

WHATCOM COUNTY

Planning & Development Services
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J.E. "Sam" Ryan
Director

Major Project Permit Master Land Use Application

File #(s): _____

Project Name: Gateway Pacific Terminal

- | | |
|--|--|
| <input type="checkbox"/> Administrative | <input checked="" type="checkbox"/> Shoreline Substantial Development Permit |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Shoreline Conditional Use |
| <input type="checkbox"/> Critical Areas Reasonable Use | <input type="checkbox"/> Shoreline Variance |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zoning Conditional Use |
| <input type="checkbox"/> Long Subdivision | <input checked="" type="checkbox"/> Zoning Variance |
| | <input checked="" type="checkbox"/> Major Project Permit |

Applicant

Name Pacific International Terminals, Inc. Phone (206) 654-3525
Address _attn: Skip Sahlin, 1131 SW Klickitat Way City Seattle
State WA Zip 98134 Email Skip.Sahlin@SSAMarine.com

Legal Property Owner

Name Pacific International Terminals, Inc. Phone (206) 654-3525
Address _attn: Skip Sahlin, 1131 SW Klickitat Way City Seattle
State WA Zip 98134 Email Skip.Sahlin@SSAMarine.com

Contact Person

Name Cliff Strong, AMEC Environment & Infrastructure, Inc. Phone (425)368-0952
Address 11810 North Creek Parkway N City Bothell
State WA Zip 98011 Email cliff.strong@amec.com

Engineer

Name Bruce Larson, Ausenco Sandwell Phone (604) 684-9311
Address 885 Dunsmuir Street, Suite 600 City Vancouver
State BC Zip V6C 1N5 Email blarson@sandwell.com

Surveyor

Name Gill Lass, David Evans and Associates Phone (425) 259-4099
Address 119 Grand Ave Ste D City Bellingham
State WA Zip 98225 Email GJLA@DEAINC.com

Deed attached: ☐ Yes ☒ No

Flood Zone: ☐ Yes ☒ No

Property interest of the applicant: ☒ Purchaser ☒ Lessee ☒ Other: Owner
(see endnote i)

Site address: 4750 Gulf Road – In the vicinity of Henry Road, Lonseth Road, Aldergrove Road, Powder Plant Road, and Gulf Roads.

Parcel size 1,200 acres

Legal Description: Lot _____ Block _____ Div _____ Plat _____
_____ 1/4 _____ 1/4 Section 17, 18, 19 T 39 North, R 01 East W.M.

Assessor's Parcel Number(s):

Upland Parcels	Tax parcels contiguous to DNR open water:	
390117-473110	395124-546546	390119-327425
390117-067334	390119-092500	390119-349425
39011-7205467	390119-172456	390119-388424
309117-067334	390119-199451	390119-438360
309117-065466	390119-214451	390119-454299
390118-117050	390119-252449	390119-469346
390119-424335	390119-298423	
390119-198377		
390117-278062		
390117-278062		

Zoning: Heavy Impact Industrial

CompPlan: Major/Port Industrial UGA

Shoreline: Cherry Point Management Area

Subarea: Major/Port Industrial UGA

Fire District: Fire District No. 7

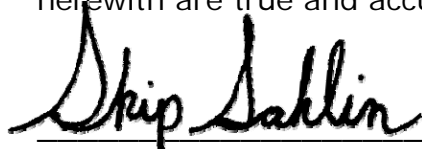
School District: Ferndale School Dist 502

Water source: ☐ Well ☒ District/Association Whatcom County PUD

Sewage Disposal: ☒ Septic ☐ Sewer _____

Receipt # _____ Date Paid _____ Total Fees \$ _____

I/we Skip Sahlin for Pacific International Terminals, Inc., hereby certifies that the above statements and the information contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge.



Signature of Applicant

3/16/12

Date

Signature of Applicant

Date



Major Project Permit Application Criteria

The following items must be included within the proposed master plan application per WCC 20.88.205:

(1) General statement – a narrative description that in general terms identifies the purpose and intended use(s) for the site.

