



Permit Center
210 Lottie Street
Bellingham, WA 98225
phone: 360-778-8300
fax: 360-778-8301
www.cob.org

RECEIVED
NOV 30 2009

CITY OF BELLINGHAM
BUILDING DEPARTMENT

TO BE COMPLETED BY STAFF
Date Received 11/30/2009
Case Number 20N2009-00012

COMPREHENSIVE PLAN AMENDMENT
DOCKET APPLICATION FORM

Use this form to request docketing of a proposed comprehensive plan amendment. Applications may be submitted at any time but must be received by December 1 of each year for review during the following year. Please complete the following and attach additional pages as needed. Incomplete applications will not be accepted.

1. An application must include the following materials:

- Checkmarks for Docket Application Form and Fee payment calculated at 10% of the total comprehensive plan amendment fee.

(a) General comprehensive plan amendments: \$1,849 x 0.1 = \$185 due at docket application.

OR

(b) Site specific comprehensive plan amendments: \$1,849 base fee + \$213 per acre over first acre (\$12,750 max.) x 0.1 = fee due at docket application.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: Seaview Boatyard North, Inc. Phone: 360-676-8282
Address: 2652 Harbor Loop Dr.
City/State/Zip: Bellingham, WA 98225
Email: north@seaviewboatyard.com Fax: 360 676 8285

Name of contact if applicant is a group: John Papajani john@seaviewboatyard.com

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive Plan Application must be submitted within 30 days of the Council's docket decision in order to continue to final review. Failure to submit a complete application prior to the deadline will result in removal from the docket.

Applicant signature: [Signature]

3. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in strikethrough and underline format. Reference the location in the Plan where the change is proposed.

see attached addendum.

4. Explain why the amendment is needed.

To allow construction of a new building to enable work on larger commercial and pleasure craft.

5. Describe why the amendment will result in long-term benefits to the community as a whole and is in the best interest of the community.

Create jobs at both our company and our sub contractors. Help protect Bellingham bay by moving work indoors.

6. Describe how the proposed amendment to the plan is supported by or consistent with the existing goals and policies of the comprehensive plan and the State Growth Management Act.

see attached addendum

7. Have circumstances changed sufficiently since the adoption of the comprehensive plan and/or neighborhood plan to justify the proposed change? If so, please explain.

For the past decade boats are getting larger on average. To keep the owners from taking their boats elsewhere we need to accomodate them.

8. Have the underlying assumptions found in the comprehensive plan and/or neighborhood plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, please explain.

see #7 above

9. Does the proposed amendment promote a more desirable land use pattern for the community as stated in the goals and policies in the comprehensive plan? Are there environmental constraints (such as wetlands, steep slopes, significant stands of trees, etc.) present on the site to such a degree that development of the site is economically or physically unfeasible under the existing land use designation? Please explain.

The proposal would ~~allow~~^{improve} a marina related use in the outer harbor in keeping with WFB Character Area 2, Equaticom.

10. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures could be taken to ensure compatibility with the uses of other property in the area?

The proposal should have no impact on current uses of other properties. Most other properties support marine related uses.

PROPERTY INFORMATION

Complete this section if the proposal includes a site-specific amendment to a comprehensive plan land use designation.

1. Property Owner

Name: Port of Bellingham Phone: 360 676 2500
Address: 1800 Roeder
City/State/Zip: Bellingham WA 98225
Email: _____ Fax: _____

2. Owner's Authorized Agent/Contact

Name: John Papajani, Seaview Boatyard Phone: 206 789-3030
Address: 4701 Shilshole Ave. NW
City/State/Zip: Seattle, WA 98107
Email: john@seaviewboatyard.com Fax: 206 789 3176

3. Assessor Parcel Numbers: portion of 380225 130 445

4. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

5. Neighborhood Name: Central Business District Area Number: 3

Current Comprehensive Plan Land Use Designation: Area 3

6. Proposed Comprehensive Plan Land Use Designation: Area 1

7. Current Zoning: Waterfront Commercial

8. Proposed Zoning: Light Industrial

Property Owner(s)

I am the owner of the property described above or am authorized by the owner to sign and submit this application. I grant permission for the City staff and agents to enter onto the subject property at any reasonable time to consider the merits of the application and post public notice. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete and correct.

