



# Notice of Public Hearing September 14, 2023

**City of Blaine CDS**    *et*    **435 Martin Street, Suite 3000**    *et*    **Blaine, Washington 98230**

The City of Blaine Planning Commission will hold an additional public hearing on September 14 at 6pm to take testimony on a zoning code amendment to amend Blaine Municipal Code Chapter 17.68 – Planned Unit Developments (PUD) to:

- 1) Amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312; and
- 2) Amend Table 17.68.C to include mobile/manufactured and modular homes and manufactured home parks, and show those as a permitted use in a PUD located in the Planned Residential zone, consistent with the standards for manufactured homes contained in BMC 17.112 and with the permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020.

Interested parties are invited to review this proposal on the City of Blaine website (<https://www.ci.blaine.wa.us/1095/East-Harbor-Hills-LLC-Manufactured-Homes>) and provide comment.

Note: The Planning Commission initially held a public hearing for this proposal on December 8, 2022.

<b>Applicant</b>	East Harbor Hills LLC
<b>Project Name</b>	East Harbor Hills
<b>Proposal</b>	Amend Blaine Municipal Code Chapter 17.68 – Planned Unit Developments (PUD) to: <ol style="list-style-type: none"> <li>1) Amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35A.21.312; and</li> <li>2) Amend Table 17.68.C to include mobile/manufactured and modular homes and manufactured home parks, and show those as a permitted use in a PUD located in the Planned Residential zone, consistent with the standards for manufactured homes contained in BMC 17.112 and with the permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020.</li> </ol>
<b>Applicability</b>	Planned Residential Zoning District, generally located east of 15th Street to the eastern City limits, between the international border on the north and H Street on the south.
<b>Environmental Review</b>	A Determination of Non-Significance has been released for the project and is available upon request from the Community Development Services Department.
<b>Public Hearing Time and Location</b>	Members of the public will have an opportunity to comment on the proposal at a public hearing before the Blaine Planning Commission on September 14, 2023 at 6:00pm in the City Council Chambers at the Blaine City Hall located at 435 Martin Street, Suite 4000, Blaine, Washington, 98230.  Written comments may also be submitted to staff prior to the public hearing. Written comments must be received by CDS by 4:30 PM, September 13, 2023. Advanced testimony by mail, email and fax is accepted and strongly encouraged by sending comments to: <ul style="list-style-type: none"> <li>• Community Development Services Department, Attn: Stacy Clauson, 435 Martin Street, Suite 3000, Blaine WA 98230;</li> <li>• Email <a href="mailto:cdscomments@cityofblaine.com">cdscomments@cityofblaine.com</a> with the proposal name (East Harbor Hills LLC) in the subject line; or Fax (360) 332-8330.</li> </ul>
<b>Staff Contact</b>	Stacy Clauson Community Planner II 435 Martin Street, Suite 3000, Blaine, WA 98230 Phone: 360-332-8311 ext. 3332 Fax: 360-332-8330 Email: <a href="mailto:cdscomments@cityofblaine.com">cdscomments@cityofblaine.com</a>

*Anyone wishing to attend and participate who may need special accommodation to do so should contact the City Clerk's office no later than seventy-two hours (72) hours prior to the scheduled meeting.*

