



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

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Agenda Item Summary

Zoning Text Amendments: Permit Process Amendments (Permit #2021084)

Meeting Date: September 23, 2021

Agenda Item Number: 5

Staff Contact: Stacy Clauson

ISSUE STATEMENT

Blaine Municipal Code (BMC) Chapter 17.04 establishes the process for amendments to the Zoning Code, which includes a public hearing before the Planning Commission, who recommends action on the amendment request to City Council. The City Council is the decision-maker for text amendments.

Community Development Services is requesting review and recommendation of the proposed Text Amendments, which contain three different amendment groups addressing permit processes contained in Title 17 of the Blaine Municipal Code as follows:

1. Designate the Hearing Examiner to hear Appeals, Variances, Conditional Use Permits, and other Quasi-Judicial matters;
2. Amend Central Business District standards to eliminate a Conditional Use Permit process for use of public plazas; and
3. Revise BMC 17.06 (Project Review and Approval Procedures) and 17.07 (Site Plan Review) to clarify permit processes.

BACKGROUND

City Council authorized work on these Zoning Text Amendments under Resolution 1843-21.

PLANNING COMMISSION OPTIONS

Make a recommendation as to whether the amendment should be:

1. Approved;
2. Approved with modifications; or
3. Denied.

SUGGESTED MOTION

"I make a motion to recommend (approval of the Permit Process Zoning Text Amendments to Title 17 of the Blaine Municipal Code as contained in Attachment 2 of the staff report **OR** approval of the Permit Process Zoning Text Amendments to Title 17 of the Blaine Municipal Code as amended by the Planning Commission **OR** denial of the Permit Process Zoning Text Amendments to Title 17 of the Blaine Municipal Code)."