I also acknowledge that by signing this application I am the responsible party to receive all correspondence from the City regarding this project including, but not limited to, expiration notifications. If I, at any point during the review or process, am no longer the Applicant for this project, it is my responsibility to update this information with the City in writing in a timely manner.

Signature by Owner/Applicant/Agent [Signature]
Date 11/25/09
City and State where this application is signed: Bellingham, WA
City State

10-P1
OP-3



PORT OF BELLINGHAM
Washington State

RECEIVED

NOV 30 2009

City of Bellingham
Planning

November 30, 2009

Steve Sundin
Planning Division
City of Bellingham
210 Lottie Street
Bellingham, WA 98225

via email ssundin@cob.org

Re: Seaview North
2652 Harbor Loop Drive

Dear Steve:

The Port of Bellingham authorizes Seaview Boatyard North, Inc., to pursue a neighborhood comprehensive plan amendment rezone for the property commonly known as 2652 Harbor Loop Drive. Seaview Boatyard North, Inc. has held a leasehold interest on this site since May 1, 2002.

If you have any questions, please do not hesitate to contact either me or Sylvia Goodwin, Director of Planning, at 676-2500.

Sincerely,

PORT OF BELLINGHAM

Lydia Bennett, CCIM[®], CPM
Director of Real Estate

cc: Fred Seeger
Sylvia Goodwin
John Papajani, Seaview
Phil Riise, Seaview



PORT OF BELLINGHAM
Washington State

RECEIVED

DEC 04 2009

City of Bellingham
Planning

November 30, 2009

Steve Sundin
Planning Division
City of Bellingham
210 Lottie Street
Bellingham, WA 98225

via email ssundin@cob.org

Re: Seaview North
2652 Harbor Loop Drive

Dear Steve:

The Port of Bellingham authorizes Seaview Boatyard North, Inc., to pursue a neighborhood comprehensive plan amendment rezone for the property commonly known as 2652 Harbor Loop Drive. Seaview Boatyard North, Inc. has held a leasehold interest on this site since May 1, 2002.

If you have any questions, please do not hesitate to contact either me or Sylvia Goodwin, Director of Planning, at 676-2500.

Sincerely,

PORT OF BELLINGHAM

Lydia Bennett, CCIM[®], CPM
Director of Real Estate

cc: Fred Seeger
Sylvia Goodwin
John Papajani, Seaview
Phil Riise, Seaview

10-P1
OP-5

Comprehensive Plan Amendment Docket Application Form Addendum Seaview Boatyard North, Inc.

LOCATION OF PROJECT: 2652 Harbor Loop Drive

TYPE OF PERMIT(S) NEEDED: Amendment to Comprehensive Plan and Rezone

APPLICANT:

Seaview Boatyard North, Inc.
2652 Harbor Loop Drive
(360) 676-8282

QUESTION:

#3

Seaview Boatyard North, Inc. is making application for a neighborhood comp plan amendment to rezone land in and around our site (commonly known as 2652 Harbor Loop Drive) from an Area 3 designation to an Area 1 designation within the CBD neighborhood by moving the zoning line to the south line of our leasehold.

#6

Proposed amendment supports the goals of the Bellingham Comprehensive Plan per its Framework, Goals, and Policies Chapter:

*VB54 "Mixed-use development on the waterfront has allowed for a mix of water dependent uses and residential, recreational, professional, **commercial and industrial uses**. This marks a change from the previous pattern of primarily heavy industrial uses, though **Bellingham Bay remains a working waterfront**, both in Fairhaven and in the downtown area."*

We are currently losing customers to boatyards in other areas of the Salish Sea because we cannot work on large vessels indoors.

*VB 57 – "**Citizens and property owners join forces to protect the quality of Lake Whatcom, its watershed, the City's other lakes and creeks and Bellingham Bay**. Through community education, regulation, performance based development standards, and public and private cooperation, the community as a whole supports protection of these natural resources as a priority."*

