



# NOTICE OF AVAILABILITY AND PLANNING COMMISSION PUBLIC HEARING

**City of Blaine CDS** *et* **435 Martin Street, Suite 3000** *et* **Blaine, Washington 98230**

**Project Name** City of Blaine 2021 Docket of Comprehensive Plan Amendments: Wharf District Master Plan

**Project File Number** Permit # 2021102 (Item CPA-1-21)

**Project Description** A petition from the Port of Bellingham to update the 2020 Wharf District Master Plan to correct Figure 25 to show height limits that are consistent with the 2017 Wharf District Master Plan adopted as an element of the City of Blaine Shoreline Master Program. See attached figures on page 2.

**Proponents** The Port of Bellingham.

**Location** The Blaine Wharf District is adjacent to the City of Blaine's downtown core and supports 2 miles of shoreline off Semiahmoo Bay and Drayton Harbor. This amendment affects Planning Area 3 —Mariner Village Conceptual Plan, bound by Marine Drive on the north, the Plover Park with the boat launch, parking, and Burlington Northern Railroad tracks on the east and south, and the Blaine Marina on the west (Figure 1).

**Lead Agency** City of Blaine

**Determination** The City issued a Non-project **SEPA** Determination of Non-Significance (DNS) pursuant to WAC 197-11-340(2) on October 24, 2019. Under WAC 197-11-630, the City of Blaine adopted this DNS by reference on October 13, 2021. No comments or appeals were received pursuant to this action.

**Public Hearing and Comments** The Planning Commission will hold a **Public Hearing on Thursday, December 9, 2021, at 6 PM over virtually over Zoom teleconference** to accept testimony on the proposed updates to the Wharf District Master Plan. The public is invited to comment on this proposal. Information on how to participate in the public hearing will be included on the agenda, available on the Planning Commission website at <https://www.ci.blaine.wa.us/247/Planning-Commission>.

**How to Comment** Email comments must be sent to [sclauson@cityofblaine.com](mailto:sclauson@cityofblaine.com) with the proposal name (2021 Docket) in the subject line. Include your comments in the body of the email message, rather than as attachments. **Comments must be received by 4:30 PM Thursday, December 9, 2021.**

You may also comment in person at the public hearing. Testimony is limited to three minutes.

**Contact** Stacie Pratschner, AICP, RPA / Community Development Director  
435 Martin St. Suite 3000, Blaine, Washington, 98230  
Phone (360) 332-8311 and e-mail: [spratschner@cityofblaine.com](mailto:spratschner@cityofblaine.com)

**Final Decision** A final decision on the proposal is made by the Blaine City Council. A Notice of Final Decision will be send to the Parties of Record.

**Appeals** Appeals are processed pursuant to BMC 16.04.140.

*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.*



**Planning Area 3: Mariner Village**

Figure 1: Area affected by proposed Amendment to Wharf District Master Plan (shown in red)

This proposed Blaine Wharf District Master Plan update would replace Figure 25 of the Blaine Wharf District Master Plan, approved in 2020 to a figure consistent with the 2017 version of the Wharf District Master Plan. It was not intended to change height limits during the 2019 comprehensive plan update process of the Blaine Wharf District Master Plan. The incorrect height figure was used during that process.



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



Figure 2: Existing Figure 25 (to be replaced)

Figure 3: Proposed Figure 25



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

Figure 4: Figure 25 contained in the 2017 Wharf District Master Plan, which was adopted as a component of the City's Shoreline Master Program