

Planning Commission

Public Hearing and Deliberation

August 12, 2021 at 6 PM

435 Martin St.
Suite 4000
Blaine, WA 98230

And

Open Voice Teleconference

Skunk Processors Conditional Use Permit

Allison Tompkins
Community Planner I



City of Blaine Community Development Services

Presentation Outline



I. Site and Surrounding Properties

II. Proposal

III. Legal, Factual, and Procedural Requirements

IV. Conditional Use Permit Criteria


V. Marijuana Control Standards

VI. Alternatives for the Planning Commission

Site and Surrounding Properties



Legal, Factual, and Procedural Compliance



- ✓ Noticing
- ✓ Hearing
- ✓ Conditional Use Criteria

Conditional Use Criteria (BMC 17.92.050)



1

Will be harmonious and in accordance with the general and specific objectives of the city of Blaine comprehensive plan and zoning regulations.



2

Will not be hazardous or disturbing to existing or future neighboring uses.



3

Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.



4

Serviced adequately by essential public facilities.



= Consistent



= Not Consistent

Conditional Use Criteria (BMC 17.92.050)



5

Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.



6

Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors.



7

Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.



8

Will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance..



= Consistent



= Not Consistent

Marijuana Controls & Citing Criteria

1. Elementary or secondary school
2. Playground;
3. Recreation center or facility;
4. Child care center;
5. Public park;
6. Public transit center;
7. Library; or
8. Any game arcade where admission is not restricted to persons age 21 or older.

Attachment G: Marijuana Citing Criteria Buffer



Map Key

- 1,000-foot buffer
- Portal Business Park
- City Limits

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Decision Alternatives



Conditional Use

1. Approve the Conditional Use Permit with the findings and conditions of approval contained in the accompanying staff report.
2. Approve the Conditional Use Permit, with changes to the findings contained in the accompanying staff report and proposed conditions of approval, if applicable.
3. Deny the Conditional Use Permit, with their own findings.
4. Continue the Planning Commission deliberation of the proposed Conditional Use Permit to a date certain.

Department recommends Option 1.

City of Blaine Planning Commission

City website:

www.ci.blaine.wa.us

For Additional Information:

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