

Planning Commission Study Session

August 12, 2021 at 5:30 PM

Zoom Meeting

Zoning Text Amendments

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Community Planner II



City of Blaine Community Development Services

Text Amendments

Item	Applicant	Proposal	Notes	Schedule
Work Program approved by City Council pursuant to Resolutions 1843-21				
4	City	Amend Central Business District standards to eliminate a Conditional Use Permit process for use of public plazas.		2021 Q3 – 2021 Q4
5	City	Amend Title 17 to identify the Hearing Examiner as the appropriate review authority for quasi-judicial land use decisions.	Required to comply with RCW 35A.63.110 (Code cities).	2021 Q2 – 2021 Q3

Downtown Plazas: Change Permit Process

BMC 17.22 (page 22 of 45)

C. Use of a public plaza, such as G Street or H Street, is subject to the restrictions in subsection (A) of this section.

~~1. Such use shall obtain a conditional use permit from the **planning commission**. Such use shall obtain approval of a Plaza Use Agreement under BMC 12.27.~~

~~2. Under no circumstance shall such use extend more than 12 feet into the plaza as measured from the face of the building. (Ord. 2912 § 1 (Exh. A), 2018)~~

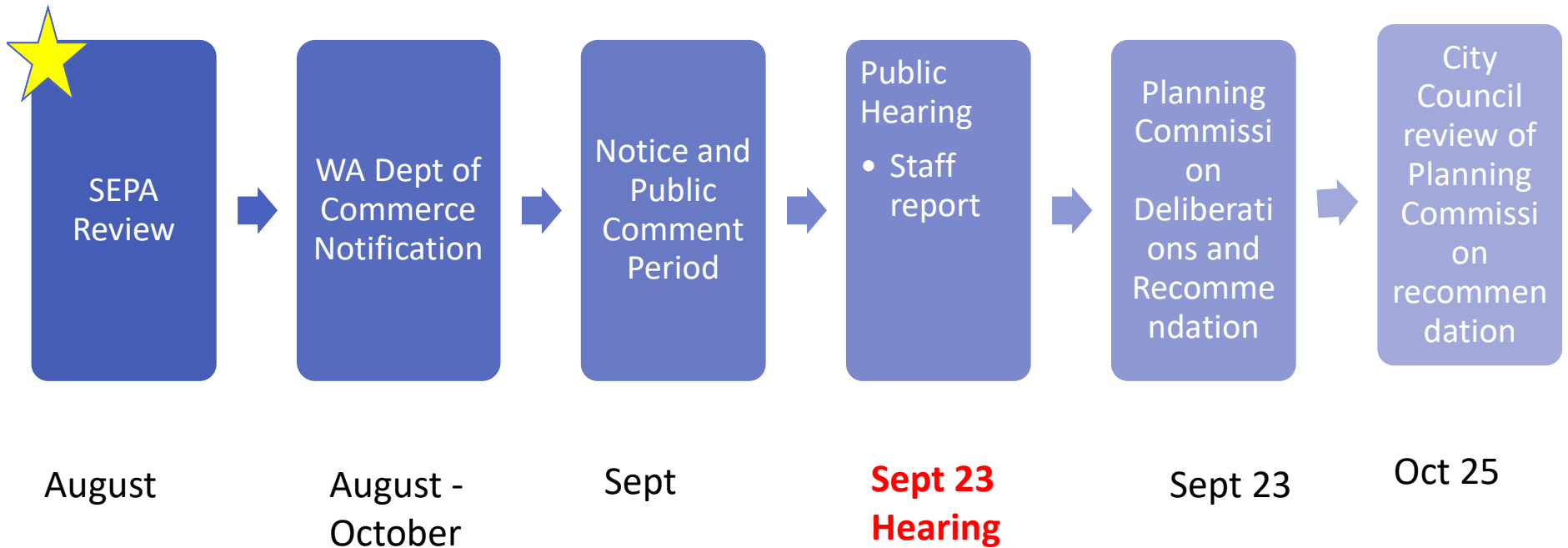
Quasi-Judicial Decisions: Hearing Examiner

Section	Description
Various	Replace "planning commission" with "hearing examiner"
Various	Replace "Type II-PC" with "Type II-HE"
BMC 17.02.050.C and D	Modify permit review authorities for Hearing Examiner and Planning Commission
BMC 17.06.040	Delete references to Type II-PC permit process
BMC 17.14.210.E	Deletes this provision, which is inconsistent with the City's enforcement provisions
BMC 17.68.090	Designates the Community Development Director as approving authority for PUD Master Plan

Other related process changes

Section	Description
BMC 17.02.050	Technical review of applications is handled administratively through coordination with City departments and other agencies. This amendment reflects this approach and eliminates the Technical Review Committee (TRC) as an official advisory body.
Table 17.06.A	Inserts a new table to designate the land use decision type for various permits identified in Divisions 1-7 of Title 17. As noted in BMC 17.06.040.F, each Chapter was intended to indicate the land use decision type; however, only Division 4 (Land Division and Major Developments) had done this. This proposed amendment corrects this oversight.
BMC 17.06.180.B	Changes appeal body for appeals of Hearing Examiner to Whatcom County Superior Court
BMC 17.06.190	Modifies appeal filing timeline to be consistent with RCW 36.70C.040(3)
BMC 17.07.040	Technical review of applications is handled administratively through coordination with City departments and other agencies. This amendment reflects this approach and deletes references to the TRC. The amendment also clarifies when a Notice of Decision is issued under the provisions established in Chapter 17.06 BMC.

Schedule (Tentative)



The Department requests Planning Commission concurrence to schedule this item for public hearing, tentatively scheduled for September 23, 2021.

City of Blaine Planning Commission

City website:

www.ci.blaine.wa.us

For Additional Information:

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