



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

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Planning Commission Study Session Report

The 2021 Docket of Comprehensive Plan Amendments

To: City of Blaine Planning Commission
From: Stacie Clauson, Community Planner II
Date: September 17, 2021
Re: 2021 Docket of Comprehensive Plan Amendments: Introduction

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Summary

The Community Development Services Department (CDS or “the Department”) is providing this memorandum in advance of the Planning Commission meeting scheduled for September 23, 2021 at 6 PM. The meeting will include an introduction to the 2021 Docket of Comprehensive Plan and Land Use Amendments. The following sections of this document describe the regulatory background for the amendments. Staff is seeking concurrence from the Planning Commission to schedule a public hearing for Items #1 and 2, discussed in more detail below.

Background

Comprehensive Plan and Land Use Map Amendments

Chapter 36.70A of the Revised Code of Washington (RCW): Growth Management Act, authorizes the City of Blaine to amend its Comprehensive Plan and land use map once per year through the annual Docket process. Blaine Municipal Code (BMC) Chapter 16 administers this State authorization to continually evaluate and update local plans and policies. For proposals to be considered on the annual docket, the City must receive a completed application on an application form provided by the director by 5:00 p.m.

on the last business day of December. Chapter 16 BMC also provides a mid-year docketing opportunity, whereby applications submitted between January 1st and the last business day of June shall be considered for addition to the docket.

On February 22, 2021, City Council approved Resolutions 1842-21 (Attachment 1), authorizing the Community Development Services (“CDS” or “the Department”) 2021 Comprehensive Plan Docket of Amendments. The docket included an application from the Port of Bellingham, and an item from the prior annual docket relating to the Water Comprehensive Plan.

Subsequently, pursuant to BMC 16.04.050(B) and BMC 17.04.030(C), the City Council requested that the Department bring forth a mid-year amendment to the 2021 legislative work program to modify the Planned Commercial (PC) zoning designation. The purpose of the Planned Commercial land use map and zoning code amendments is to downzone the designation. The Council passed Resolution 1856-21 (Attachment 2), which added the proposed modification of the Planned Commercial comprehensive plan, land use map, and zoning code.

Table 1 provides an overview of the 2021 Docket stemming from these actions. The bold and shaded items below indicate two items that CDS would like to introduce to the Planning Commission at the September 23 meeting.

Table 1. 2021 Comprehensive Plan Docket (Resolutions 1842-21 and 1856-21)

File Number	Type	Applicant	General Description of the Amendment
#1 CPA-3-18	Text Amendment	Public Works Department	Amend Appendix A of the Comprehensive Plan (City of Blaine Capital Facilities Plan) by revising and updating the water services information related to adoption of the 2021 Comprehensive Water System Plan.
#2 CPA-1-21	Map Amendment	Port of Bellingham	The Port of Bellingham proposes to correct a scrivener's error and replace Figure 25 of the 2020 Blaine Wharf District Master Plan with a figure consistent with the 2017 version of the Wharf District Master Plan. The incorrect figure was used during the 2020 update.
#3 CPA-2-21	Map Amendment	City of Blaine	The City of Blaine proposes to modify the Planned Commercial comprehensive plan goals and policies to reflect a downzone in residential density. A map amendment may also be required.

Summary of Docket Items

Item 1: Amend Appendix A of the Comprehensive Plan (City of Blaine Capital Facilities Plan) by revising and updating the water services information.

The Capital Facilities Plan (CFP) Element is a required component of a Comprehensive Plan. This element should cover all the capital facilities planned, provided, and paid for by public entities, such as water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities.

A CFP has several required elements:

- Goals and policies relating to investment in capital facilities, levels of service and regulatory strategies for concurrency to guide decisions;
- Inventory showing the locations and capacities of existing capital facilities owned by public entities;
- Adopted levels of service (LOS) for public services;
- Forecast of future needs to maintain adopted levels of service over the planning period;
- Proposed locations and capacities of expanded or new capital facilities; and
- Six-year plan (at least) to finance planned capital facilities within projected funding capacities, and identifies sources of public money for such purposes.

Blaine 2036, the City's Comprehensive Plan, contains the CFP as Appendix A. The adopted CFP incorporates the 2009 Comprehensive Water System Plan. The City has been working over a number of years to develop a new Water System Comprehensive Plan, and recently received authorization of a new plan from the City Council through passage of Resolution 1851-21.