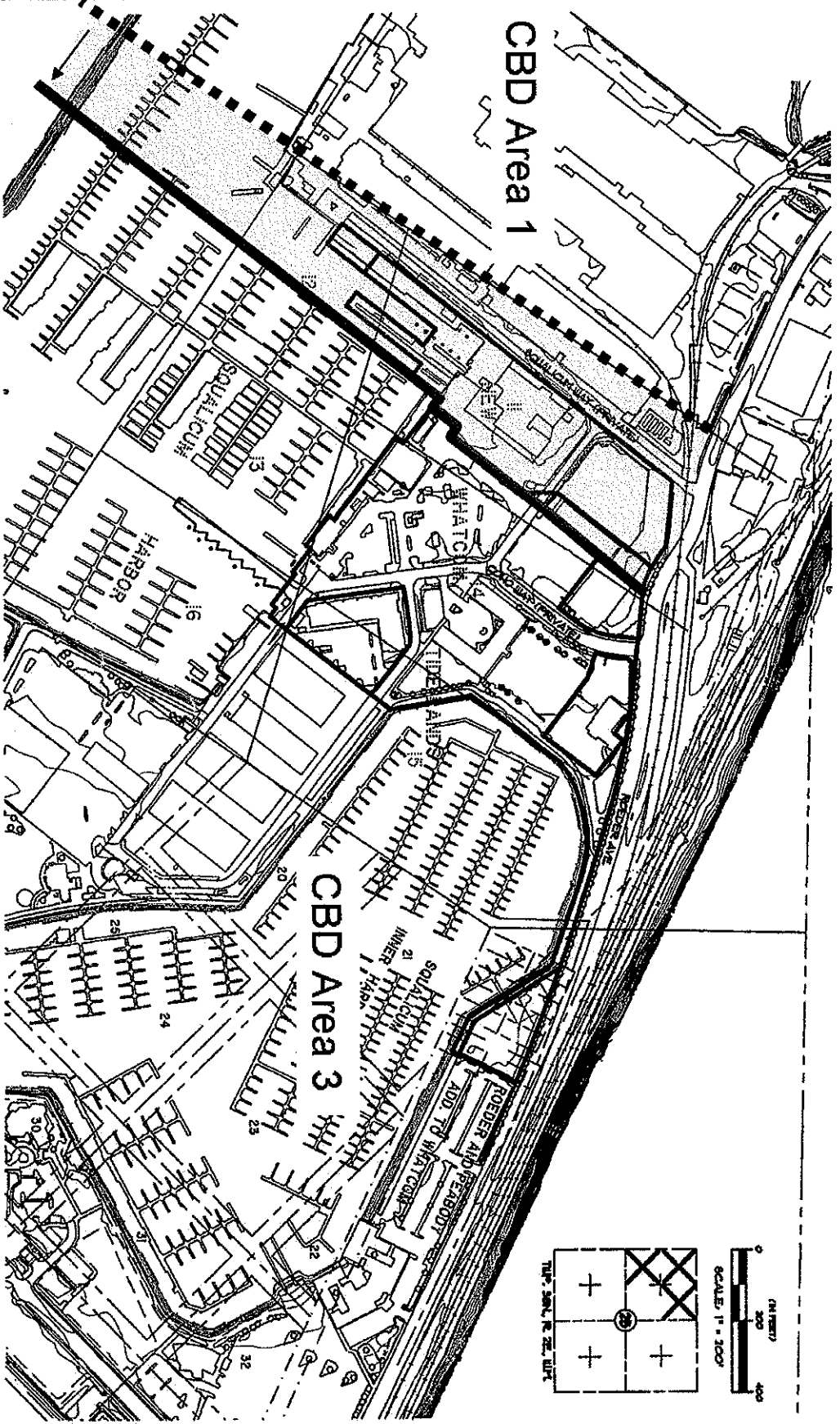
The proposed amendment would permit the construction of a new building thereby allowing work currently done outside to be done indoors. This would eliminate pollutants from the work to enter the storm water going into Bellingham Bay.

