

Allison Tompkins

From: Calvin Armerding <heresolong@gmail.com>
Sent: Tuesday, August 10, 2021 7:34 AM
To: Allison Tompkins
Subject: Re: Question Armerding had: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Thanks Allison,

I drove by over the weekend and saw the new buildings with the giant address numbers, so apparently Google Maps is, indeed, confused. 😊

Also, thanks for the clarification between the different meanings of the words "permitted" and "permitted". Seems sort of confusing from a legal sense and I hope it doesn't bite the city at some point but I will assume that this is standard language and move on.

----- Forwarded Message -----

Subject:FW: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Date:Mon, 9 Aug 2021 17:21:55 +0000

From:Calvin Armerding <CArmerding@cityofblaine.com>

To:heresolong@gmail.com <heresolong@gmail.com>

From: Allison Tompkins
Sent: Monday, August 09, 2021 10:21:52 AM (UTC-08:00) Pacific Time (US & Canada)
To: Calvin Armerding
Cc: Stacy Clauson; Stacie Pratschner
Subject: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Good morning Commissioner Armerding,

The purpose of this email is to address the two questions you had regarding the above-mentioned Planning Commission meeting and public hearing.

1. Permitted Uses. Pursuant to BMC

17.142.430<<https://www.codepublishing.com/WA/Blaine/#!/Blaine17/Blaine17142.html>>, "permitted use" means any use authorized or permitted alone or in conjunction with another use in a specific district and subject to the limitations of the regulations of such district. Manufacturing is authorized as a conditional use within the Highway Commercial A subzone, requiring compliance with the conditional use process and criteria for approval. If the proposal can comply with these requirements as well as other regulations of the district, it would be permitted consistent with this definition. Staff will address this item in their staff presentation to the planning commission.

2. Site Location. The site is located south of the Exit 274 (building is highlighted in orange below). This is a relatively new site and new building and much of our/the county data is not entirely up to date.

[\[cid:image004.jpg@01D78D08.5E56CA80\]](#)

Best regards,

Allison Tompkins
Community Planner I
City of Blaine
435 Martin St., Suite 3000
Blaine, WA 98230
(360) 332 – 8311 Ext 3337

[City of Blaine Logo]

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Allison Tompkins

From: Stacy Clauson
Sent: Friday, August 6, 2021 8:24 AM
To: Allison Tompkins
Cc: Stacie Pratschner
Subject: FW: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Hi Allison,

Please see the question from Commissioner Armerding below. Let's discuss a response that we can make available at the meeting.

I would recommend refer to BMC 17.142.430 Permitted use.

"Permitted use" means any use authorized or permitted alone or in conjunction with another use in a specific district and subject to the limitations of the regulations of such district. (Ord. 2673 § 2, 2007; Ord. 2554 § 3, 2003)

Manufacturing is authorized as a conditional use, requiring compliance with the conditional use process and criteria for approval. If the proposal can comply with these requirements as well as other regulations of the district, it would be permitted consistent with this definition.

From: Calvin Armerding <cutter64@cio.net>
Sent: Friday, August 6, 2021 7:44 AM
To: Stacy Clauson <SClauson@cityofblaine.com>; Stacie Pratschner <SPratschner@cityofblaine.com>
Subject: Re: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Clarification needed:

17.150.050 Marijuana processing.

The processing of marijuana is considered to be a manufacturing activity. Processing of marijuana and marijuana production districts wherein manufacturing and industrial processing uses are permitted. (Ord. 2843 § 1 (Exh. A), 2013)

Our code contains "permitted uses" and "conditional uses". BMC 17.150.050 specifies that marijuana production and processing is allowed in "permitted" areas. Is it the contention of staff that permitted in 17.150.050 means the standard English usage of "allowed" or does permitted in the code mean the same thing in all sections, in which case manufacturing is not a "permitted" use in Highway Commercial Subzone A?

Thanks for your clarification.

Calvin

On 8/5/2021 2:37 PM, Stacy Clauson wrote:

Dear Planning Commissioners,

I am writing to provide a copy the August 12th Planning Commission agenda and packet materials for review prior to the meeting. A printed copy of the meeting materials is also available in your mailbox located at City Hall.