The City of Blaine 2021 Comprehensive Water System Plan is a document that is required every 6-10 years. The Plan contains demand forecasts, system analysis, and a capital plan. Overall it provides for local government consistency by declaring the water service area. Lastly, the revised supply analysis shows adequate water rights to support the 20 year forecast water supply needs, and recommends improvements needed to support future anticipated growth.

The Plan now needs to be incorporated into the City Comprehensive Plan. This will require:

1. Incorporation of the City of Blaine 2021 Comprehensive Water System Plan as an element of the Comprehensive Plan, including updating the table of contents of Blaine 2036;
2. Updating the text of the CFP to reflect the inventory, level of service, forecast of future needs, evaluation of expanded or new capital facilities to meet the forecast need; and CIP to provide for these improvements; and
3. Revision to the Water Service Area Map to reflect the new boundaries contained in the Comprehensive Water System Plan.

The City of Blaine 2021 Comprehensive Water System Plan is available for review at the following website: <https://www.ci.blaine.wa.us/1069/10770/Comprehensive-Water-System-Plan-and-Capi?activeLiveTab=widgets>

Attachment 1 contains a preliminary draft of changes to Appendix A of Blaine 2036. This draft is still being updated and may be slightly modified before the hearing date.

Item 2: Correct a scrivener's error and replace Figure 25 of the 2020 Blaine Wharf District Master Plan with a figure consistent with the 2017 version of the Wharf District Master Plan.

As part of the 2019 Docket, the Planning Commission and City Council considered an update to the Wharf District Master Plan, culminating in approval of an updated Plan in March, 2020 under Ordinance 20-2943. The updated plan is available here:

https://www.ci.blaine.wa.us/DocumentCenter/View/16344/2943-Adopting-the-2019-Docket-of-Comprehensive-Plan-and-Land-Use-Map-Ame_

It has since been identified that one of the maps included in the plan was an outdated version. This amendment seeks to correct this item, replacing Figure 25 with a version that was adopted in an earlier 2017 update to the Plan, which is available at the following link: [2017 Wharf District Master Plan](#).

Figure 25 contains a map identifying the height limits for Planning Area 3, the "Mariner Village" (Mixed Use) area, which is bound by Marine Drive on the north and Area 2 on the east and south and Blaine Marina on the west.

Attachment 2 provides a description of the proposal and Attachment 3 contains an Exhibit prepared by the Port of Bellingham depicting the proposed map, and comparison to the 2020 and 2017 adopted maps.

Schedule

Error! Reference source not found. provides an estimated timeline for review of Items #1 and 2 of the 2021 Docket. Tentatively, a public hearing is scheduled for November 4, 2021.

ACTIVITY	SEPTEMBER 2021	OCTOBER 2021	NOVEMBER 2021	DECEMBER 2021
Planning Commission Study Session (S)	9/23/2021 (S)			
Commerce Review		10/06/2021 – 12/05/2021		
SEPA Issuance and Appeal		10/06/2021 to 10/20/2021		
Publish Notice of Availability and Planning Commission Public Hearing		Send to newspaper on 10/22/2021: publish on 10/25/2021		
Transmit Staff Report and Attachments to the Planning Commission		10/29/2021		
Planning Commission Public Hearing (PH)			11/04/2021 (PH)	

			Special Meeting	
Planning Commission Deliberation ¹			11/18/2021 Special Meeting	
City Council Study Session (S)				
Transmit RFCA; Draft ORD; and Amendments to the City Council				12/06/2021
City Council Deliberations and Potential Adoption of Docket				12/06/2021

¹ If needed.

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APPENDIX B..... WHARF DISTRICT MASTER PLAN (2007)
APPENDIX C..... RESORT SEMIAHMOO MASTER PLAN (2015)

DOCUMENTS ADOPTED BY REFERENCE

- NORTH WHATCOM FIRE AND RESCUE DISTRICT CAPITAL FACILITIES PLAN (2016)
- BLAINE SCHOOL DISTRICT CAPITAL FACILITIES PLAN (2015)
- CITY OF BLAINE NON-MOTORIZED TRANSPORTATION PLAN (2009)
- CITY OF BLAINE COMPREHENSIVE PARKS AND RECREATION PLAN (2004)
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- CITY OF BLAINE COMPREHENSIVE WATER SYSTEM PLAN (~~2009~~[2021](#))
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- EXIT 274 INTERCHANGE JUSTIFICATION REPORT (2010)

