

## Gateway Pacific Terminal

### Whatcom County Permit Submittal - Attachment A

Table of References to Where Whatcom County Code Requirements Are Addressed  
the Application Packet, including the Revised Project Information Document (PID)

Whatcom County Code Requirement	WCC Code Reference	Application and Revised PID References
A master plan is required as part of the application for a major project permit. The master plan shall include at a minimum the following elements:	20.88.205	Acknowledged. The applicant anticipates that the materials included within the application packet, including the Revised PID, and the Final Environmental Impact Statement, will be the master plan.
<ul style="list-style-type: none"> <li>General statement - a narrative description that in general terms identifies the purpose and intended use(s) for the site.</li> </ul>	20.88.205(1)	See Attachment C – Revised PID Sections 1.2, 3.1, and Chapter 4.
<ul style="list-style-type: none"> <li>Conceptual site development plan - showing to the appropriate level of details, 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: <ul style="list-style-type: none"> <li>a. All existing improvements that will remain after the development of the proposed site;</li> <li>b. All improvements planned in conjunction with the proposed use;</li> <li>c. Conceptual plans for possible future uses; and</li> <li>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.</li> </ul> </li> </ul>	20.88.205(2)	See Attachment D – Plan Set.
	20.88.205(2)	N/A (There are no existing improvements on the site.)
	20.88.205(2)	See Attachment D – Plan Set.
	20.88.205(2)	N/A (The Applicant has no conceptual plans for possible future uses.)
	20.88.205(2)	General open space, pedestrian and transit connection are not required by the County Code for this project. However, some property is being proposed to be dedicated to the county for a park. The Proposed Public Access/Conveyance Plan depicts this property and access to it. See Attachment D – Plan Set and Attachment G - Public Conveyance and Access Plan.
<ul style="list-style-type: none"> <li>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.</li> </ul>	20.88.205(3)	Operating hours for the Terminal are anticipated to be 24 hours a day, 365 days a year. When fully developed the Terminal is expected to employ 213 people. The facility will have few visitors, and only those typical for an industrial facility, such as mail and package delivery, business service providers, repair personnel, deliveries, inspectors and the like. See Attachment C – Revised PID Sections 4.4 and 4.5.1.

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<ul style="list-style-type: none"> <li>• Phasing Plan. The master plan must include the proposed development phases, probably 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.</li> </ul>	20.88.205(4)	See Attachment C – Revised PID Section 4.4, and Attachment D – Plan Set, Staging Plan.
<ul style="list-style-type: none"> <li>• 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: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> </ul>	20.88.205(5)	See submitted Attachment F – Traffic Impact Analysis and Concurrency Study.
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	20.88.205(6)	Utility service will be further addressed during the EIS process. Proposed location of septic field is shown on the Conceptual Utility Plan of the submitted plan set). See Attachment C – Revised PID Sections 4.3.8, 4.3.6, and 5.9.
<ul style="list-style-type: none"> <li>• 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 addresses. If an EIS is required, the EIS and master plan may, upon approval by the director, be combined into a joint document.</li> </ul>	20.88.205(7)	Critical areas have been identified and resource specific reports have been developed or are pending (see Revised PID Chapter 5 for a list). Information is also included in the Revised PID, sections 5.2 and 5.3. Further, additional analysis will be completed through the EIS process. The EIS will also identify additional information and mitigation measures necessary to reduce any identified impacts.

