

SHORELINE COMMITTEE AGENDA COVER SHEET

Meeting Date		Staff Contact	
8/20/2009		STEVEN SUNDIN, 778-8359	
Subject:			
Installation of two new sewer pump-out stations on new 8' x 10' floats; one each at Gate 8 and Gate 9 in the Squalicum Harbor Marina. Project also includes installation of new 3-inch sewer main connections from the new pump-outs to existing facilities in Roeder Avenue and North Harbor Loop.			
APPLICANT: Port of Bellingham, Adam Fulton, contact, 676-2500. LOCATION: Gates 8 and 9, Squalicum Marina. Areas 3 and 7, CBD. Urban and Urban Multi-use shoreline.			
Attachments:			
1. EXHIBIT A Vicinity map / site plan / aerial photograph			
2. EXHIBIT B City SMP compliance			
Meeting Type		Category	
<input type="checkbox"/> Public Hearing		<input type="checkbox"/> Legislative	
<input checked="" type="checkbox"/> Public Meeting		<input checked="" type="checkbox"/> Quasi-judicial	
<input type="checkbox"/> Work Session		<input type="checkbox"/> Information Only	
<input type="checkbox"/> Briefing			
Clearances		Initials	Date
Tim Stewart, Director		<i>TS</i>	8-12-09
Steven Sundin, Planner		<i>SS</i>	8-11-09
Previous Commission Meeting or Action:			
None.			
Recommended Action:			
Approve as proposed.			

1 **STAFF REPORT**

2
3 **Agenda Topic:** Two sewer pump-out stations; one each at Gate 8 and Gate 9 in the
4 Squalicum Harbor Marina.
5
6 **For:** August 20, 2009 Shoreline Committee public meeting (Quasi-judicial)
7
8 **Staff Contact:** Steve Sundin, Planner
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10 **I. SUMMARY OF PROPOSAL:**

- 11
12 ✓ Two new floats; each are 8-feet by 10-feet and will be attached to existing floats at
13 the base of the gate gangways. (New pilings are NOT required)
14 ✓ Each new float will house a new pump-out station, a cart storage area and a wash-
15 down station.
16 ✓ New 3-inch diameter forced mains from each new pump-station will be hung from the
17 existing gangway and eventually connected to existing public sewer mains in Roeder
18 Avenue and North Harbor Loop.
19

20 The purpose of the project is to provide additional sewer pump-out stations at the marina so
21 that it is convenient for proper discharge of these materials as opposed to disposing of them
22 in open water in Bellingham Bay and beyond.
23

24 Currently there are pump-out stations located at the main boat launch and at Gates 1, 3, 5,
25 6 and 12.
26

27 Typically, boat owners wheel a cart to the side of their boat, attach a hose from their waste
28 tank to the tank on the cart, suck the waste out of the vessel's waste tank into the cart,
29 wheel it back to the pump-out station, attach the pump-out station hose, the material is
30 forced up the new 3-inch sewer main to abutting public mains, the cart is washed off and
31 then left for the next user.
32

33 **II. SHORELINE COMMITTEE ROLE**

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35 The Shoreline Committee will review the proposal and the staff recommendation in terms of
36 the proposal's consistency with the 1989 Shoreline Master Program. The Shoreline
37 Committee recommendation will be forwarded to the Director for his consideration and final
38 approval.
39

40 **III. STAFF RECOMMENDATION**

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42 Staff recommends approval of the project as proposed.
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44 **IV. ATTACHMENTS**

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46 EXHIBIT A Vicinity map, site plans, equipment photographs
47 EXHIBIT B Findings of Fact
48

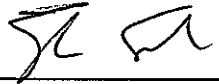
49 **V. STAFF RECOMMENDATION**

50
51 Approve of the project as proposed

POB Gate 8 & 9 pump-out stations

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Staff Report prepared by:

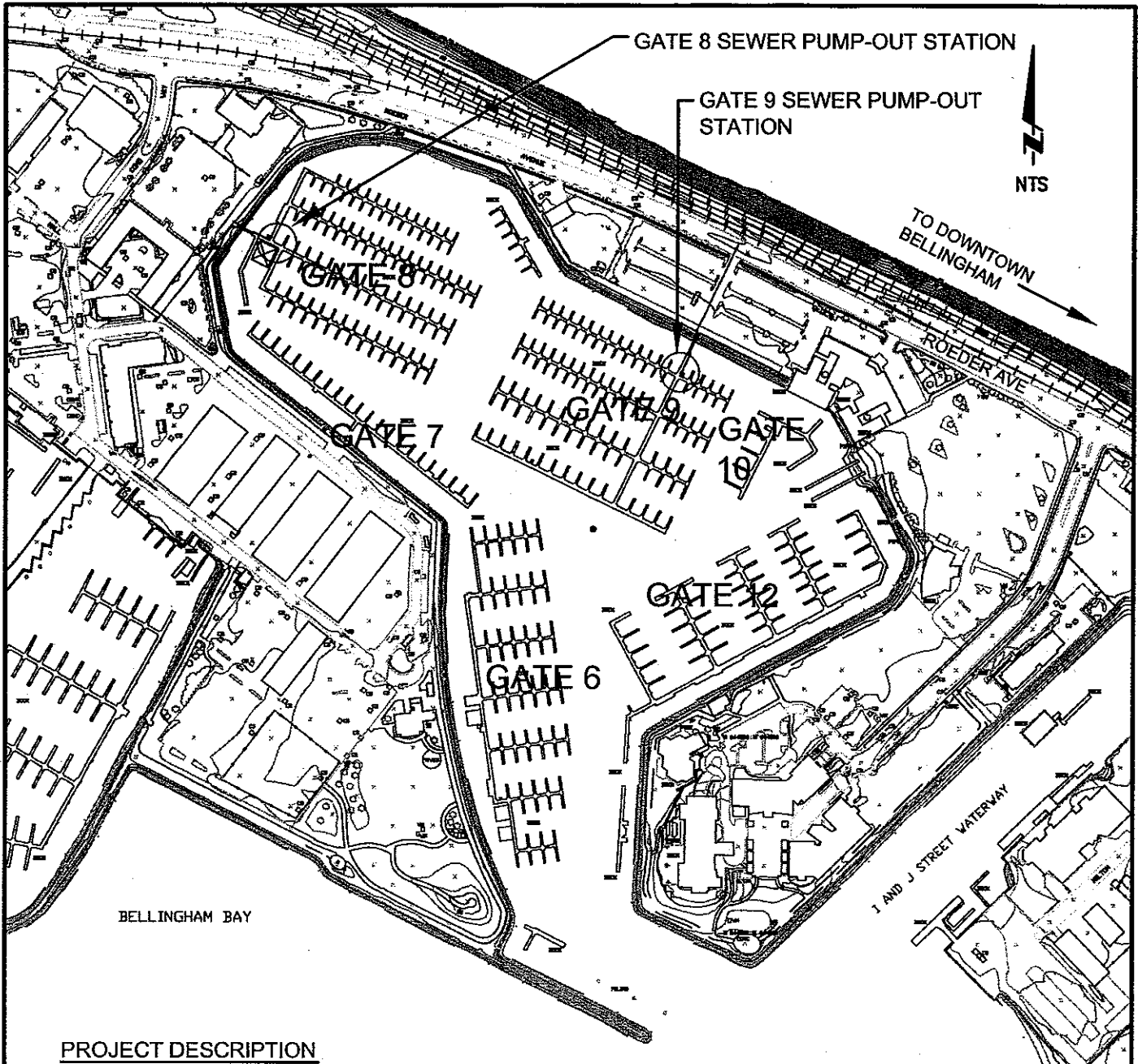
 8-11-09

Steven Sundin, Planner

Staff Report reviewed for submittal by:

Tim Stewart, Planning Director

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PROJECT DESCRIPTION

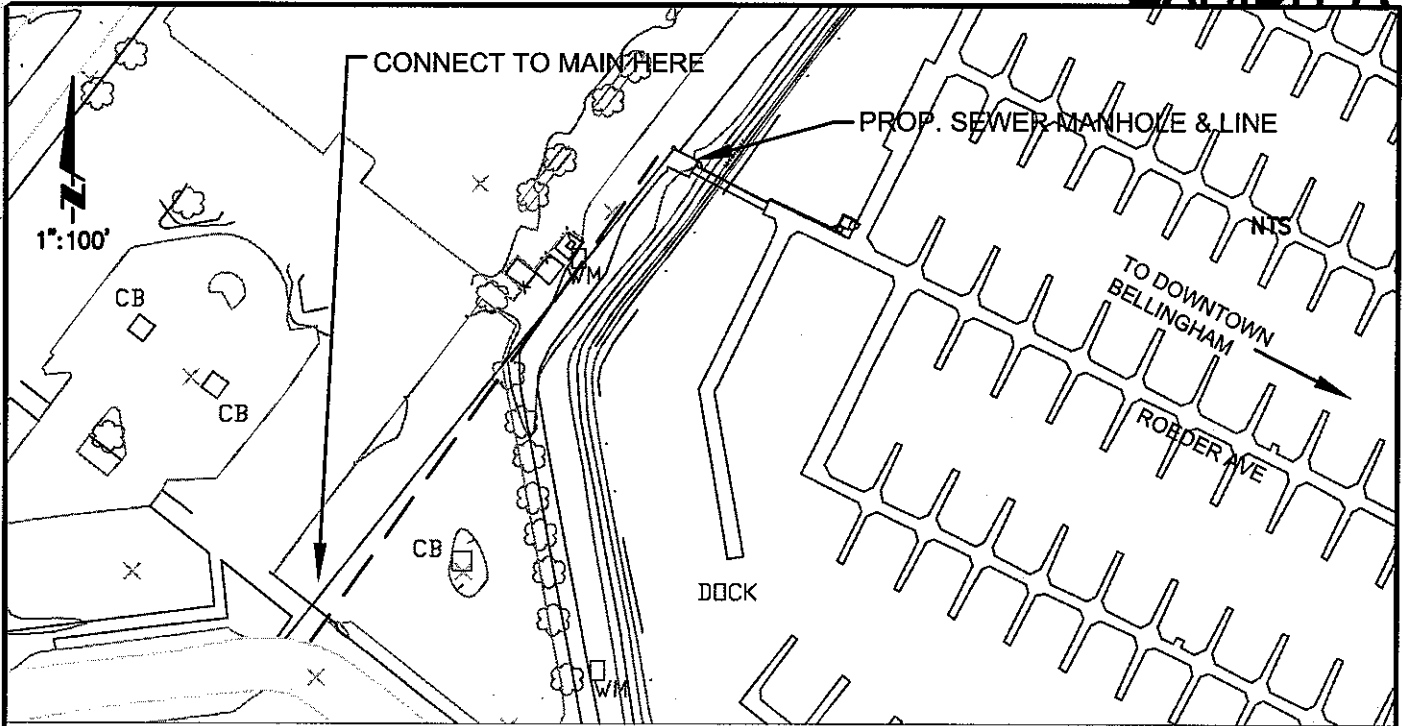
AT EACH GATE:

1. INSTALL AN 10' X 8' FLOAT
2. INSTALL A CORNER WELDMENT CONTAINING A SUMP PUMP LIFT STATION
3. ATOP THE FLOAT INSTALL A FIBERGLASS GARAGE TO HOUSE THE SEWER PUMP CART
4. ATOP THE FLOAT INSTALL A SEWER WASHDOWN STATION
5. INSIDE THE FIBERGLASS GARAGE PARK A SEWER PUMP CART
6. FROM THE SUMP PUMP LIFT STATION RUN A 3" OR SMALLER FORCE MAIN TO THE RAMP AND UP THE RAMP TO THE MAIN LAND.
7. INSTALL A MANHOLE AT THE TOP OF THE RAMP
8. ROUTE A SEWER LINE FROM THE MANHOLE TO THE CITY SEWER

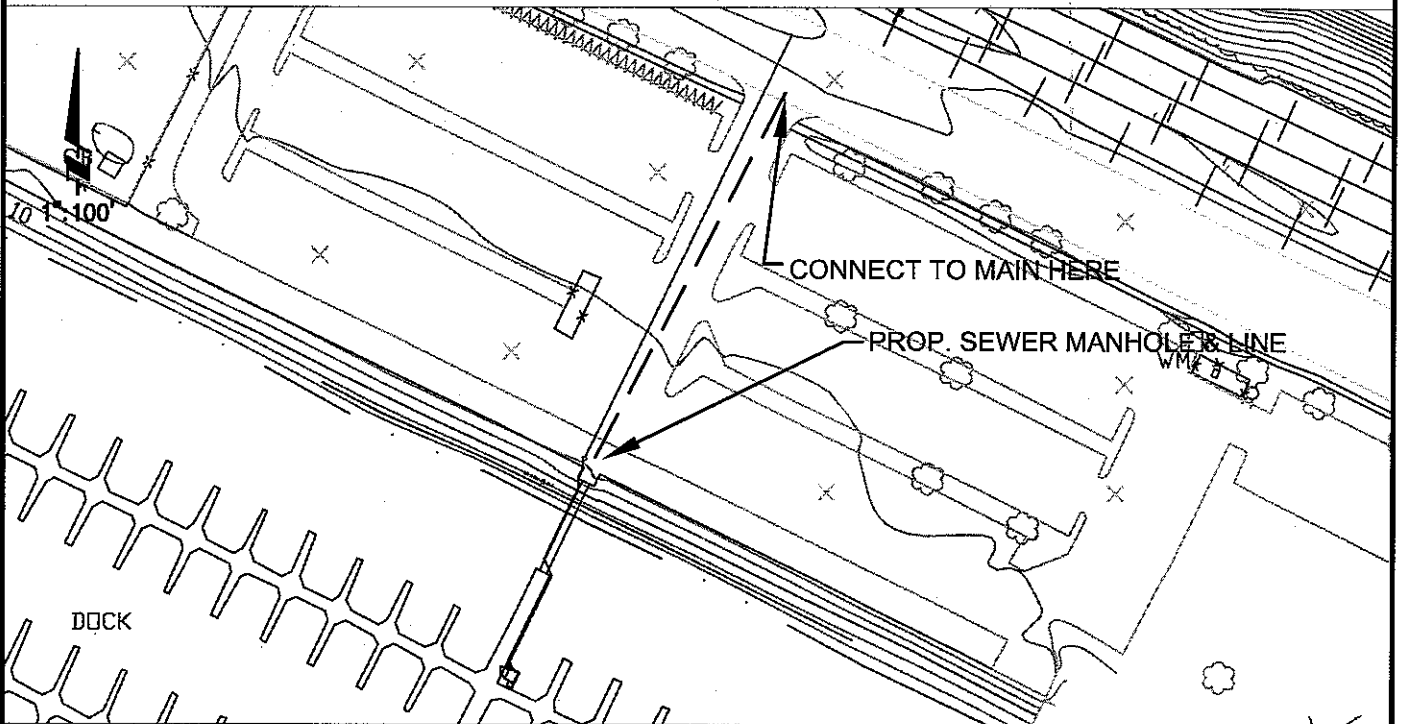
PURPOSE:
 JARPA PERMIT FOR SQUALICUM
 INNER HARBOR GATES 8 & 9 SEWER
 SOURCE: USGS

