



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

DEPARTMENT 435 MARTIN STREET, STE. 3000 • BLAINE, WA • 98230

PHONE: (360) 332-8311 • FAX: (360) 543-9978 • WEBSITE: www.cityofblaine.com

Agenda Item Summary

Cedar Court Apartments

Conditional Use Permit and Variance Application (Permit #2020088 and 2020084)

Meeting Date: February 25, 2021

Agenda Item Number: 5

Staff Contact: Stacy Clauson

ISSUE STATEMENT

The applicant is requesting approval of a Conditional Use Permit Variance Application under Permits 2020088 and 2020084, respectively.

BACKGROUND

The applicant is requesting a Conditional Use permit for an 8 unit, 2-story apartment building and a separate single story manager/caretaker residence. Parking is proposed in a detached single-story garage building and a surface parking lot. A variance is requested for: 1) A reduction in parking space requirements from two stalls per dwelling unit to one stall per dwelling unit; and 2) A reduction in the side yard setback along the west property line from 16 to 10 feet.

RELATED CITY POLICIES

- BMC 17.92.050, criteria for Conditional Use Permit; and
- BMC 17.06.170.B, criteria for Variances.

These items are addressed in the accompanying staff report.

PLANNING COMMISSION OPTIONS

Conditional Use

1. Approve the Conditional Use Permit, with findings as written in the accompanying staff report.
2. Deny the Conditional Use Permit, with changes to the findings contained in the accompanying staff report.
3. Continue the Planning Commission deliberation of the proposed Conditional Use Permit to a date certain.

Variances

1. Approve the one or both of the variance requests, with changes to the findings contained in the accompanying staff report and proposed conditions of approval, if applicable.
2. Deny one or both of the variance requests, with findings as written in the accompanying staff report.
3. Continue the Planning Commission deliberation of the proposed variance requests to a date certain.

SUGGESTED MOTION

Conditional Use Permit

"I make a motion to (approve with findings as written in the accompanying staff report **OR** deny with the following findings and conditions of approval: _____ **OR** continue the Planning Commission deliberation to the March 11th meeting) the Conditional Use Permit to permit the multifamily development under Permit 2020088."

Variance for Side Yard Setback Reduction

"I make a motion to (approve with the following findings and conditions of approval: _____ **OR** deny with findings as written in the accompanying staff report **OR** continue the Planning Commission deliberation to the March 11th meeting) the Variance Permit to reduce the side yard setback along the west property line from 16 to 10 feet under Permit 2020084."

Variance for Required Parking Reduction

"I make a motion to (approve with the following findings and conditions of approval: _____ **OR** deny with findings as written in the accompanying staff report **OR** continue the Planning Commission deliberation to the March 11th meeting) the Variance Permit to reduce the parking space requirements from two stalls per dwelling unit to one stall per dwelling unit under Permit 2020084."