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<ul style="list-style-type: none"> <li>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.</li> </ul>	20.88.205(8)	It is anticipated that required specific development standards that would need to be developed for this project, they will be developed with Whatcom County through the permitting review process. At this time, variances are being requested for setbacks for 2 of the transfer towers. See submitted Variance Application
<ul style="list-style-type: none"> <li>Procedures. Master plan review shall be conducted under current review procedures. Other land use reviews may be conducted concurrently with the master plan review.</li> </ul>	20.88.205(9)	Acknowledged.
<ol style="list-style-type: none"> <li>Any modifications, additions, or changes to an approved master plan are subject to the following: (i) Minor changes shall be reviewed for compliance and compatibility with the approved master plan. A determination is made by the director. (ii) Major changes shall be subject to the original procedural application type, subject to the fees as contained in the unified fee schedule. (iii) Master plans may include, as a condition of their approval, a requirement for periodic progress reports and mandatory updates on a predetermined interval.</li> </ol>	20.88.205(9)	Acknowledged.
The major project permit shall be issued by the county council when the applicant has established that the proposed major development:	20.88.130	Acknowledged.
<ul style="list-style-type: none"> <li>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.</li> </ul>	20.88.130(1)	Project Area is within the Heavy Impact Industrial zone. See Attachment C – Revised PID Section 5.4.
<ul style="list-style-type: none"> <li>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.</li> </ul>	20.88.130(2)	N/A - The project is a use permitted outright and will not require a conditional use permit.
<ul style="list-style-type: none"> <li>Will be consistent with the applicable laws and regulations.</li> </ul>	20.88.130(3)	The project is being designed to comply with all applicable laws and regulations. See Attachment C – Revised PID Section 5.4.
<ul style="list-style-type: none"> <li>Will not substantially interfere with the operation of existing uses.</li> </ul>	20.88.130(4)	The project is near similar land uses and will not affect their operations. See Attachment C – Revised PID Section 5.4.

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<ul style="list-style-type: none"> <li>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.</li> </ul>	20.88.130(5)	The project will provide utility infrastructure consistent with the requirements of each utility provider. Assurances of service by the appropriate providers will be ongoing during the review process. See Attachment C – Revised PID Sections 5.8 and 5.9.
<ul style="list-style-type: none"> <li>Will not impose uncompensated requirements for public expenditure for additional utilities, facilities and services, and will not impose uncompensated costs on other property owned.</li> </ul>	20.88.130(6)	The project will meet applicable standards for public service and facilities, will contribute significantly to the economic well-being of the service and facility providers, and will mitigate impacts as required by law. No uncompensated requirements or costs are expected. See Attachment C – Revised PID Sections 5.5, 5.8, and 5.9.
<ul style="list-style-type: none"> <li>Will be appropriately responsive to any EIS prepared for the project.</li> </ul>	20.88.130(7)	Acknowledged. See Attachment C – Revised PID Section 2.1.
Permitted uses in the HII zone	20.68.059 and 20.68.082	Permitted uses in the HII zone according to the County Code include: bulk commodity storage facilities, and truck, rail, vessel and pipeline transshipment terminals and facilities; and marine port facilities are all permitted uses in the HII zone. See Attachment C – Revised PID Section 5.4.
Height limitations. No maximum height is established; however, when a building exceeds 50 feet, the setback requirements of WCC 20.80.200 shall be increased by one foot for each foot of building height in excess of 50 feet, as applicable to all setbacks.	20.68.400	Variances are being requested for setbacks for 2 of the transfer towers. See submitted Variance Application.
Lot coverage. The maximum building or structural coverage shall not exceed 60 percent of the lot size.	20.68.450	The maximum lot coverage—including buildings, structures, rail, roads, parking lots, etc.—is anticipated to be approximately 28% (334 of 1,200 acres). Building or structural coverage will therefore be substantially less than the maximum. See Attachment D – Plan Set.
Buffer area	20.68.550	
<ul style="list-style-type: none"> <li>The industrial user shall establish a buffer for building sites adjoining the boundary of the Heavy Impact Industrial District (HII), which shall be located adjacent to the district boundary. The purpose of the buffer is to optimize the visual appearance of the site by obscuring industrial activity from view by passing motorists, to contribute to on-site and off-site impact abatement, and to move towards attaining compatibility with surrounding nonindustrial land uses and character.</li> </ul>	20.68.551	No improvements other than transportation facilities (rail) are proposed within 660 feet of the eastern property boundary (the boundary of the HII District). Additionally, all existing vegetation is proposed to be retained other than that necessary to construct the proposed rail line. See Attachment D – Plan Set.

