



# Notice of Public Hearing

Posted March 27, 2023

City of Blaine CDS *et* 435 Martin St., Ste. 3000 *et* Blaine, Washington 98230

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| <b>Applicant</b>        | Jason Polverari<br>JNL Properties LLC<br>7557 Wooldridge Drive<br>Blaine, WA 98230   |
| <b>Project Name</b>     | Lil Sprouts Facility Expansion   |
| <b>File Number(s)</b>   | 2022047 (Variance) and 2022046 (Site Plan)   |
| <b>Proposal</b>         | <p>A Variance and Site Plan Review request to authorize construction of a new building containing approximately 3,011 square feet, to be used as a child care center. This is an addition to the existing childcare center operations at the site. The proposal includes a reconfiguration of the parking and access to the site, as well as other modifications to the existing site plan. Several variances to City bulk and dimensional standards, including a request for 1) two parking setback reductions to BMC 17.24.060.A, from the required 20-foot to 5-foot (along the Peace Portal frontage) and 2-foot (along unopened Pickney Ave); 2) two building setback reductions from BMC 17.130.020 and 17.24.060.A, from the required 11.25 feet to proposed 5 feet along unopened Pickney Ave, and from the required 10 feet to proposed 5 feet on the rear (east) property line; and 3) landscape modifications to the standards contained in BMC 17.126.050, 060 and .080 for parking lot landscaping, frontage landscaping, and foundation plantings.</p> <p>Notice of Application was previously provided November 18, 2022. This notice provides details for the open public hearing.</p>   |
| <b>Location</b>         | 1830 Peace Portal Drive, Blaine, WA 98230; Parcel #4001063270620000  |
| <b>Public Hearing</b>   | The Public Hearing has been scheduled for <b>1:30 PM Tuesday, April 11, 2023</b> , in the City Council chambers located at 435 Martin Street, Suite 4000.  |
| <b>Testimony</b>        | <p>Advanced written testimony by mail and email is accepted by sending comments to:</p> <ul style="list-style-type: none"><li>• Community Development Services Department, Attn: Stacy Clauson, 435 Martin Street, Suite 300, Blaine WA 98230; or</li><li>• Email <a href="mailto:CDScomments@cityofblaine.com">CDScomments@cityofblaine.com</a> with the proposal name (Lil Sprouts Facility Expansion) in the subject line.</li></ul> <p>Written testimony must be received prior to 4:30 PM Friday April 7<sup>th</sup> to be made available to the Hearing Examiner and parties of record prior to the hearing.</p> <p>You may also provide testimony at the public hearing. Anyone wishing to testify during the public hearing can find details at <a href="https://www.ci.blaine.wa.us/1074/Hearing-Examiner">https://www.ci.blaine.wa.us/1074/Hearing-Examiner</a></p> <p>The submitted application documents and the proposed project plan are on file for public review in the Community Development Services Department between 8:30 a.m. and 3:30 p.m. weekdays and on the City's website at <a href="https://www.ci.blaine.wa.us/1102/Lil-Sprouts-Facility-Expansion">https://www.ci.blaine.wa.us/1102/Lil-Sprouts-Facility-Expansion</a></p> |
| <b>Staff Contact</b>    | Stacy Clauson, Community Planner II, City of Blaine, Phone (360) 332-8311 ext. 3332, e-mail: <a href="mailto:CDScomments@cityofblaine.com">CDScomments@cityofblaine.com</a>  |
| <b>Final Decision</b>   | Final Decision on the proposal is made by the City of Blaine Hearing Examiner. A Notice of Final Decision will be sent to the Parties of Record (those who have commented on the project.)   |
| <b>Appeal Procedure</b> | The Final Decision is appealable pursuant to BMC 17.06.180.  |