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CITY OF BLAINE CAPITAL FACILITIES PLAN

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WATER SYSTEM

The City of Blaine’s Water Utility is operated as an enterprise fund of the City pursuant to the statutes set forth under Title 35.92 of the Revised Code of Washington. Funding for Utility operations, debt service and system improvements is derived from service charges, fees and assessments associated with providing and delivering services. As an enterprise fund, the City is required to manage the fund as a separate entity to include maintenance of separate accounts for revenue and expenditures in order to allow for accountability in the setting of rates and charges for service.

~~The City is completing an update of its Comprehensive Water System Plan and anticipates completion in mid-2016. The following summarizes information contained in *The City of Blaine Comprehensive Water System Plan (2009)* and the upcoming 2016 update of the *Comprehensive Water System Plan* in draft form as of drafting this update. [The City of Blaine Comprehensive Water System Plan \(2021\)](#) indicates that the City of Blaine maintains a water system comprised of wells, water reservoirs, an transmission and distribution mains.~~

Inventory of Existing Capital Facilities

~~The City’s water sources include twelve production wells and two additional City-owned wells that were drilled in 1991. The production wells supply water to five storage reservoirs, then from the reservoirs to the service area through the network of transmission and distribution mains. As of December 2018, there were 2,846 connections or 8,758 equivalent residential units (ERUs). An ERU represents the amount of water consumed by a typical single-family residence in the city. Within the water system there also are four active booster pump stations and interties with two adjacent purveyors: Birch Bay Water and Sewer District and Bell Bay Jackson Water Association.~~

~~The City maintains a water system consisting of wells, a water treatment plant, booster pumps, five water reservoirs with a storage capacity of 4.59 million gallons, and approximately 95 miles of water lines up to 18 inches in diameter (City GIS data). The system comprises 2,465 connections, or 8,754 equivalent residential units (ERUs), as~~

summarized in Table 1 below. ~~An ERU represents the amount of water consumed by a typical single family residence in the city.~~

The Blaine water system serves city residents and provides water, per terms of wholesale supply agreements, to both the Birch Bay Water and Sewer District (BBWSD) and the Bell Bay Jackson Water Association. The City provides service throughout the current City Limits, with the exception of a few parcels that are presently more readily served directly by the Birch Bay system. The City also serves the Pipeline Road UGA, but service to the Shipyard UGA is by Birch Bay Water and Sewer District. The City also serves an area of unincorporated Whatcom County southeast of the City. ~~This service area was declared in 2010 and is anticipated to remain unchanged as a result of the City's work on its 2016 Comprehensive Water System Plan.~~

Table 2 inventories existing water capital facilities within the Blaine water system.

Table 1. Blaine Water Supply Inventory.

Connections		Water Rights		Contracted Water		Available Supply		Storage Capacity (mg)	Primary Water Source
Existing (2018)	Approved	Annual	Instantaneous	Annual	Instantaneous	Annual	Instantaneous		
2,740	-	5.943	7.776	(2.392)	(3.824)	3.551	3.952	4.59	Wells
2,846		5.85	7.63		(3.73)		3.9	5.10	

Notes:

- All water quantity metrics expressed in millions of gallons per day (mgd), except storage capacity which is million gallons (mg).
- Available supply is the sum of water rights and contracts. It represents the total supply available to serve Blaine's own customers.
- Contracted water numbers in parentheses indicate contracts to provide water to other systems. Such contracts are subtracted from Blaine's water rights to calculate available supply.
- BBWSD has two water rights which are shared in a single system with City of Blaine. Therefore these rights are counted under City of Blaine's water rights and available supply.

Table 2. Blaine Water System Capital Facilities Inventory.