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<ul style="list-style-type: none"> <li>To implement the buffer requirements of this district, minimum setbacks for heavy industrial buildings and accessory structures shall be established consistent with the following options:               <ol style="list-style-type: none"> <li>If a planting screen is not provided by the industrial user and no natural vegetative screening exists, the minimum setback(s) shall be 660 feet, as measured from the edge of the district boundary. The setback area may be used for security roads, parking, or open space.</li> </ol> </li> </ul>	20.68.552	N/A
<ol style="list-style-type: none"> <li>If natural sight-obscuring and dense vegetation exists, the minimum setback(s) shall be 250 feet, as measured from the district boundary; provided, that a minimum width of 50 feet of natural vegetation is retained. The remainder of the setback(s) may be used for security roads, parking, or open space.</li> </ol>	20.68.552	Natural sight-obscuring and dense vegetation exists along the eastern property boundary, which is not proposed to be removed (other than that necessary to construct the proposed rail line). See Attachment D – Plan Set.
<ol style="list-style-type: none"> <li>If a 50-foot buffer planting screen is established, pursuant to WCC <a href="#">20.80.345</a>, the minimum setback(s) shall conform to the setback requirements of WCC <a href="#">20.80.200</a>, as measured from the district boundary. In addition, security roads may be situated within the minimum buffer setback; provided, that the 50-foot wide buffer planting is established.</li> </ol>	20.68.552	N/A
<ol style="list-style-type: none"> <li>When a parcel situated within this district is located within the Bellingham Urban Fringe Subarea and adjoins an Urban Residential District or residential district within the city limits, setbacks for heavy industrial buildings and/or uses shall be increased to 100 feet and landscaped in accordance with the requirements of WCC <a href="#">20.80.345</a>.</li> </ol>	20.68.552	N/A
<ol style="list-style-type: none"> <li>In no case shall the northern and western boundaries of the Cherry Point Heavy Industrial area not contiguous to another industrial zone be less than 660 feet, nor the natural vegetation removed except for parking and security or protective uses in accordance with Heavy Impact Industrial Policy 1.05 of the Cherry Point-Ferndale Subarea Comprehensive Plan.</li> </ol>	20.68.552	N/A
<ul style="list-style-type: none"> <li>Off-street parking and loading. Off-street parking and loading provisions shall be administered pursuant to WCC 20.80.500. In addition, loading areas must be located in such a manner that no loading, unloading and/or maneuvering of trucks associated therewith takes place on public rights-of-way.</li> </ul>	20.68.652	Parking and loading areas will meet WCC requirements. See Attachment D – Plan Set.

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<ul style="list-style-type: none"> <li>Drainage. All development activity within Whatcom County shall be subject to the stormwater management provisions of the Whatcom County Development Standards unless specifically exempted. No project permit shall be issued prior to meeting submittal requirements relating to stormwater management in the appropriate chapters of the Whatcom County Development Standards.</li> </ul>	20.68.653	Drainage will meet WCC requirements. See Attachment D – Plan Set and Attachment C – Revised PID Section 4.3.6.
Performance Standards	20.68.700	
<ul style="list-style-type: none"> <li>Pollution control and nuisance abatement. Each industry is required to employ continuously the best pollution control and nuisance abatement technology when reasonably and practicably available for each particular industry; provided, that where federal, state, or regional laws or regulations provide for the level of technology to be employed, the appropriate standards shall apply.</li> </ul>	20.68.701	Air quality will be addressed through the EIS and through applicable regulations. See Attachment C – Revised PID sections 4.3.6, 4.5.5, and 4.5.7 and Table 5-1.
<ul style="list-style-type: none"> <li>Heat, light, and glare. All operations and facilities producing heat, light, or glare, including exterior lights, shall be so constructed, screened or used as not to infringe unreasonably upon the use and enjoyment of property beyond the boundaries of the district.</li> </ul>	20.68.702	This requirement will be met through project engineering design.
<ul style="list-style-type: none"> <li>Ground vibration. No ground vibration other than that caused by highway vehicles, trains or construction activity shall be permitted, which is discernible without instruments, at or beyond the property line for the use concerned.</li> </ul>	20.68.703	This requirement will be met through project engineering design.
<ul style="list-style-type: none"> <li>Odors. No odors, dust, dirt, or smoke shall be emitted that are detectable, at or beyond the property line for the use concerned, in such a concentration or of such duration as to cause a public nuisance, or threaten health or safety, or to unreasonably infringe upon the use and enjoyment of property beyond the boundaries of the district.</li> </ul>	20.68.705	This requirement will be met through project engineering design and air quality permitting.
<ul style="list-style-type: none"> <li>Noise. No use in this district shall exceed the maximum environmental noise level established by Chapter 173-60 WAC.</li> </ul>	20.68.705	This requirement will be met through project engineering design.
Minimum setbacks in the HII zone: 100 feet from all road types except for minor access roads; 30 feet setback from minor access roads and side and rear yards.	20.80.210	The project appears to meet all setback requirements except for two structures. Setback variances are being requested for 2 of the transfer towers. See submitted Variance Application.