SITE MAP
 PORT OF BELLINGHAM

SQUALICUM INNER HARBOR GATE 8 & 9
 SEWER PUMP-OUT STATIONS
 AT: SQUALICUM HARBOR
 COUNTY OF: WHATCOM STATE: WA
 APPLICATION BY: PORT OF BELLINGHAM
 SHEET: 2 OF 6 DATE: 4/3/9



GATE 8 SEWER CONNECTION



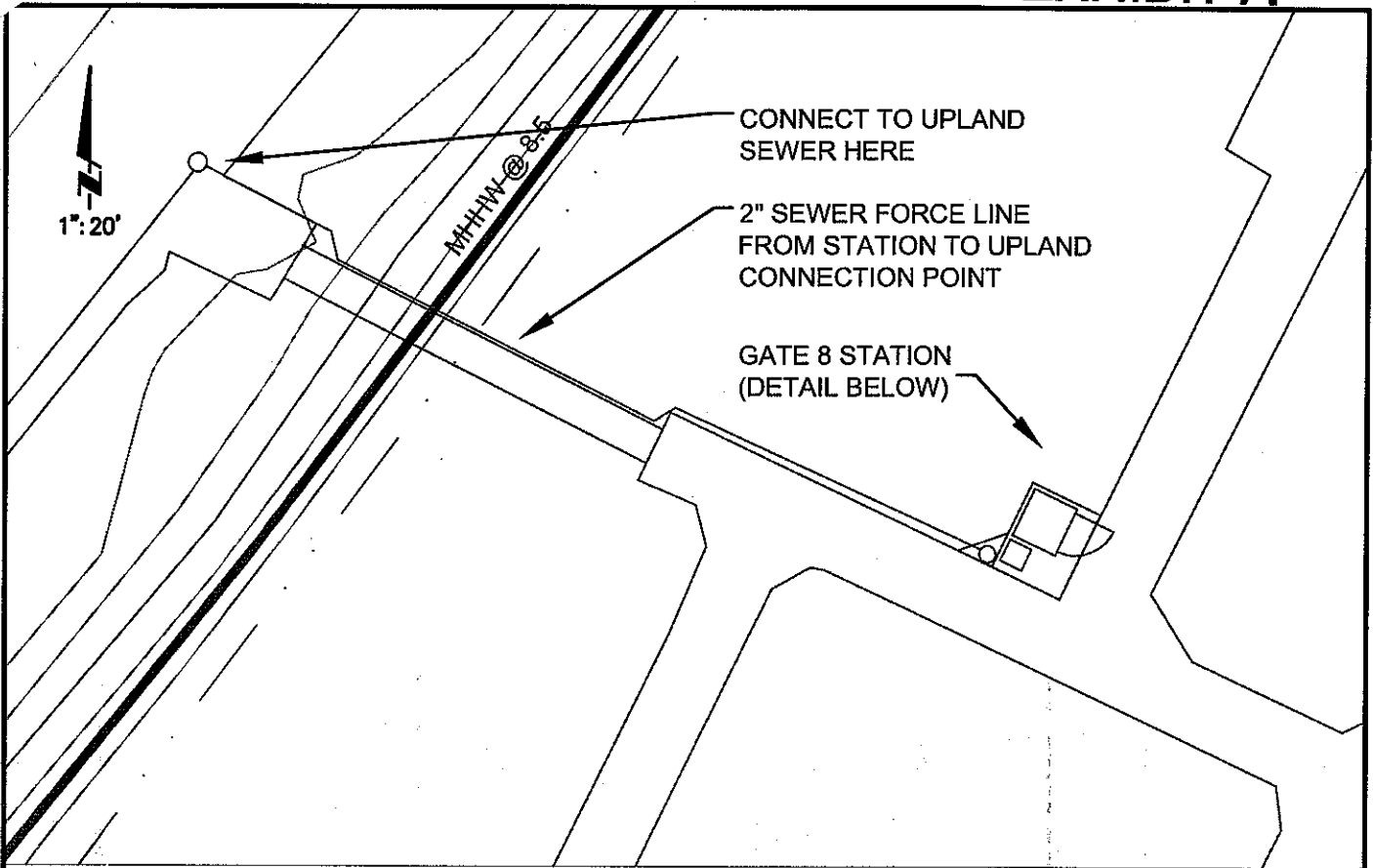
GATE 9 SEWER CONNECTION

PURPOSE:
 JARPA PERMIT FOR SQUALICUM
 INNER HARBOR GATES 8 & 9 SEWER
 SOURCE: USGS

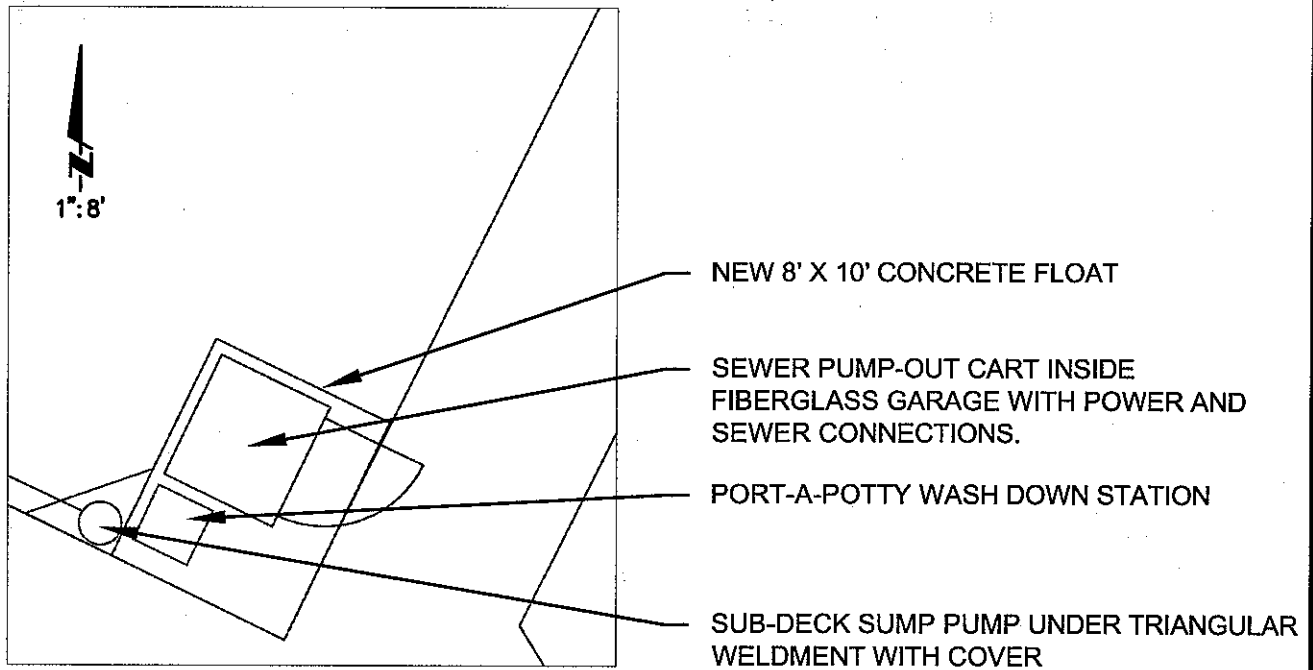
UPLAND SEWER ROUTING
 PORT OF BELLINGHAM

SQUALICUM INNER HARBOR GATE 8 & 9
 SEWER PUMP-OUT STATIONS
 AT: SQUALICUM HARBOR
 COUNTY OF: WHATCOM STATE: WA
 APPLICATION BY: PORT OF BELLINGHAM
 SHEET: 3 OF 6 DATE: 4/3/9

