

Samuel Crawford

From: dougfink@outlook.com
Sent: Thursday, June 1, 2023 9:55 AM
To: City Council; Stacie Pratschner
Cc: Robb Vezzetti; Maria Vezzetti; 3jasonfriend3@gmail.com; Nicole Lucas
Subject: Blaine Building Code Enforcement Issue (781 Georgia St.)
Attachments: Georgia Mitchell ltr.pdf

Dear City Council,

There is a new building development at 781 Georgia Street consisting of two triplexes which are near completion and occupancy. The local neighbors have been interested to see the completed units and upon inspection of some local rental ad it was noticed that the building is trying to rent out each unit as two separate units, effectively making these two six-unit buildings ([Zillow link](#)). This seems to be in violation of the building codes and in our correspondence with the building enforcement team they noticed changes to mechanicals and plumbing from the original permitting. The local neighborhood here welcomes the new building development in line with the original building designs, but not if they are doubling the units. This seems to present a couple issues:

1. Building designed 12 parking spaces (2 per unit) not 24 for 12 units , this will drive a parking issue on Michelle or Georgia.
2. The builder is continuing to try to rent out 1 bedroom units after city discussed with them the concerns. It seems like they are ignoring building codes, density zoning, and permit approvals, I worry if the city can't enforce its own codes what signal this sends more broadly and may lead to other situations in the future

We have been working with Stacie Pratschner who responded to me on the 12th of May after my initial e-mails earlier in the month (Stacie's note is attached). Shortly after the 12th e-mail I noticed that the rental advertising changed to the full 3-bedroom rentals, but this was short lived. On May 25th I flagged that the advertisements changed back to 1bedroom offers.

I want to ensure this is being investigated actively by the city and resolved long term, as my elected city officials I appreciate your attention to helping solve this.

Thank you,
Doug Fink
360-319-8006

From: Stacie Pratschner <SPratschner@cityofblaine.com>
Sent: Friday, May 12, 2023 4:21 PM
Subject: Georgia/Mitchell developments: rental advertisements

Hello,

Thank you for contacting the City concerning the rental advertisements for the multi-family projects being built on the corner of Georgia and Mitchell streets. Your willingness to share your concerns and engage in conversations with staff is appreciated, and the purpose of my email today is to present a consolidated response to those concerns. The City is aware of the advertisements, and is communicating with the developer on the parameters of their issued permits. The City will continue to ensure that the project meets all applicable conditions of the approved permits, and all requirements of the Blaine Municipal Code.

Please see attached with a letter addressing these issues in more detail. Thank you again for reaching out to us.

My best,



Stacie Pratschner, AICP, RPA

Community Development Services (CDS) Director

☎ 360.332.8311 ext. 3307 M 360.966.1739

Spratschner@cityofblaine.com

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*** This email may be considered a record subject to public review. ***

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CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

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May 12, 2023

The purpose of this letter is to respond to concerns received by the City of Blaine (“the City”) regarding the rental advertisements for the multi-family development under construction on the corner of Georgia Street and Mitchell Avenue (“the development” or “the project”). It has come to the City’s attention that the property is currently advertising additional tenant spaces which exceed the number of dwelling units that were approved for the project.

The City is authorized to enforce the provisions of the Blaine Municipal Code (“the BMC” or “the Code”), including but not limited to violations of the Building Code and the Land Use Code. The City is not authorized to regulate or restrict how a private property owner advertises their property or manages their lease agreements with their tenants.

The following sections of this letter describe the permitting of the project and the scope of the City’s enforcement authority.

Authorization of the Development

Permits

In 2019, the City of Blaine Planning Commission approved a Conditional Use Permit (“CUP”) and Short Plat application authorizing a 6-unit multi-family development. Subsequent building permits were issued to construct two (2), three-unit townhomes (a total of 6-units).^{1,2}

Inspection

On April 27, 2023, the City conducted an inspection of the project and did not identify additional dwelling units exceeding the 6-units dually authorized by the CUP and building permit.³ The City did identify both plumbing and mechanical improvements not anticipated by the permit approvals. The City is working with the developer to reconcile these improvements with the approved plans.

¹ Permit numbers: CUP (#2019027), Short Plat (#2019057), Lot 1 Building (#20034), Lot 2 Building (#20035).

² Per [BMC 17.26.050](#), the maximum density in the Residential Office zone is 24 units per acre.

³ Per [BMC 17.142.205](#), a dwelling unit is comprised of a separate, independent housekeeping establishment and contains independent cooking and sleeping facilities.

Authority to Enforce

The City implements the applicable provisions of the BMC⁴ to ensure compliance with the conditions of land use approvals and building permits: approved building code inspections ultimately lead to occupancy.

After the issuance of an occupancy permit, the City maintains the authority to enforce the provisions of the municipal code. Code violations may result in the City pursuing enforcement.

Next Steps

The City is coordinating with the developer to ensure the project is compliant with all applicable City codes, and affirms that the project will continue to be reviewed and inspected per the approved permits.

Thank you for being willing to share your concerns with us. Please contact me at spratschner@cityofblaine.com and ext. 3307 or the City Manager, Michael Harmon (mharmon@cityofblaine.com and ext. 3317) with any questions.

My best,

Stacie Pratschner, AICP, RPA
Blaine Community Development Services Director
360.966.1739 and spratschner@cityofblaine.com

Cc: Sam Crawford, City Clerk
Michael Harmon, City Manager
Allison Tompkins, Planner I
Tim Woodard, Building Official

⁴ Including but not limited to Titles 13, 15, and 17.