBLIC HEARING**

Public Hearing. The Planning Commission will hold a public hearing to accept testimony on a request from Skunk Processors LLC 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.
6. **NEW BUSINESS**
  - a. Forum for future meetings.
7. **UNFINISHED BUSINESS**
  - a. None
8. **INFORMATIONAL ITEMS**

Planning Commissioners may update the Commission on relevant news and events. The Department may provide updates on the status of work program items; answer questions raised in public comment; and respond to questions and concerns from the Planning Commission.
9. **ADJOURNMENT**