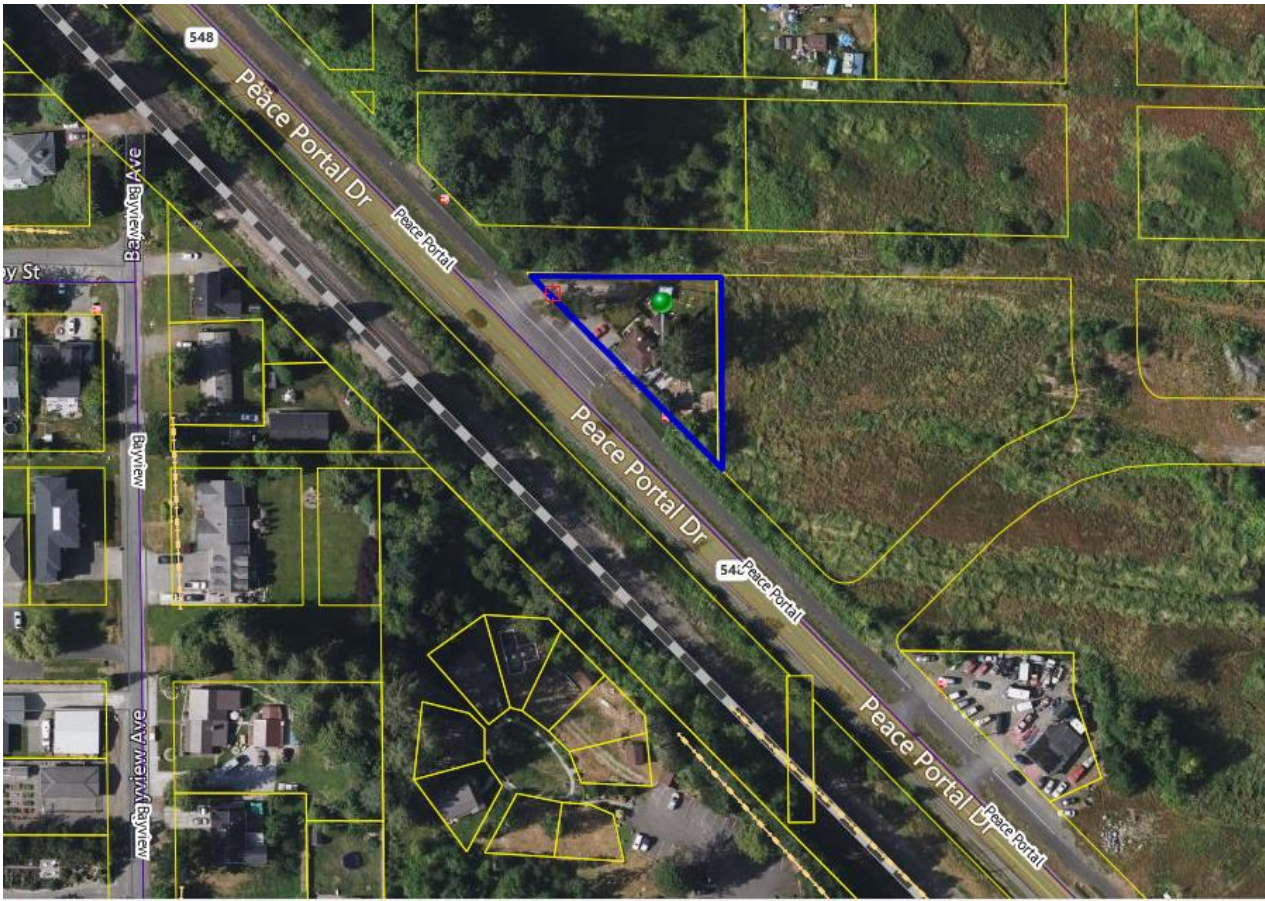


Figure 1- Vicinity Map

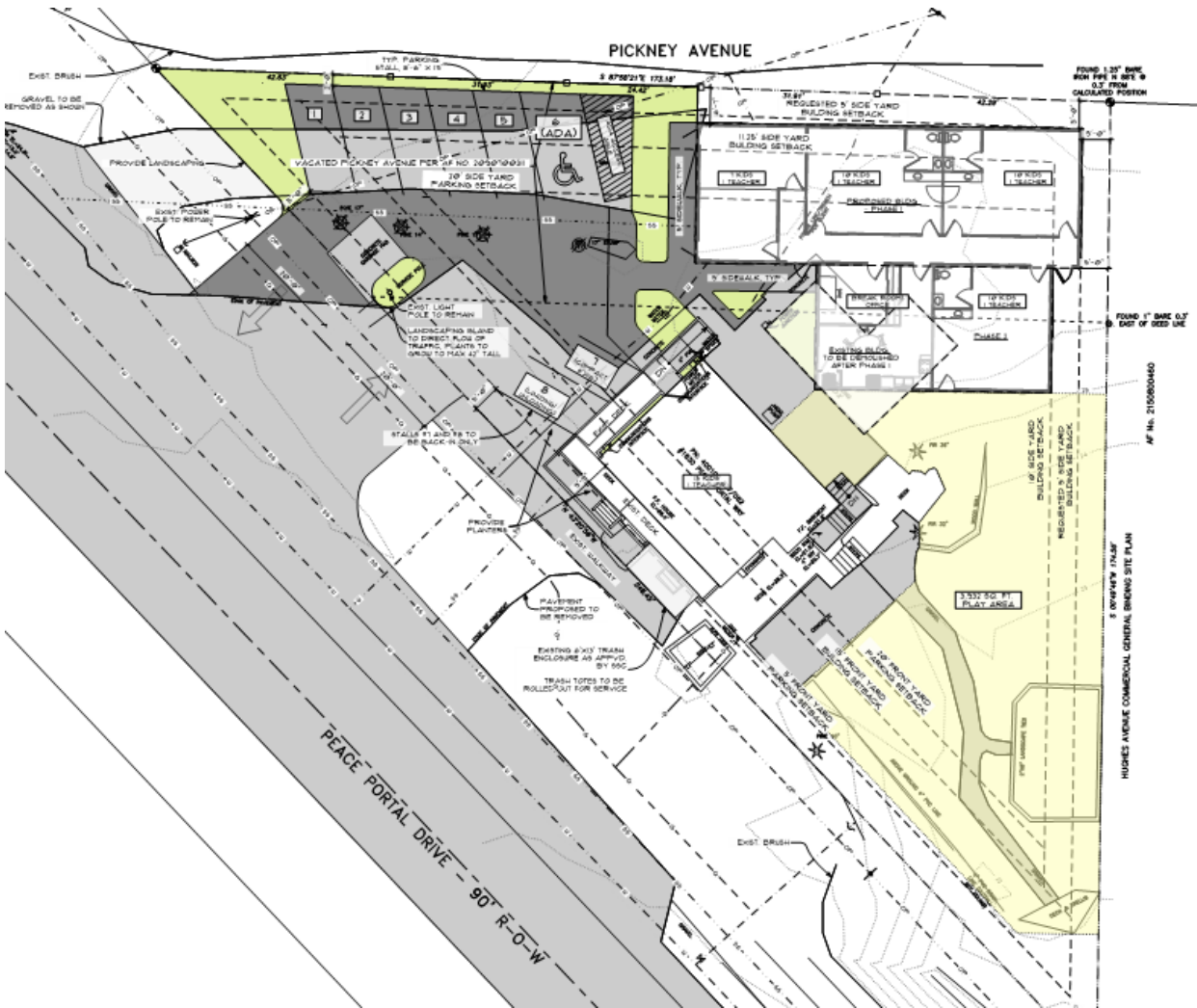


Figure 2- Proposed Site Plan

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, 24 hours prior to the meeting date you will be attending. Thank you.