(2) Conceptual site development plan – showing to the appropriate level of detail, buildings and other structures, existing mature trees and landscaping, the pedestrian and vehicle circulation system, parking areas, open space and critical areas, buffers, and other required items. This information must cover the following:

(a) All existing improvements that will remain after the development of the proposed site;

(b) All improvements planned in conjunction with the proposed use;

(c) Conceptual plans for possible future uses; and

(d) General locations of usable open space, any land proposed to be dedicated for open space; pedestrian and transit connection between the site and public or private streets serving the development and connecting to off-site open space; internal circulation (both auto and pedestrian), location of proposed gates and fencing.

(3) Land Use. The master plan must include proposed functions, uses, and boundaries of uses by phase. The description must include information as to the general amount and type of functions of the use, hours of operation, and the approximate number of members, employees, visitors, and special events. For projects that include residential units, proposed minimum and maximum floor area densities, number of units and building heights must be indicated. For office/commercial and light impact industrial projects, minimum and maximum floor area ratios must be indicated.

(4) Phasing Plan. The master plan must include the proposed development phases, probable sequence for proposed developments, estimated dates, and interim uses of the property awaiting development. In addition, the plan should address any proposed temporary uses or location of uses during construction periods.

(5) Circulation, Transportation, and Parking. The master plan must include but is not limited to projections by phase of traffic impacts, probable safety concerns, internal circulation layout, parking requirements, ingress/egress locations, and proposed road standards for each phase. Specific requirements for transportation and parking include:

(a) The expected number of trips (peak daily), an analysis of the impact of those trips on the adjacent street system, and proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system or specific programs to reduce traffic impacts such as encouraging the use of public transit, carpools, vanpools, and other alternatives to single-occupancy vehicles.

(b) Projected peak parking demand, an analysis of this demand compared to proposed on-site and off-site supply, potential impacts to the no-street parking system and adjacent land uses, and mitigation measures.

(6) Utilities. The master plan must include evidence of service availability from primary service providers (water, sewer, power, cable, natural gas, telephone) and address stormwater drainage management both on and off-site.

(7) Environment. The master plan must identify critical areas as defined in Chapter 16.16 WCC and areas of special concern as defined by WCC 24.05.230. Mitigating measures for all environmental impacts identified by the applicant through a SEPA checklist, or EIS process and/or identified by agency staff, including but not limited to special development standards, modification of site layout, dedicated open space, and mitigation replacement areas must be identified. Identification of any hazardous wastes anticipated, special handling techniques and/or site designs required for containment must also be addressed. If an EIS is required, the EIS and master plan may, upon approval by the director, be combined into a joint document.

(8) Development Standards. The master plan may propose standards that will control development of the possible future uses that are in addition to, or substitute for, requirements of this chapter. These may be such things as height limits, setbacks, frontage, landscaping requirements, parking requirements, signage, view corridors, or facade treatments. Proposed standards that do not meet the minimum county standards must obtain the appropriate variance prior to county approval of the proposed standards. If the proposed design standards will apply to property located partially or totally within an urban growth area, concurrence of the affected city will be required.

To demonstrate that your proposal complies with the applicable major project permit requirements (WCC 20.88.130) please address the following criteria:

The major project permit shall be issued by the county council when the applicant has established that the proposed major development:

(1) Will comply with the development standards and performance standards of the zone in which the proposed major development will be located; provided where a proposed major development has obtained a variance from the development and performance standards, standards as varied shall be applied to that project for the purposes of this act.

(2) Where the project is conditionally permitted in the zone in which it is located, the project must satisfy the standards for the issuance of a conditional use permit for the zone in which the project is located.

(3) Will be consistent with applicable laws and regulations.

(4) Will not substantially interfere with the operation of existing uses.

(5) Will be served by, or will be provided with essential utilities, facilities, and services necessary to its operation, such as roads, drainage facilities, electricity, water supply, sewage disposal facilities, and police and fire protection. Standards for such utilities, facilities, and services shall be those currently accepted by the state of Washington, Whatcom County, or the appropriate agency or division thereof.