Please note that the meeting is scheduled to occur in the City Hall Council Chambers, and will start at 5:30 pm for the Study Session.

Please feel free to contact me with any questions.

My best,

Stacy Clauson

Community Development Planner II
City of Blaine Community Development Services
435 Martin | Suite 3000
Blaine, WA 98230
360.332.8311 Ext. 3332 | SClauson@cityofblaine.com



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John Calvin Armerding - cutter64@cio.net
CVI LT

My recipe blog: <http://heresolong.blogspot.com>

Music trading list <http://db.etree.org/heresolong>

Webmaster <http://www.combatveterans.com>

"A man's country is not a certain area of land, of mountains, rivers and woods, but it is a principle; and patriotism is loyalty to that principle." --General William Curtis

"War is an ugly thing, but not the ugliest of things. The decayed and degraded state of moral and patriotic feeling which thinks that nothing is worth war is much worse." John Stuart Mill.

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Allison Tompkins

From: Stacy Clauson
Sent: Friday, August 6, 2021 1:41 PM
To: Allison Tompkins
Subject: Fwd: Marijuana processing

Please see additional question.

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From: heresolong <heresolong@comcast.net>
Sent: Friday, August 6, 2021 12:34:02 PM
To: Stacy Clauson <SClauson@cityofblaine.com>
Subject: Marijuana processing

A quick additional question. Is the address wrong on the packet? There is no big facility there by the Shell station which is where Google maps points. Or has it not been built yet?

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Stacy Clauson <SClauson@cityofblaine.com>
Date: 8/6/21 8:16 AM (GMT-08:00)
To: Stacy Clauson <SClauson@cityofblaine.com>
Subject: RE: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Dear Planning Commissioners,

There was a question about a footnote in the agenda that read: "Due to Governor Inslee's proclamation in response to COVID-19, this Planning Commission meeting will be conducted through teleconference" and the direction for Commissioners to attend the meeting in person. Under the Governor's proclamation, the City must provide a remote meeting option for members of the public, subject to conditions in Proclamation 20-28 (as amended), including that there be telephonic access, at minimum, and all attendees can "hear each other at the same time." This note was intended to respond to this requirement.

Cities can also optionally hold meetings in person, and under the conditions of Proclamation 20-28, these meetings need to provide that any person who wishes to attend in person be able to do so. No capacity limits or physical distancing requirements apply. Masks are required for unvaccinated attendees, however there is no verification requirement. I have updated the agenda to remove the first sentence to avoid confusion, since we will also have an in-person meeting option.

As Director Pratschner's earlier email (attached) noted, beginning August 9th, Blaine City Council, Board, Commission, and Committee meetings will be held in-person. As noted, under current provisions, all members of the Planning Commission must either be all virtual, or all in person. There is currently no allowance for example in a hybrid meeting for some members to call in remotely, and some to attend in person.

The forum for meetings is likely to be discussed at the City Council meeting on Monday, August 9. If there are any updates from this meeting, we will be in communication. Again, thank you for your continued patience.

My best,

Stacy Clauson

Community Development Planner II

City of Blaine Community Development Services

435 Martin | Suite 3000

Blaine, WA 98230

360.332.8311 Ext. 3332 | SClauson@cityofblaine.com



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From: Stacy Clauson

Sent: Thursday, August 5, 2021 2:38 PM

Subject: Planning Commission Meeting - August 12th Planning Commission Special Study Session and Regular Meeting

Dear Planning Commissioners,

I am writing to provide a copy the August 12th Planning Commission agenda and packet materials for review prior to the meeting. A printed copy of the meeting materials is also available in your mailbox located at City Hall.

Please note that the meeting is scheduled to occur in the City Hall Council Chambers, and will start at 5:30 pm for the Study Session.

Please feel free to contact me with any questions.

My best,

Stacy Clauson

Community Development Planner II

City of Blaine Community Development Services

435 Martin | Suite 3000

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