Facility Name/Designation	Location	Date Acquired	Est. Present Value	Capacity
Water Tanks/ Reservoirs				
Tank and Rtu	248 Harvey Rd.	1991	\$ 1,038,883.00	1.2 M Gallons
Tank and Rtu	Lincoln Park	1991	\$ 1,188,083.00	1.3 M Gallons
Tank and Rtu	8809 Semiahmoo Parkway	1986	\$ 277,958.00	1 M Gallons
Tank	E St & Allen	1969	\$ 29,443.00	100,000 Gallons
Tank	3895 Pipeline	1959	\$ 105,338.00	1 M Gallons
Booster Stations				
Pumphouse & Well #5 - Watershed	3895 Pipeline	1958	\$ 44,185.00	
Pumphouse & Well #7 (40 01 31)	12th St	1954	\$ 51,386.00	
Well in Lincoln Park	PS3 Well 8 1801 H St.	1991	\$ 82,578.00	
Booster Pump Station #5 (2 Pumps)	1791 D St. Water Tank PS2	1999	\$ 42,734.00	
Pumphouse - Semiahmoo Marina	9540 Semiahmoo Parkway	1986	\$ 96,096.00	
Semiahmoo Control Building (40 51 14)	PS 4R 8809 Semiahmoo Parkway	1986	\$ 38,725.00	
Pumphouse and Well	4200 Boblett Well 9	2011	\$ 379,019.00	
Water Sources (Production Wells)				
PW-1R	Blaine Well Field	1995	-	
PW-2	Blaine Well Field	1963	-	
PW-3R	Blaine Well Field	1961	-	
PW-4	Blaine Well Field		-	
PW-4.1	Blaine Well Field	2005	-	
PW-5.0	Blaine Well Field	1975	-	
PW-5.1	Blaine Well Field	2007	-	
PW-6 (not in use)	Blaine Well Field	1985	-	
PW-7	12th Street	1929	-	
PW-8	Lincoln Park			
PW-8.1 (not in use yet)	Lincoln Park	2007	-	
PW-9	Boblett	2011	-	

Forecast of Future Needs and Levels of Service

The projected average daily demand for the Blaine water system is approximately ~~2.7~~ 2.64 million gallons per day in 2036~~8~~ and the projected maximum daily demand is approximately 5.4 million gallons per day in 2036~~8~~ (~~2016 Plan, work in progress~~). The current (~~work in progress~~) forecast is significantly lower than as presented in the 2009 Comprehensive Water System Plan due to lower residential growth rate forecasts in the City's UGA, and lower water use per single family equivalent, in both the City and Birch Bay Water and Sewer District systems. The City of Blaine Comprehensive Water System Plan (~~2009~~2021) documents adequate water rights, with all sources in service, are available to meet the forecast system-wide demand for Maximum Day Demand (MDD) through 2038. The City's system-wide demand for MDD will be met under current source capacity through 2028, if growth and water use is as forecast. Additional wells and/or well capacity is recommended for near-term reliability and long-term needs. water rights in the form of a claim, permits and certificates in the amount of 4.28 million gallons per day (instantaneous). Subsequent efforts have increased the City's water rights in the form of a claim, permits and certificates in the amount of 7.776 million gallons per day (instantaneous). Those efforts included securing a portion of the water rights held by Birch Bay Water and Sewer District, by amendment to the water supply agreement. The additional rights are reflected in Water Rights No. G1-26820, G1-28481, G1-26821 and G128046. Comparison of the year 2036 forecast demand to current water rights indicates that the city has adequate water supply to meet the needs of population growth over the 20-year period.

Water system plans provide a level of service (LOS) or design standard, generally expressed as water consumption in gallons/capita or gallons/ERU per day. When applying this standard to existing and growth projections, and comparing to the water source capacity, a water system provider can obtain a sense for how planned growth will affect water service into the future. The ~~draft 2016~~ 2021 Comprehensive Water System Plan anticipates an LOS of ~~165~~ 180 gallons/day per ERU for the City of Blaine.

Table 3 below provides an overview of the planning horizon year and horizon year population for the latest water system plans in comparison to Whatcom County Comprehensive Plan's population projections for the year 2036. The water system plan contains more conservative projections for drinking water needs, particularly given the time it takes to seek new water supplies to serve growth.

Table 3. Population Comparison: 2009 Water Plan and 2036 Population Projection.