EXHIBIT A



GATE 8 LAYOUT



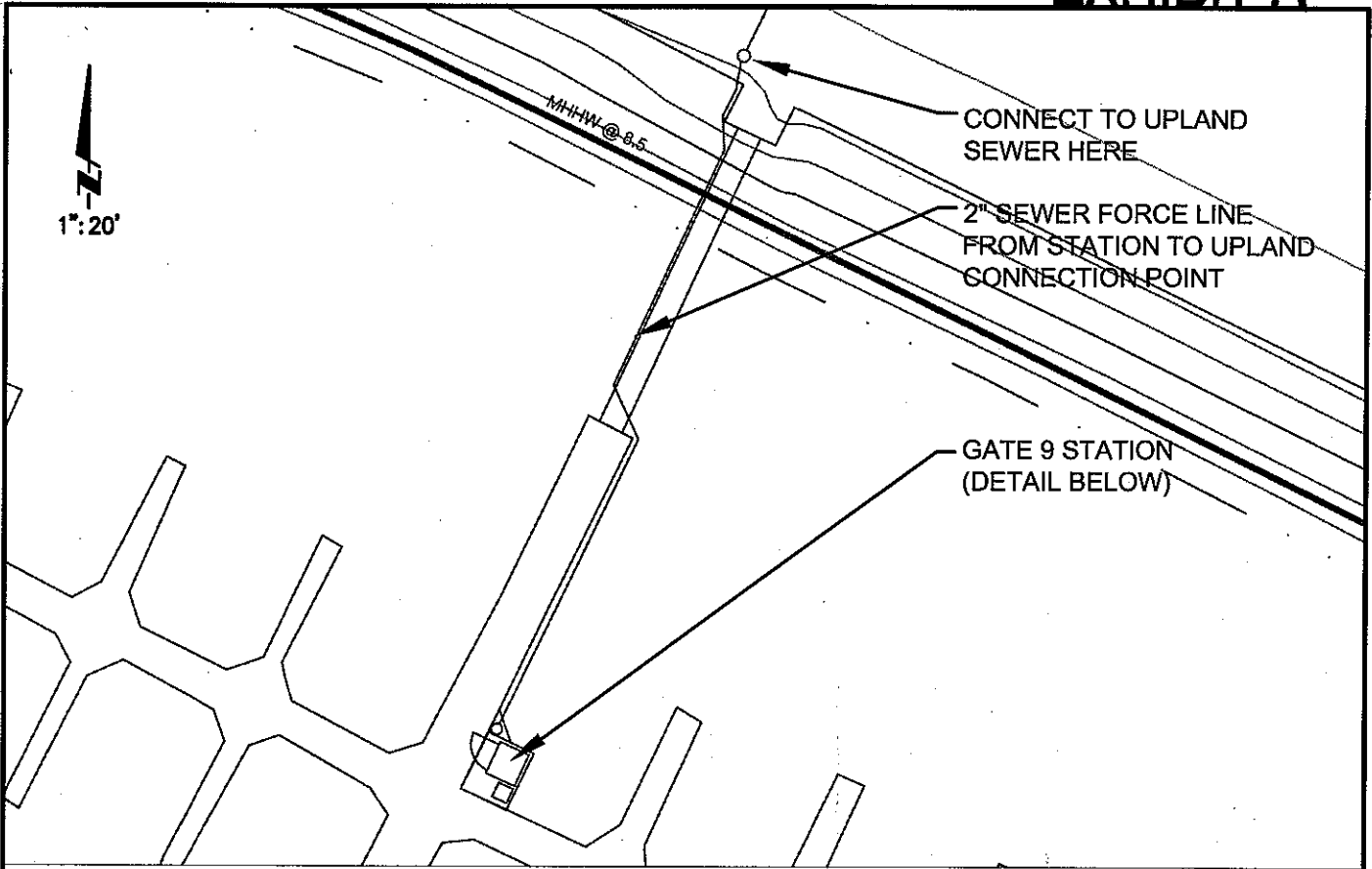
STATION DETAIL

PURPOSE:
 JARPA PERMIT FOR SQUALICUM
 INNER HARBOR GATES 8 & 9 SEWER
 SOURCE: USGS

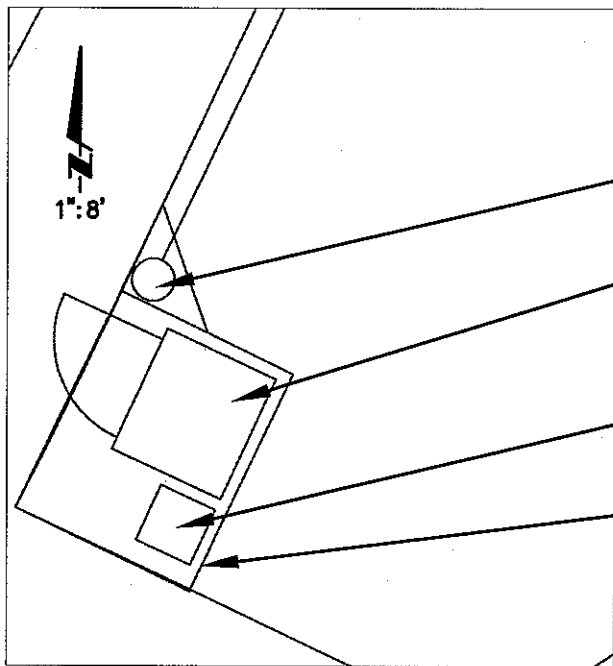
GATE 8 SEWER STATION
 PORT OF BELLINGHAM

SQUALICUM INNER HARBOR GATE 8 & 9
 SEWER PUMP-OUT STATIONS
 AT: SQUALICUM HARBOR
 COUNTY OF: WHATCOM STATE: WA
 APPLICATION BY: PORT OF BELLINGHAM
 SHEET: 4 OF 6 DATE: 4/3/9

EXHIBIT A



GATE 9 LAYOUT



- SUB-DECK SUMP PUMP UNDER TRIANGULAR WELDMENT WITH COVER
- SEWER PUMP-OUT CART INSIDE FIBERGLASS GARAGE WITH POWER AND SEWER CONNECTIONS.
- PORT-A-POTTY WASH DOWN STATION
- NEW 8' X 10' CONCRETE FLOAT

STATION DETAIL

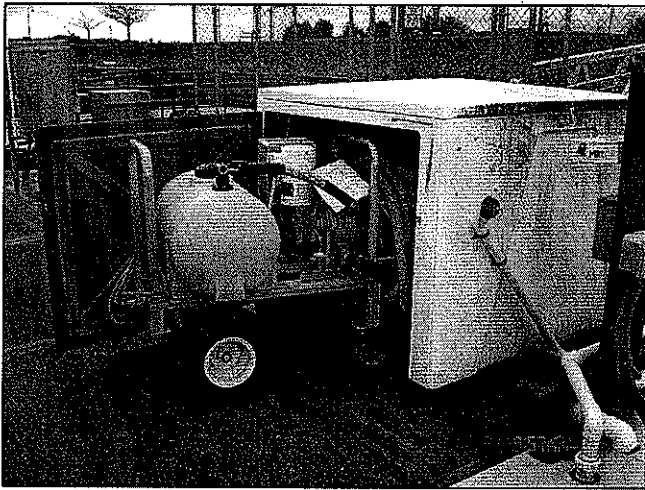
PURPOSE:
 JARPA PERMIT FOR SQUALICUM
 INNER HARBOR GATES 8 & 9 SEWER
 SOURCE: USGS

