



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

November 3, 2021

Amberleigh Brownson
150 8th Street
Blaine, WA 98230

Dear Ms. Brownson,

RE: Permit #2021076 (150 8th Street ADU)

At the October 28 Planning Commission meeting, the Commission held a public hearing and deliberated on the Conditional Use Permit application submitted by Amberleigh Brownson (Permit 2021076). I am enclosing a Notice of Decision for the project.

Appeals: Pursuant to BMC 17.06.180, Type II final decisions made by the Planning Commission shall be final and conclusive unless within 14 days following the mailing of the decision, or by November 17, 2021, a timely appeal meeting the requirements of BMC 17.06.180.B is filed with the City Council.

Please let me know if you have any questions.

Best regards,

Stacy
Clauson

Digitally signed by Stacy Clauson
DN: cn=Stacy Clauson, o=US, ou=City of
Blaine, ou=Community Development
Services, email=sclauson@cityofblaine.com
Reason: I agree to the specified portions of
this document
Location: Blaine
Date: 2021.11.03 08:30:35 -0700

Stacy Clauson
Community Planner II

*This organization is an Equal Opportunity Provider
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.*



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NOTICE OF DECISION

150 8TH STREET ADU CONDITIONAL USE PERMIT PERMIT #2021076

PURSUANT TO SECTION 17.02.050.D OF THE BLAINE MUNICIPAL CODE, ACTION HAS BEEN TAKEN BY THE PLANNING COMMISSION FOR THE FOLLOWING PERMITS:

PROPOSAL NAME:	150 8 th Street ADU
APPLICANT:	Amberleigh Brownson
FILE NO.:	Permit #2021076
SITE LOCATION:	150 8 th Street, Blaine
PROPOSAL:	Conditional Use Permit to authorize an Accessory Dwelling Unit (ADU) at 150 8th Street. The applicant is proposing to convert an existing detached garage in to the ADU. Parking would be provided for the main residence and ADU in an unenclosed area in front of the existing garage.
REVIEW PROCESS:	Quasi-Judicial, Type II-PC decision
PUBLIC HEARING BODY:	City of Blaine Planning Commission
DECISIONS:	<u>Conditional Use Permit:</u> The Planning Commission approves the Conditional Use Permit to authorize an Accessory Dwelling Unit at 150 8th Street, subject to the following six (6) conditions: <ol style="list-style-type: none">1. This application is subject to the applicable requirements contained in the Blaine Municipal Code, Public Works Design and Engineering Standards and Building and Fire Codes. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these standards and codes.

2. The applicant shall be responsible for complying with any other state or local statutes, ordinance, or regulations applicable to this project.
3. The applicant shall obtain a building permit to convert the garage into residential space.
4. Prior to building permit issuance, the applicant shall pay applicable impact fees (e.g., park, fire mitigation, and traffic impact fees).
5. Prior to building permit issuance, the applicant shall revise the site plan and submit appropriate permits to address the Public Work conditions of approval:
 - a. Provide water and sewer to the ADU from existing private water service and sanitary sewer lateral.
 - b. Provide new separate electric service and meter to ADU.
 - c. Applicant will be required to bring driveway up to Public Works current standards. Driveways must be concrete, or other approvable surface, per Public Works Development Guidelines Section 2.02.120. No gravel driveway is permitted.
 - d. Contractor is responsible for preventing erosion and discharge of sediment and other pollutants from leaving the site.
 - e. Applicant will be required to apply for a Public Works Right of Way (ROW) excavation permit to perform work in the ROW for electrical service trenching and driveway surface upgrade.
6. Prior to issuance of a Certificate of Occupancy, the property owner shall sign and record a deed restriction with Whatcom County Auditor's office that discloses the 1) requirements for owner-occupancy, and 2) limitations on the size of the ADU.

ENVIRONMENTAL STATUS: The proposal is categorically exempt from the State Environmental Policy Act WAC 197-11-800(6), the City of Blaine SEPA Guidelines (Chapter 17.80 BMC) and critical areas standards established in Chapter 17.82 BMC.

NOTE: The materials that constitute the official record are on file with the Community Development Services Department and may be reviewed upon request.

FINDINGS OF FACT

1. The Conditional Use Permit was properly filed, noticed, and processed in accordance with the requirements of the Blaine Municipal Code.
2. The project is categorically exempt from SEPA review.
3. The Planning Commission held a public hearing on October 28, 2021 to accept public testimony and then considered the entire application record (Exhibit I) before making a final decision.
4. The Findings of Facts set forth in the Community Development Services Advisory Report (Exhibit I) are supported by the record, and are adopted by reference herein.

CONCLUSIONS OF LAW

1. The Commission concluded that the application is being processed in accordance with the procedural requirements for Type II-PC applications established in Chapter 17.06 of the BMC, including proper noticing of the application and public hearing.
2. The Commission concluded that the application met the noticing requirements for Type II applications established in BMC Chapter 17.06 and provided opportunity for public review and comment.
3. The Commission concluded that the application meets the SEPA standards of Chapter 17.80 BMC and Chapter 197-11 WAC, and the critical areas standards established in Chapter 17.82 BMC.
4. The Commission concluded that the proposal, as conditioned, is consistent with the Conditional Use Permit criteria contained in BMC 17.92.050 and ADU Criteria contained in BMC 17.102.030 through 050.
5. The Commission concluded that the proposed development, subject to the conditions of approval, will be fully served by sufficient public utilities and services.
6. The Commission concluded that Community Development Services has coordinated with other departments and agencies that may have regulatory authority of the application, pursuant to BMC 17.06.130.B.2.
7. The Commission further concluded that the project shall comply with the review standards identified in Section IV.I of Exhibit I.

APPEALS

Pursuant to BMC 17.06.180, Type II final decisions made by the planning commission shall be final and conclusive unless within 14 days following the mailing of such decision a written statement of appeal is filed with the city council by the applicant, a department of the city, or party of record, who is also an

aggrieved person. The statement shall set forth any alleged errors and/or the basis for appeal and shall be accompanied by a fee pursuant to the unified fee schedule; provided, that such appeal fee shall not be charged to a department of the city or to other than the first appellant. The appeal of a Type II decision shall be a closed record appeal.

PLANNING COMMISSION ACTION:

Conditional Use Permit: Vote on motion to approve the Conditional Use Permit to allow an Accessory Dwelling Unit at 150 8th Street with findings and conditions as written in the accompanying staff report.

Commission Vote	Support	Oppose	Absent	Abstain
Calvin Armerding, Chair	✓			
Kevin Owen, Vice Chair	✓			
Steve Hruitford	✓			
Jerry Marczynski	✓			
Jessica H. Stone, PhD	✓			
James Bring	✓			
Jennifer Plombon	✓			
Total	6	0	0	0

CITY OF BLAINE PLANNING COMMISSION

Calvin Armerding, Chair

11/1/2021
Date

**Stacy
Clauson**

Digitally signed by Stacy Clauson
DN: cn=Stacy Clauson, c=US, ou=City of
Blaine, ou=Community Development
Services, email=sclauson@cityofblaine.com
Reason: I agree to the specified portions of
this document
Location: Blaine
Date: 2021.11.03 08:31:17 -0700

Stacy Clauson, Secretary

11/1/2021
Date