Service Provider	Horizon year of Capital Plan	Capital Plan Population (<u>2038 Horizon Year</u>)	2036 Population Projection
City of Blaine	2036	10,500 <u>10,851</u> ¹	9,585

1 Estimated service area population per ~~draft City 2016~~21 Comprehensive Water System Plan for Year 2038.

Capital Facilities Projects

The City of Blaine Comprehensive Water System Plan (~~2009~~2021) contains a 10-year capital improvement program (2019-2028) with approximately \$22 million in capital projects. ~~over~~ the 20-year planning period (2009—2029). Several of those projects have been completed since 2009. The City of Blaine Comprehensive Water System Plan (2016—work in progress) will include the remaining projects, subject to updated analysis in the context of the revised

demand forecast. Some additional projects may be identified where opportunity or strategy arises to address a water system need more efficiently, or in phases, or to meet additional City objectives. Projects are identified and planned to maintain adequate capacity for all elements of the system, from supply through treatment, storage, transmission and distribution, as well as capital needs for operation and management of the system.

The 2016 six-year Capital Improvement Plan (CIP) for the Blaine water system is included in Attachment A.

Six-year Financing Plan

The City of Blaine finances improvements to the water system through a variety of revenue sources, including grants, loans, connection fees, water rates and developer constructed facility contracts. The City's financing plan has and will project adequate revenues to cover expenses over the 20-year planning period. As of 2016, Blaine's six-year CIP includes total project costs of approximately \$5.9 million and projected funding in excess of \$7.8 million.

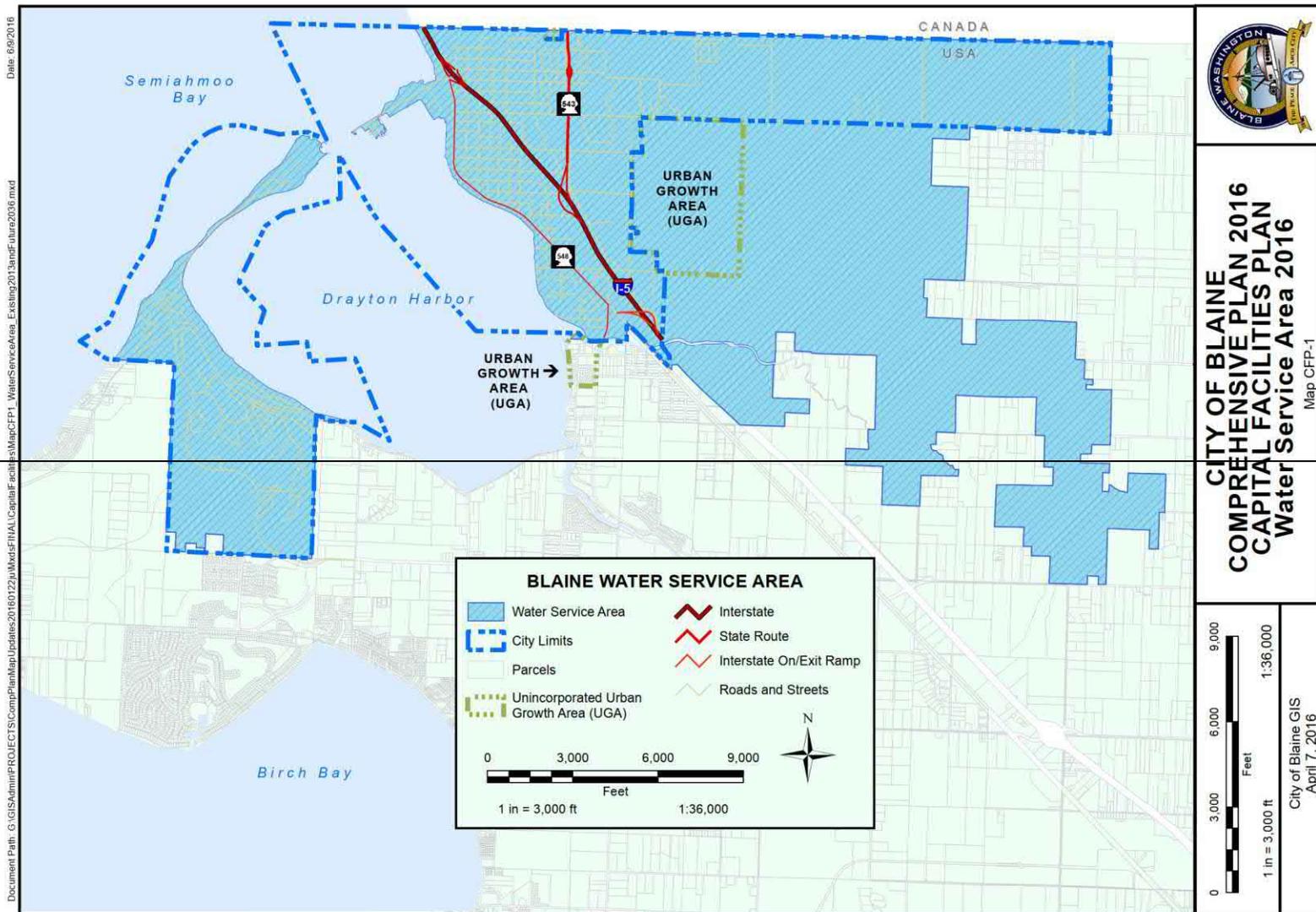
The Water Utility derives its revenue from several sources including charges for services (rates), assessment and connection fees, developer constructed facility contracts and miscellaneous revenue. Assessment and connection fees include General Facility Fees, Connection Fees, and Front Footage Fees. Miscellaneous revenue includes grants, LID assessments, and fees and charges associated with customer service. Revenues collected from assessment and connection fees are transferred into the Cumulative Reserve Account set aside for system improvements. City policy dictates a percentage of operating costs also be set aside as an operating reserve each year. The following is a summary of these revenue sources.