GATE 9 SEWER STATION

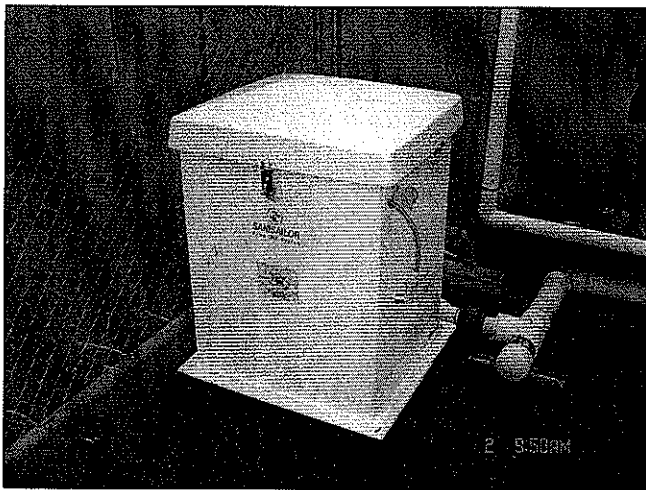
 PORT OF BELLINGHAM

SQUALICUM INNER HARBOR GATE 8 & 9
 SEWER PUMP-OUT STATIONS
 AT: SQUALICUM HARBOR
 COUNTY OF: WHATCOM STATE: WA
 APPLICATION BY: PORT OF BELLINGHAM
 SHEET: 5 OF 6 DATE: 4/3/9

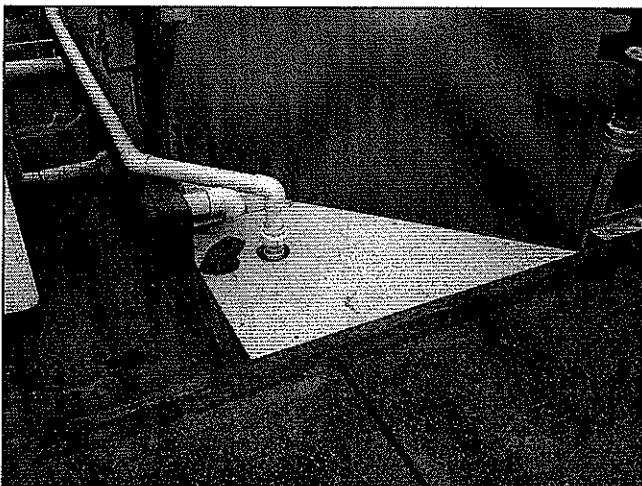
1-6



SEWER PUMP-OUT CART &
FIBERGLASS GARAGE



PORT-A-POTTY WASH DOWN
STATION



SUB-DECK SUMP PUMP
UNDER TRIANGULAR
WELDMENT

PURPOSE:
JARPA PERMIT FOR SQUALICUM
INNER HARBOR GATES 8 & 9 SEWER
SOURCE: USGS

EQUIPMENT DETAILS

PORT OF BELLINGHAM

SQUALICUM INNER HARBOR GATE 8 & 9
SEWER PUMP-OUT STATIONS
AT: SQUALICUM HARBOR
COUNTY OF: WHATCOM STATE: WA
APPLICATION BY: PORT OF BELLINGHAM
SHEET: 6 OF 6 DATE: 4/3/9

FINDINGS OF FACT : SHR2009-00009

Compliance with the City's 1989 Shoreline Master Program

Section 24 – URBAN MARITIME ENVIRONMENT:

A. **DEFINITION:** Areas proximate to navigable waters and are suitable for water borne commerce or other water dependent use.

B. **PURPOSE AND INTENT:** The purpose of the Urban Maritime Environment is to reserve areas of land use activities that require proximity to navigable waters.

C. REGULATIONS

1. Permitted uses must be:
 - a. Water-dependent, or
 - b. Publicly owned waterfront recreational uses, which make use of a unique shoreline resource such as a waterfront park, view, tower, public pathway, public maritime interpretive display, or aquarium.
 - c. Required public access features. The above uses are permitted on over-water construction.
2. Non-water dependent uses, excluding residences, may be permitted as accessory uses provided they functionally support a permitted use. Accessory uses must be vacated if the primary use they support is vacated. Uses permitted as accessory uses shall not be built on over-water construction in the Urban Maritime Environment.
3. **Conditional Uses:** Water enjoyment uses may be permitted as conditional uses on land above the ordinary high water mark in the Urban Maritime Environment provided they meet all other ordinances, codes and regulations and provided they meet the following conditions:
 - a. The proposed development provides continuous public access at the water's edge.
 - b. The proposed use does not interfere or restrict existing or permitted water-dependent uses. Water-dependent commercial and industrial uses have primary over water-enjoyment uses in the Urban Maritime Environment.
 - c. Other conditions as set by the Direction of the Planning and Economic Development. Water enjoyment uses except for publicly owned waterfront recreational uses may not be built on over-water construction in the Urban Maritime Environment.

Section 25 – URBAN MULTI-USE ENVIRONMENT:

A. DEFINITION: Areas which have one or more of the following characteristics:

1. Offer unique opportunities for development.
2. Offer significant opportunities to the public to enjoy the shoreline.
3. Do not offer suitable conditions for waterborne commerce or other water-dependent or water-related uses.

B. PURPOSE AND INTENT: The purpose of the Urban Multi-Use Environment is to provide the opportunity to develop a variety of commercial uses that increase the economic utilization of waterfront and the public's ability to enjoy the shoreline.