10-P1
OP-L6

SEAVIEW NORTH PROPOSED CENTRAL BUSINESS DISTRICT COMPREHENSIVE PLAN AMENDMENT APPLICATION MAP

CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

21
10
06

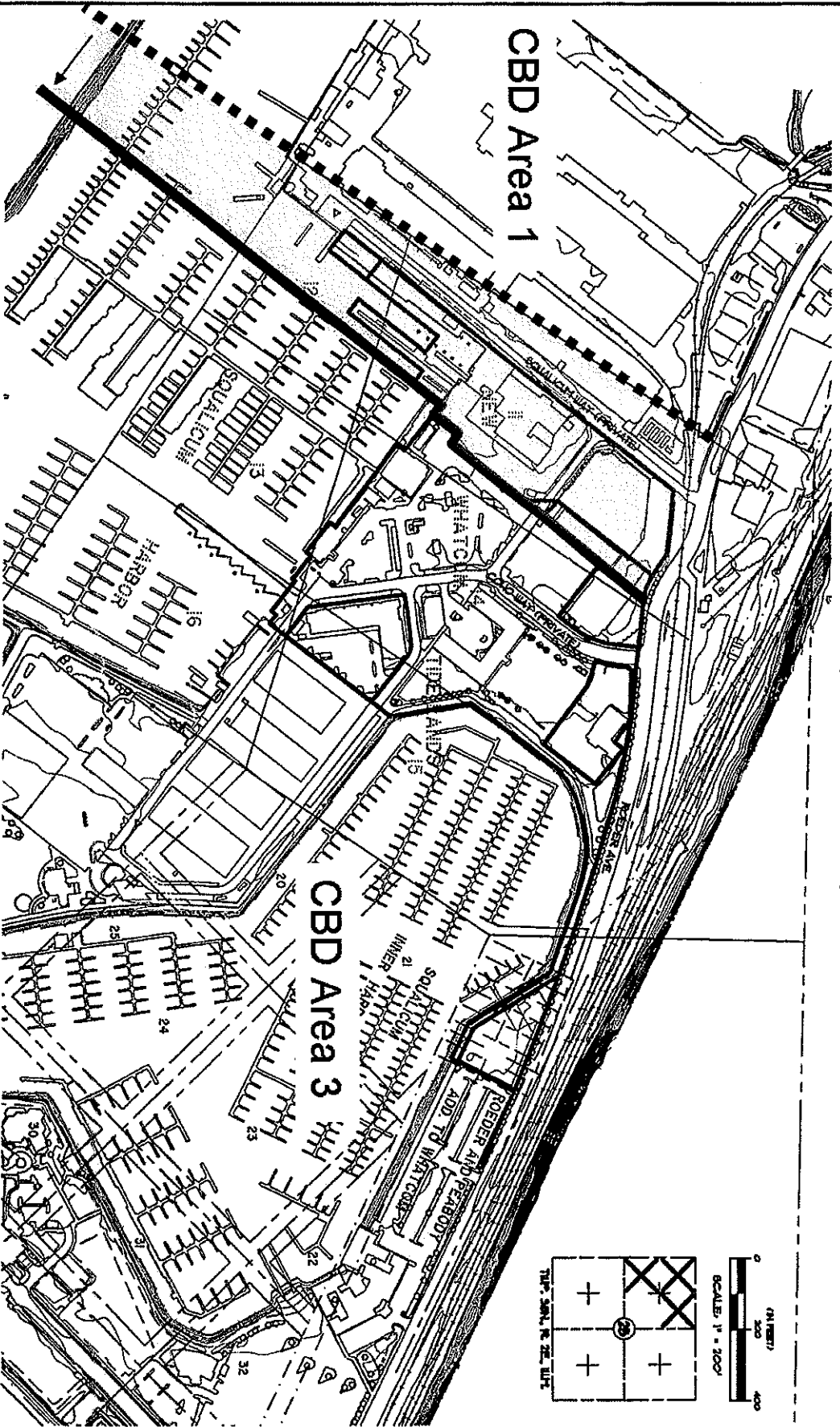


10/20/2006

| | |
|--|-----------------------|
| <p>Expand CBD Area 1 Reduce CBD Area 3</p> | |
| DATE: 10/20/06 | APPROVED: [Signature] |
| PROJECT NO. | DATE |
| <p>PLAN OF THE LAND AND THE CITY OF BELLINGHAM, WASHINGTON TITLE: SEAVIEW NORTH, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON</p> | |

SEAVIEW NORTH PROPOSED CENTRAL BUSINESS DISTRICT COMPREHENSIVE PLAN AMENDMENT APPLICATION MAP

CITY OF BELLINGHAM, WHATCOMH COUNTY, WASHINGTON



--- Existing CBD Area Boundary
 — Proposed CBD Area Boundary

Expand CBD Area 1
 Reduce CBD Area 3

| | | |
|---|------------------|------|
| PROJECT NO. 2007 | APPROVED BY DATE | DATE |
| T1P-30N R1E S1E CITY OF BELLINGHAM, WHATCOMH COUNTY, WASHINGTON | | |
| T1P-30N R1E S1E | | DATE |

10-11-08