- A. Rates. The majority of the revenue collected in support of the operations and maintenance of the Water Utility is derived from rates charged for the delivery of services. Revenues derived from rates are generally allocated to the operation and maintenance of the system, debt service payments, and administrative and overhead costs. Revenue collected in excess of operational requirements is transferred into a cumulative reserve account set aside for system improvements.
- B. General Facility Fee. The General Facility Fees (GFFs) are designed to recover a pro rata share of the cost of the Utility's system improvements from new customers wishing to connect to the utility system. These charges accomplish three purposes: (1) they compensate existing customers for investments already made in the system which benefit new customers; (2) they help to avoid or reduce growth-induced rate impacts due to system expansion; and, (3) they provide a source of capital for the utility. The use of these revenues is restricted to capital projects only.
- C. Connection Fees. The Connection Fee is designed to recover the cost of providing connection between the City's water distribution system and the property owner's system. The charge compensates the City for the cost of labor, materials and equipment to provide such connection.
- D. Front Footage Fees. The Front Footage Fee is designed to recover the utility's cost for the installation of the water distribution system mains and appurtenances installed by the utility for providing water service to the area property owners. Fees are assessed each property owner based on the total front footage of property fronting a main. The use of these revenues is restricted to capital projects.

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- E. Capital Reserve Funds. Financing improvements through capital reserve funds is restricted by bond ordinance covenants and prudent utility management practices; however, a portion of these funds may be available to finance the recommended capital improvements. The greatest advantage in using capital reserves is that repayment is not required. Disadvantages include the loss of capital to use on projects and emergency situations, when other financing alternatives may not be available.
- F. Debt Financing. The primary forms of debt financing available to the City include unlimited general obligation (GO) bonds, limited GO bonds, and revenue bonds. GO bonds are backed by the “full faith and credit of the City” and are usually paid for through property tax levies. Revenue bonds are typically backed by the revenues of a utility.
- G. State/Federal Grants and Loans. State and federal funding support for local agency infrastructure in the form of direct grants in aid, interagency loans and general revenue sharing, have been sharply curtailed over the past decade. The current primary sources of assistance are the Washington State Department of Ecology (DOE), the Washington State Public Works Trust Fund (PWTF), the State Revolving Fund (SRF), the Community Development Block Grant Program, USDA Rural Development funds, and the Farmers Home Administration (FmHA). These and other grants/loans should be carefully monitored by the City and aggressively pursued when potential funding sources become available. However, numerous applicants compete for a limited resource pool, making this a tenuous funding mechanism that cannot be relied upon as a consistent element of the City’s revenue base. Even when communities secure grants or loans for their programs, these sources rarely provide full funding of a construction project. In addition, the Fund has largely been tapped to help finance other state priorities. Therefore, these funding sources should be realistically considered as secondary inputs to the City’s overall funding strategy.
- H. Improvement Districts and Special Assessments. Projects funded through special assessments must have a special identifiable benefit to the properties included in the assessment area. Charges for each parcel must also be consistent with the relative benefit to each property. In Washington, municipalities can attempt to establish a local improvement district (LID) or utility local improvement district (ULID). The use of these techniques involves an assessment against property owners within the identified district. In order to achieve this, a majority of property owners within the boundaries of the proposed district must agree to the establishment of the improvement district. Improvement districts require financial participation in the LID. Other drawbacks to the use of LIDs in building small local improvements are their administrative inefficiencies and consequent burden on a city’s limited staff resources.