C. REGULATIONS:

1. Uses – permitted uses on land above the ordinary high water mark must be:
 - a. Water-dependent uses.
 - b. Water-enjoyment uses.
 - c. Public access.
2. In the Urban Multi-Use environment between Douglas and Bennett Avenues, non-water oriented uses including multi-family residences may be permitted landward of the ordinary high water mark providing:
 - a. A site plan for the entire environment area indicating the location of water oriented and non-water oriented uses is reviewed by the Shoreline Committee and approved by the Director of Planning and Economic Development. The plan shall include a public access element indicating the location of trails and other areas open to the public. The plan shall minimize view disruption by providing view corridors and varying walls and rooflines. The plan shall provide the public with physical access to the shore consistent with the goals and policies of this Program. A trail connection running parallel to the shore between the development and the shoreline shall be provided.
 - b. Non-water oriented uses shall be permitted only in conjunction with other permitted uses. Non-water oriented uses shall not be occupied prior to occupancy of water oriented uses.
3. In the Urban Multi-Family environment in the Squaticum Harbor area north of the I and J Waterway, non-water depended uses may be permitted landward of the ordinary high water mark as part of a convention center development which contains water oriented uses open to the pubic providing:
 - a. Non-water oriented uses are recognized as being necessary to achieve the development of a hotel/convention center on the site.
 - b. Non-water oriented uses when at ground level, shall not cover more than 15% of the total area within the development site. Private residences shall not be occupied prior to the hotel/ convention center obtaining a temporary occupancy permit.

- c. The uses must not impair public access to the water.
 - d. Developments with non-water oriented and residential uses must provide continuous public access between the use and the shoreline.
4. The following uses are permitted on over-water construction in the Urban Multi-Use Environment:
- a. Water dependent uses
 - b. Public access
 - c. Water-enjoyment uses, provided that public access, a minimum of 12 feet wide is provided continuously around the perimeter of the pier or other over-water structures and provided that a minimum of 20% of the surface area of the pier or over-water structure whichever is greater, excluding interior walkways or courtyards be devoted to public access, provided that the water-ward and adjacent sides of the stores above the ground floor level be committed to uses which enhance visual access to the water for the general public.
5. Public Access – Public access in accordance with Section 26 and as approved by the City of Bellingham shall be required for all developments in the Urban Multi-Use Environment except where such access is determined to be unfeasible with the operations of a proposed water-dependent use by the City Council.
6. Maximum Height for Over-Water Structures – The maximum height for any structure built on over-water construction shall be 37' as measured vertically from the mean higher high tide to the highest point on the coping of a flat roof or the average elevation of the highest gable of a pitch or hip roof.

STAFF RESPONSE: The new floats, pump-out stations and sewer mains functionally support a permitted water-dependent use – in this case the marina.

Section 26: GENERAL REGULATIONS:

- A. The following activities are allowed within the setbacks required in Section 18 through 25 of this ordinance or in any water body, EXCEPT in a Natural Environment.
- 1. Road, railroad, and utility construction necessary to span the shorelines to facilitate the circulation or utility network of the City.
 - 2. Over-water construction including: Piers docks, floats, breakwaters, jetties and groins are permitted within Urban I, Urban Maritime and Urban Multi-Use Environments and those areas of Conservancy I designation located from the north section line of Section 14 Township 37 north, Range 2 east northerly to the south right-of-way line of Willow Road and from the extended north line of Lot 7, Block 3, Division No. 2 northerly to the southerly line of Cowgill Avenue extended westerly subject to pertinent provisions contained herein.

STAFF RESPONSE: There are no setback requirements in the Urban Maritime and Urban Multi-Use shoreline designations. The Port's new 3-inch sewer mains from the new pump-out floats to the adjacent city sewer mains are allowed. The new floats (over-water construction) are allowed in the Urban Maritime and Multi-Use shoreline designations as specified in number 2, above.

Section 27: USE REGULATIONS

MARINAS: The following regulations shall apply to all marina activities including wet moorage, dry storage and launch ramps.

3. Discharge of solid waste or sewage into the water body is prohibited. Marinas shall be supplied with adequate restroom and solid waste receptacles to accommodate marina users.
6. All new marinas shall provide adequate space and utility capability for pump-out, holding and/or treatment facilities for sewage contained on boats or vessels.

UTILITIES: The following regulations shall apply to the installation of electrical, gas, oil, telephone, television, sanitary and storm sewer and water utilities on the shorelines of the City.

1. All utilities shall be placed underground where feasible. Following installation/maintenance projects, project areas shall be returned to pre-project configuration and shall be planted with shrubs, grasses and trees of similar types and concentration as exists in the general vicinity of the project, PROVIDED, the requirement for vegetative installation may be waived or altered if, in the opinion of the Planning and Economic Development Department the utility easement may be utilized for public access and such access is consistent with the protection of private property.

STAFF RESPONSE: The new pump-out stations will improve convenience and is anticipated to decrease the probability of discharge of waste material into open water. The upland portions of the new 3-inch sewer mains will be undergrounded and do not traverse environmentally sensitive areas but rather parking lot areas.

The proposal is an allowed activity and complies with the regulations stated above. The proposal is also anticipated to improve the existing shoreline ecological function both within the marina and waters of Bellingham Bay by improving the accessibility and convenience of pump-out stations within the marina.