



Notice of Application Notice of Public Hearing

December 1, 2016

City of Blaine CDS *et* 435 Martin St., Ste. 3000 *et* Blaine, Washington 98230

Applicant

Port of Bellingham
PO Box 1677
Bellingham, WA 98227

Project Name

Wharf District Master Plan Amendment

File Number(s)

CPA-2-16

Proposal

Notice is hereby given that on August 12, 2016 the Community Development Services Department received an application for an amendment to the Wharf District Master Plan to increase the area where 55-foot tall buildings are currently allowed, including increasing adjacent height limits to 45 feet. The proposal also expands the permitted uses in the planning area by allowing marine related uses. Planning Area Three or Mariner Village is 12.75 acres. Approximately 1.6 acres of this area is affected by the proposed height increase.

Location

Central Business Wharf District, Planning Area Three. Located on the southeast corner of Marine Drive and Milhollin Drive.

Public Hearing

The public will have an opportunity to comment on the project at a public hearing before the Blaine Planning Commission on Thursday, **December 1, 2016 at 7:00 pm** in the City Council Chambers at the Blaine City Hall, 435 Martin Street, Suite 4000.

Required Permits

Comprehensive Plan Amendment
SEPA Checklist and Determination

Other permits may be required from State and Federal agencies but none are known at this time.

Environmental Review

Given the nature and scope of the proposed project, this proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Blaine SEPA Guidelines (Chapter 17.80 BMC). An environmental checklist was prepared and submitted with the application materials. A Determination of Non-Significance (DNS) has been issued under WAC 197-11-340 (2). The lead agency will not act on this proposal for 14 days from the date of issuance. Comments pertaining to the DNS must be submitted by the end of the business day on November 23, 2016.

Required Studies

The Port of Bellingham is conducting a view analysis from H Street and G Street plazas to determine if there is an impact on the viewshed from Peace Portal Drive.

Environmental Documents

SEPA Environmental Checklist

Public Comments

The application documents are on file for public review in the Community Development Services Department between 8:30 a.m. and 4:00 p.m. weekdays. Agencies and members of the public are encouraged to review and comment on the proposal and its potential environmental impacts. Please note that comments pertaining to the Comprehensive Plan Amendment will be accepted by the City up to the close of the Public Hearing.

Staff Contact

Alex Wenger, AICP, Community Planner II, City of Blaine, 435 Martin Street, Suite. 3000, Blaine, Washington, 98230. Phone (360) 332-8311, e-mail: awenger@cityofblaine.com

Final Decision

A final decision on the proposal is made by the Blaine City Council. A Notice of Final Decision will be sent to those parties who request a copy of the Notice of Final Decision in writing and any party of record (those who have commented on the project).

Appeal Procedure

Pursuant to Section 17.06.180, Blaine Municipal Code, a Final Decision by the City Council shall be final and conclusive unless within fourteen (14) days following the mailing of such decision a written statement of appeal is filed with the Whatcom County Superior Court by the Applicant, a department of the City or a Party of Record. The statement shall set forth any alleged errors and/or the basis for appeal.

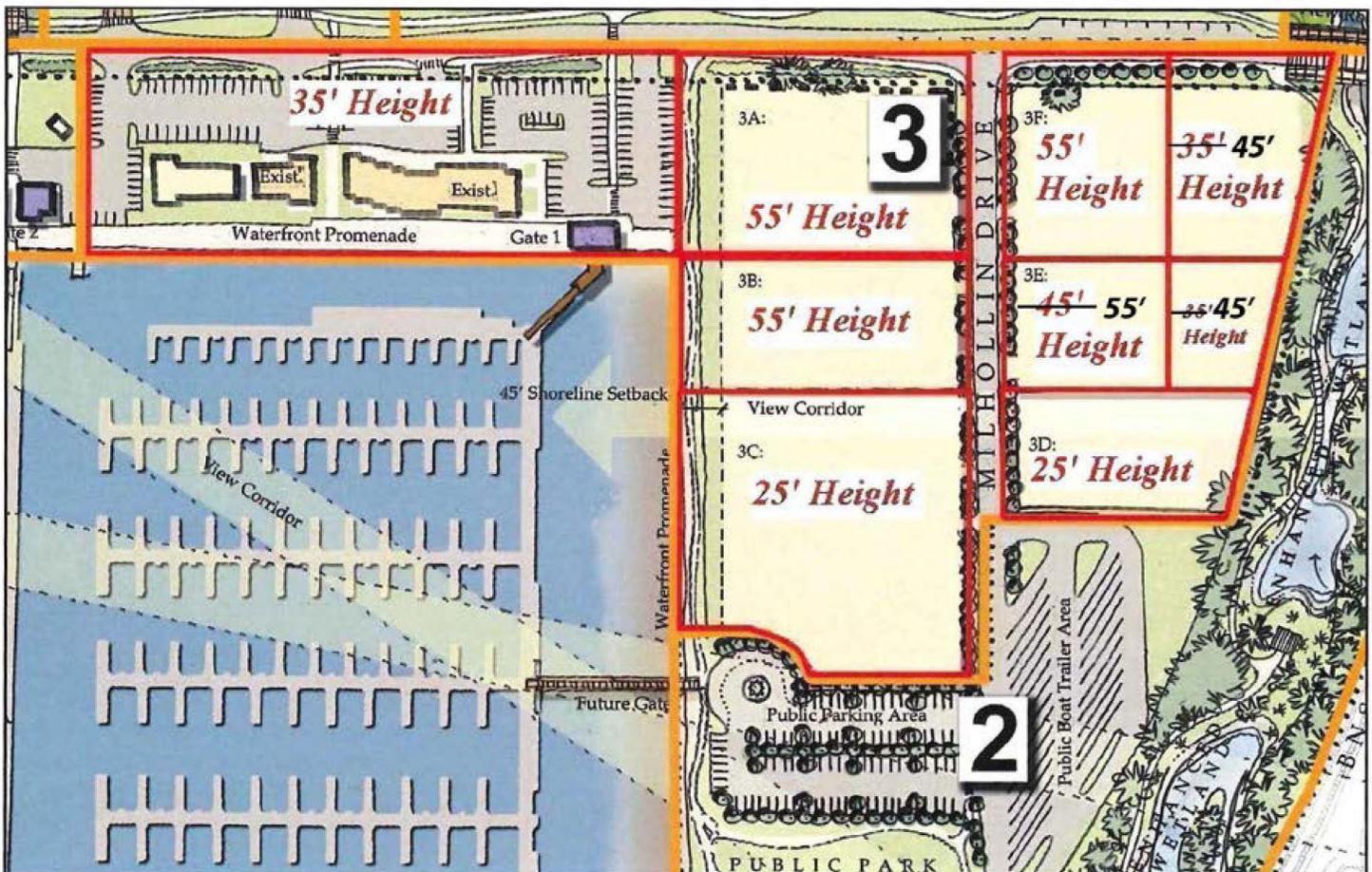


Figure 25: Planning Area 3 – Mariner Village Conceptual Plan – Height Limits