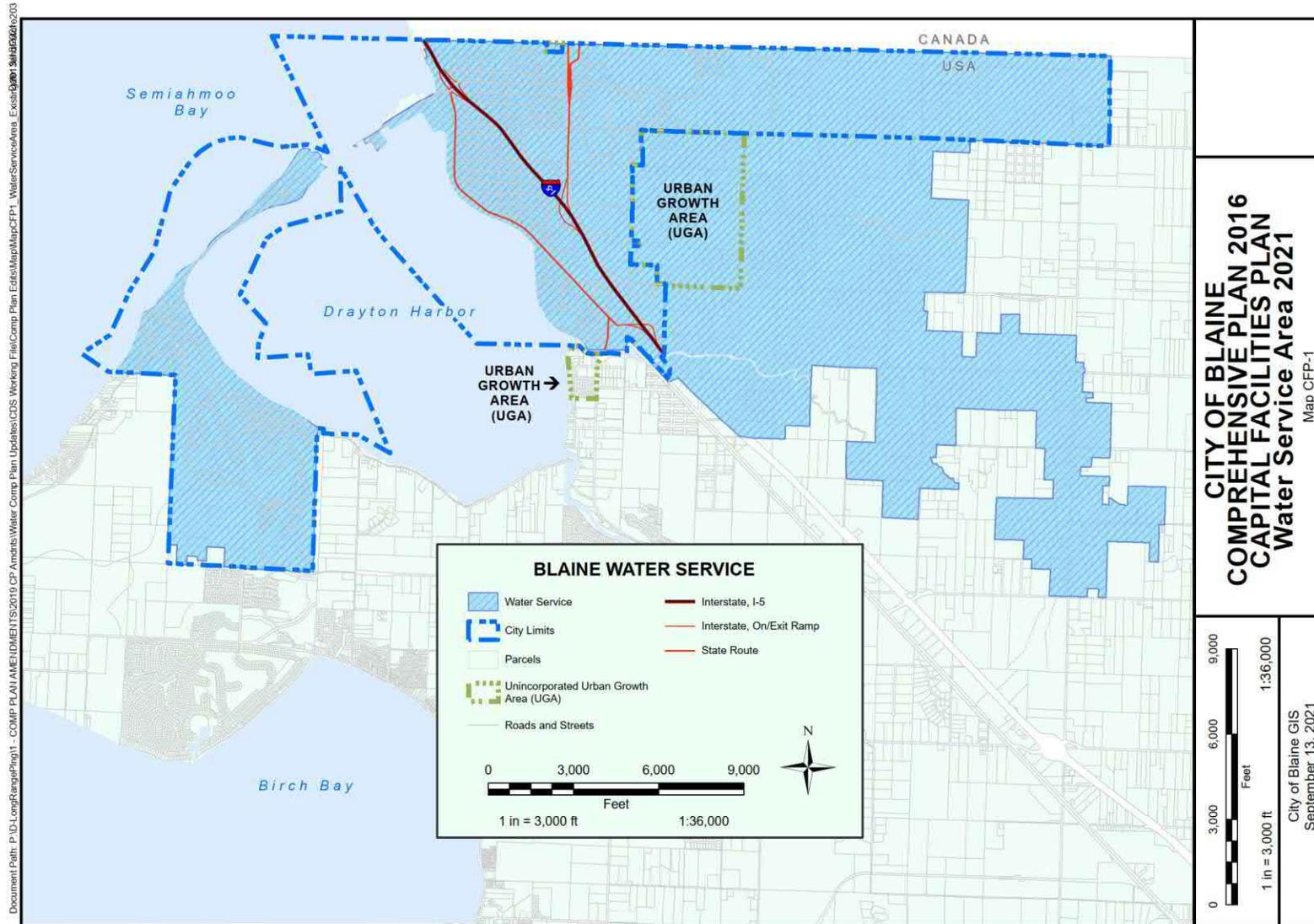
Appendix A – Capital Facilities Plan

Replace Map CFP-1 (original)