(6) Will not impose uncompensated requirements for public expenditures for additional utilities, facilities and services, and will not impose uncompensated costs on other property owned.

(7) Will be appropriately responsive to any EIS prepared for the project.



Major Project Permit Application Intake Checklist

The following requirements for a fully completed application and any other information must be provided in order to initiate a review for a Determination of Completeness.

Applicant Checklist		PDS Checklist
	1. Written and Other Data and Fees Eleven (11) sets of the required information (listed below) shall be submitted. The Administrator may require the applicant to submit the information in an electronic format, and may reduce the number of required sets if provided in an alternative format	
<input checked="" type="checkbox"/>	a) Completed application form	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b) Name, address and phone number of owner(s), applicant, and contact person	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c) Names, addresses and telephone numbers of the involved engineers, surveyors, and consultants	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d) Intended uses	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e) List of variances and waivers requested	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f) Names and addresses of all persons, firms, and corporations holding legal interests in the land, such as easements, of which the applicant has knowledge	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g) Assessor's parcel number (of the parent parcel)	
<input checked="" type="checkbox"/>	h) List of names and addresses of owners of property within 300' of site's boundaries (based on the latest assessor's equalized tax roll) when within an urban growth area, or within 1,000 feet of site's boundaries when outside an urban growth area, together with corresponding parcel numbers and assessor's parcel map	<input type="checkbox"/>
<input type="checkbox"/>	i) Proposed covenants, conditions, and restrictions (CC&Rs) (see endnote ii)	<input type="checkbox"/>
<input type="checkbox"/>	j) SEPA checklist (Available on PDS website) (see endnote iii)	<input type="checkbox"/>

Applicant Checklist		PDS Checklist
<input checked="" type="checkbox"/>	k) Preliminary Stormwater Proposal form (Available on Engineering website)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l) Preliminary Traffic & Concurrency Information form (Available on Engineering website)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m) Land Disturbance Permit (Available on PDS website)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	n) Proposed utilities	<input type="checkbox"/>
<input checked="" type="checkbox"/>	o) Critical area and soil reports, as specified in the applicable development standards. All reports shall be certified by qualified professionals experienced in the applicable field of science.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<p>p) An Endangered Species Act (ESA) Checklist will be required to be filled out and submitted for any development permit located within the following areas:</p> <ul style="list-style-type: none"> • FEMA designated floodplain and/or floodway • Riparian Buffer Zone (RBZ) as described by the Department of Natural Resources 2007 stream typing system and WDFW's 1997 stream buffer guidelines • Channel Migration Zone (CMZ) plus 50' as identified according to Department of Ecology 2003 <p>Please contact Critical Areas or Flood staff to determine if your property is located within any of the above noted areas.</p>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	q) Fees as specified in the Unified Fee Schedule	<input type="checkbox"/>
	2. Map Data	
<input checked="" type="checkbox"/>	a) Applicable map size is 24" x 24" to 24" x 36"	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b) Date of revisions, if any	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c) Name of owner	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d) Name, address, and telephone number of the surveyor or consultant preparing the map proposal	<input type="checkbox"/>
<input type="checkbox"/>	e) Name of proposed land division (see endnote iv)	<input type="checkbox"/>
<input type="checkbox"/>	f) Names or numbers of any adjacent divisions (see endnote v)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g) General layout of proposal	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h) Approximate locations of existing utilities, infrastructure, roads, drainage and rights-of-way within 300' of the boundary of the proposed land division	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i) Vicinity map at a scale not less than 1" = 2,000'	<input type="checkbox"/>

