



LAND USE MASTER INVOICE

COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, STE. 3000

BLAINE, WA • 98230

PHONE: (360) 332-8311

FAX: (360) 543-9978

Total Fees

\$ _____

FOR OFFICIAL USE ONLY

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I attest that the information provided on this and supplemental application forms and materials is true and accurate. I also agree to provide access and right of entry to City of Blaine employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

Project Name: _____

Site Address/Location/Parcel Number: _____

Contact Person: _____ Phone: _____

Email: _____

Mailing Address for Contact Person: _____

Property Owner Name: _____ Property Owner Signature: _____

PLEASE CHECK ALL THAT APPLY

<input type="checkbox"/> Boundary Line Adjustment - \$275 <input type="checkbox"/> Critical Areas Review (major) - \$275 <input type="checkbox"/> Commercial (Downtown) Design Review - \$200 +\$75/hour <input type="checkbox"/> Covenant to Bind <input type="checkbox"/> Flood Area Development - \$100 <input type="checkbox"/> Land Disturbance (minor) - \$200 <input type="checkbox"/> Land Disturbance (major) - \$500	Hot Key – 243 Hot Key – 048 Hot Key – 022 No Charge Hot Key – 035 Hot Key – 243 Hot Key – 243	<input type="checkbox"/> Pre-Application (1 st free, \$250 after) <input type="checkbox"/> Short Plat - \$525 <input type="checkbox"/> Site Plan Review - \$275 <input type="checkbox"/> Specific Binding Site Plan - \$525 <input type="checkbox"/> Shorelines Exemption - \$50 <input type="checkbox"/> SEPA Review - \$375 <input type="checkbox"/> SEPA Exemption Request - \$75 <input type="checkbox"/> Signs - \$50 for first 3, \$25 per add.	Hot Key – 243 Hot Key – 243 Hot Key – 219 Hot Key – 243 Hot Key – 035 Hot Key – 048 Hot Key – 023
<input type="checkbox"/> Building or Plat Variance - \$300 <input type="checkbox"/> Conditional Use - \$350 <input type="checkbox"/> Shorelines Conditional Use - \$500 <input type="checkbox"/> Shorelines Variance - \$500	Hot Key – 035 Hot Key – 035 Hot Key – 035 Hot Key – 035	<input type="checkbox"/> Shorelines Substantial Development <\$50K - \$275 <input type="checkbox"/> Shorelines Substantial Development ≤ \$250K - \$550 <input type="checkbox"/> Shorelines Substantial Development > \$250K - \$900	Hot Key – 035 Hot Key – 035 Hot Key – 035
<input type="checkbox"/> General Binding Site Plan - \$1,500 + \$100/acre for every acre over 3 <input type="checkbox"/> Planned Unit Development - \$800 + \$100/lot or tract <input type="checkbox"/> Preliminary Long Subdivision \$1,500 + \$100/lot or tract <input type="checkbox"/> Final Long Subdivision \$525 + \$50/lot or tract	Hot Key – 243 Hot Key – 243 Hot Key – 243 Hot Key – 243	<input type="checkbox"/> Annexation - \$1,500 + \$50/acre + <input type="checkbox"/> Comprehensive Plan Amendment – Variable \$ _____ <input type="checkbox"/> Land Use & Development Code Amendment - \$500 <input type="checkbox"/> Zoning Map Amendment – Variable \$ _____	Hot Key – 243 Hot Key – 043 Hot Key – 243 Hot Key – 243

DESCRIPTION OF PROPOSED PROJECT: (Attach supplemental sheets as necessary)



INFORMATION BULLETIN No. 17

City of Blaine

Updated
March 2009

CONDITIONAL USE PERMIT

WHAT IS A CONDITIONAL USE PERMIT?

A conditional use permit is a special authorization to use an area of land, a building, or a part of a building for an activity that is not usually allowed in that location. It is granted after a review conducted by the Planning Commission during a public hearing. A conditional use permit may be granted for an unlimited period of time, or it may be granted for a specifically limited period of time.

A CONDITIONAL USE PERMIT CAN BE USED TO:

Allow a use that is otherwise not a permitted use in a certain zoning district.

These uses are either specifically listed as "conditional" in the zoning text for the district, or

They are determined to be clearly similar in character and impact to those uses that are permitted or conditionally permitted in the zoning district.

A CONDITIONAL USE PERMIT CANNOT BE USED TO:

Permit a use that is clearly not compatible with the permitted and conditionally permitted uses in the zoning district, or

Change the general rules that apply to all uses in a zoning district, such as the maximum building height or minimum lot size.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type II-PC application. Refer to the Informational Bulletin

What is a "zoning district?"

A zoning district is an area of the city that is regulated by a certain set of rules, standards, and guidelines. Zoning districts cover all areas of the city. Zoning district boundaries can be changed by amending the Official Zoning Map. The specific rules that apply to a zoning district can be changed by amending the zoning text.

HOW DO I APPLY?

1. A pre-application conference is recommended, but not required.
2. You must complete and submit a **Conditional Use Permit Application** and a **Land Use Master Invoice**.
3. Unless the use is proposed in a pre-existing building, a **Site Plan Review Application** is also required
4. For new construction, a **SEPA Checklist** is usually required
5. You must pay the applicable fees

Applications are submitted by appointment.

describing that process. **See IB #8.**

DOES THE PERMIT HAVE TIME LIMITS?

Once the use is established the permit generally does not expire, except that a conditional use permit may be conditioned to expire after a certain number of years.

The initial approval of a conditional use permit shall be valid for a period of 1 year after approval, during which time a fully complete application for a building permit must be submitted. This time limit may be extended where there is an approved phased development or separate development agreements have been approved. In short, a person must take proactive steps to initiate the use within one year of the approval lapses. (See Blaine Municipal Code, Section 17.64.040 for more details)

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

(See Reverse)

APPROVAL CRITERIA

In order to approve a Conditional Use Permit the Planning Commission must make findings that confirm that the proposed use:

Will be harmonious and in accordance with the general and specific objectives of the City of Blaine Comprehensive Plan and Zoning Regulations.

Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.

Will not be hazardous or disturbing to existing or future neighboring uses.

Will be serviced adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors.

Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.

Will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CDS staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.



CITY OF BLAINE

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www.cityofblaine.com

Conditional Use Permit Application

BMC 17.92

FOR OFFICE USE ONLY

Application #

STAMP IN DATE

Project
Name:

Applications must be submitted to Community Development Services. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned to the applicant.

APPLICATION REQUIREMENTS

A completed **Land Use Master Invoice**. Representative authorization is required if application is not signed by owner.

Please prepare and label as **"EXHIBIT A,"** a narrative statement describing how the proposal is consistent with the following criteria:

1. Will be harmonious and in accordance with the general and specific objectives of the City of Blaine Comprehensive Plan and zoning regulations.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. Will be serviced adequately by essential public facilities such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reasons of excessive production of traffic, noise, smoke, fumes, glare or odors.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets.
8. Will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance.

A Conditional Use Permit application fee as set forth in the City of Blaine Unified Fee Schedule.

The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed amendment.

APPLICANT'S SIGNATURE

DATE