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Landscaping Location and Spacing. All required open space or any areas of the property not committed to a use requiring pervious surface must be landscaped. This may consist of any combination of trees, lawn, groundcover, and shrubs and up to 20 percent of a non-vegetative decorative pervious material such as washed rock, bricks, or paving stones. However at least one tree will be required for every 2,000 square feet of open space including walkways in addition to screening or planting along the property lines. Natural habitat other than noxious weeds may also be appropriate. Deciduous trees will also be required parallel to all public rights-of-way. Small trees will be spaced approximately 25 feet on center, medium trees 35 feet on center, and large trees 45 feet on center. Alternatively, informal clumps of coniferous or broad-leaved evergreen trees and/or deciduous trees may be utilized in an amount equivalent to a row of trees spaced 25 feet on center. Small, medium, and large trees, shrubs, and groundcover approved for use in county rights-of-way are listed in the Whatcom County Development Standards, Chapter 5, Road Standards, Appendix I. Additional landscaping and screening is required as noted in other sections of this chapter.	20.80.325	Landscaping will meet County requirements. See Attachment D – Plan Set.
Existing Vegetation. (1) Applicants shall be encouraged to retain existing vegetation as appropriate. (2) Existing vegetation may be used to meet all or part of the landscaping requirements of this chapter.	20.80.340	Approximately 73% of the existing vegetation will be maintained. See Attachment D – Plan Set.
Buffering Plantings. Buffers are required when the proposed use is in a commercial or industrial zone, is directly adjacent to, and shares a common boundary with property in a rural or residential zone. They are normally 25 feet wide unless otherwise approved by the administrator upon receipt of a detailed planting plan prepared by a landscape architect or qualified landscape designer. Buffering plantings are intended to provide an all-season visual screen between commercial or industrial uses on one side, and rural or residential uses on the other side. Landscape buffers may be required on road frontages as a condition of development for commercial or industrial development that includes outside storage of materials, outside parking of equipment or vehicles other than vehicles for sale on the site, and similar uses that can be a visual distraction or unsightly to persons on the public right-of-way. Plant materials that have minimal irrigation needs, and are native or have a demonstrated suitability for Whatcom County are required. Twenty-five-foot planted buffers shall, at a minimum, consist of two offset rows of predominantly coniferous trees at an average spacing of 15 feet triangulated on center or an equivalent effect. Some deciduous trees shall be included and shrubs may be interspersed to provide interlocking root structures to	20.80.345	Buffer requirements will be met through the preservation of existing vegetation along zone boundaries. See Attachment D – Plan Set.



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<p>reduce windthrow. Fifty-foot planted buffers will require four rows of trees in the same triangulated pattern as required in 25-foot buffers. Existing natural buffers are encouraged but may need additional width or be augmented with additional landscaping or fencing to provide the required sight barrier.</p>		
<p>Parking areas. A minimum five-foot wide landscape strip shall be provided around the perimeter of all parking areas. Natural or planted buffers may be considered to meet this requirement. Tree spacing will be as required parallel to rights-of-way. Whenever a nonresidential parking lot containing more than 10 parking spaces is located in or adjacent to a residential zone, it shall also be screened on any side facing residential uses or zones where there is no intervening street. This screen shall consist of a fence, wall, or acceptable planting screen at least four feet in height. The visual impact of parking areas shall be minimized by separating the area into modules that contain no more than 12 vehicles in a row. Each module shall be separated from other areas by a five-foot wide planting strip containing trees, shrubbery, or other ground cover in such substantial density as to break up long sight lines and overviews of parked cars. Adjacent uses on separate parcels may combine their parking lots to enhance circulation without the necessity for intervening landscaping except for maintaining the module pattern.</p>	<p>20.80.350</p>	<p>Landscaping in parking areas will meet County requirements. See Attachment D – Plan Set.</p>