Applicant Checklist		PDS Checklist
<input checked="" type="checkbox"/>	j) Common engineering scale (1"=100' or larger), sheet numbers, and north arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k) Section, township, range, municipal and county lines in the vicinity	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l) Location of monuments and fences located by any boundary survey and the date of the survey	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m) General boundaries of the site with general dimensions shown, perimeter boundary marked with a bold line	<input type="checkbox"/>
<input type="checkbox"/>	n) Legal description of the land being subdivided (see endnote vi)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	o) Proposed access (including proposed improvements to on-site and off-site roadways)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	p) Other proposed on-site or off-site utilities and facilities	<input type="checkbox"/>
<input checked="" type="checkbox"/>	q) The location and widths of all proposed roads, rights-of-way, and easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	r) When appropriate, location of natural features, including bodies of water, natural drainage areas, regulated watershed boundaries, critical areas, and buffers	<input type="checkbox"/>
<input checked="" type="checkbox"/>	s) Location of buildings, and parking on-site or contiguous to the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	t) General location of existing and proposed facilities, sanitation, and water facilities, easements (where appropriate), landscaping, common areas, and phasing boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/>	u) General plans of proposed water distribution systems, sewage disposal systems, and drainage systems. The plans shall include system location and sizes, sources of water supply, location, and size of storage reservoirs, location of drainage outlet, and other major features and shall be certified by a professional engineer.	<input type="checkbox"/>
<input type="checkbox"/>	v) Layout of proposed alleys, walkways, bicycle paths, and parcels to be dedicated or reserved for school, park, playground, well site or other use (see endnote vii)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	w) Location of critical areas, shorelines and base flood elevation, where applicable	<input type="checkbox"/>
	3. Additional Information	
<input checked="" type="checkbox"/>	a) Title report	<input type="checkbox"/>

Applicant Checklist		PDS Checklist
<input checked="" type="checkbox"/>	b) Written narrative of how the proposal will meet development and/or level of service standards for:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Water supply	<input type="checkbox"/>
<input checked="" type="checkbox"/>	ii. Sewage disposal	<input type="checkbox"/>
<input checked="" type="checkbox"/>	iii. Fire protection service	<input type="checkbox"/>
<input type="checkbox"/>	iv. Public school system (see endnote viii)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c) Project areas	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d) Area in lots, square feet, and percentage of total	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e) Zoning designations and zone density	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f) Area of streets, area in right-of-way, and percentage of total	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g) Area of parks, open space, and percentage of total	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h) Area of impervious surface proposed	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i) Soil types and classifications	<input type="checkbox"/>
<input checked="" type="checkbox"/>	j) Utility service types and name of provider	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k) School and fire district	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l) Boundary survey, prepared and certified by a professional land surveyor	<input type="checkbox"/>
<input checked="" type="checkbox"/>	m) Additional reports as required at the pre-application meeting, prepared by qualified professionals, including but not limited to:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Traffic impact analysis and concurrency study	<input type="checkbox"/>
<input checked="" type="checkbox"/>	ii. Stormwater design report (see endnote ix)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	iii. Soils and/or geological report (see endnote x)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	iv. Wetlands delineation and/or critical areas assessment report	<input type="checkbox"/>
<input type="checkbox"/>	v. Soil testing results for pesticides for subdivisions on land historically used for raising row crops (see endnote xi)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	n) Topographic map of sufficient contour interval, acceptable to the County Engineer or Subdivision Administrator, to show the topography of the land to be subdivided	<input type="checkbox"/>

Endnotes:

- ⁱ Aquatic lands are proposed to be leased from DNR. Additionally, some County roads are proposed to be vacated (noted on site plan). Application will be made at the appropriate time.
- ⁱⁱ Not applicable as no CC&Rs are proposed
- ⁱⁱⁱ Not applicable, as the County SEPA Responsible Official has determined that an EIS will be required.
- ^{iv} Not applicable, as no land divisions are proposed.
- ^v Not applicable, as there are no adjacent land divisions.
- ^{vi} Not applicable, as no land divisions are proposed.
- ^{vii} Not applicable, as this is not a residential project.
- ^{viii} Not applicable, as this is not a residential project.
- ^{ix} Stormwater information is included in the Revised PID at 4.3.6. More detailed stormwater design information will be based upon information and conditions developed through the EIS process.
- ^x Soils and geologic information is included in the Revised PID at 5.1. More detailed information on soils and geology will be based upon information and conditions developed through the EIS process.
- ^{xi} Not applicable, as a subdivision is not proposed