Appendix A - Capital Facilities Plan

Replace Map CFP-1 (new)



Appendix A – Capital Facilities Plan

Attachment A: Capital Improvement Plan (CIP) for Water System

CITY OF BLAINE										
CAPITAL IMPROVEMENT PLAN FOR WATER UTILITY										
Project Cost/Funding Sources	2019	2020	2021	2022	2023	2024	2025	2026	2027	9 Year Total
Water Supply Improvements										
Source Optimization	\$ 80,000	\$ 50,000								\$ 130,000
DOH Source Approval	\$ 5,000									5,000
Source Reliability	\$ 900,000									900,000
Well Enclosure Rehabilitation	\$ 250,000									250,000
Additional Source Reliability for Long-Term Needs		\$ 250,000	\$ 250,000							500,000
Supply/Storage Pre-Design Study	\$ 18,000									18,000
Additional Source					\$ 350,000					350,000
Well Facility Enhancements		\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000			660,000
DOH Planning		\$ 40,000	\$ 15,000						\$ 150,000	205,000
Telemetry Upgrades		\$ 100,000								100,000
Distribution Systems Improvements										
Water Main Replacement	\$1,000,000	\$1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	9,000,000
Well Supply Connection					\$ 72,000					72,000
Connection Replacement			\$ 75,000		\$ 75,000		\$ 318,000			468,000
Zone Boundary Changes			\$ 231,000							231,000
Lead Service Lines					\$ 90,000					90,000
						\$ 100,000				100,000
Storage Improvements										
Coating Repairs	\$ 37,000									37,000
Exterior Coating	###				\$ 331,000			\$ 381,000		882,000
Zone Storage Utilization		###								880,000
Seismic Retrofits			\$ 300,000	\$ 300,000	\$ 300,000					900,000
Reservoir Upgrade			\$ 60,000							60,000
Zone Storage Capacity						\$ 440,000				440,000
Reservoir Interior Coating				\$ 203,000						203,000
Reservoir Replacement				\$ 1,170,000						1,170,000
Funding Sources										
City General Facilities Fees	\$ 49,000	\$ 715,000	\$ 250,000	\$ 585,000	\$ 422,000	\$ 220,000				1,477,000
Developer Cost			\$ 75,000				\$ 318,000			393,000
Water Service Charges	\$ 2,411,000	\$ 1,715,000	\$ 1,716,000	\$ 2,198,000	\$ 1,906,000	\$ 1,430,000	\$ 1,110,000	\$ 1,000,000	\$ 1,531,000	8,360,000
Summary										
Project Costs	2,460,000	2,430,000	2,041,000	2,783,000	2,328,000	1,650,000	1,428,000	1,000,000	1,531,000	17,651,000
Funding Sources	2,460,000	2,430,000	2,041,000	2,783,000	2,328,000	1,650,000	1,428,000	1,000,000	1,531,000	17,651,000
Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

EXHIBIT C

2020 WHARF DISTRICT MASTER PLAN UPDATE

- a. The changed condition, which makes this Master Plan amendment necessary, is due to an editing error. The reason for the change in height limits in 2017 included the economy or market conditions in Blaine. In 2007 when the Wharf District Master Plan was initially approved, City and Port Planners, the Port Commission, Planning Commission and the City Council thought that there would be sufficient market forces to support a Tourist Oriented Commercial Mixed-Use Development project in Planning Area 3. While both municipalities remained optimistic that the market would support redevelopment of this area in the future, it was also appropriate to clarify that Water Dependent and water related businesses are permitted in this location.
- b. The assumptions that were the basis of the 2007 Wharf District Plan are still valid, but there is currently a market for Marine-Oriented uses, including dry stack storage, which are compatible with mixed-use character of this area until the market supports redevelopment. The new information available in 2017 was that there was more vacant property in Downtown Blaine than there was in 2007. Therefore, it would be advantageous to the Downtown area to infill mixed-use development in Downtown before expanding commercial and residential uses in the Wharf District. The uses proposed would generate jobs, activity and tax base in Planning Area 3 until the market supports redevelopment.
- c. The proposed amendment is consistent with the GMA and Shoreline Management program to infill land adjacent to the CBD, and allow Water-oriented uses within the shoreline.
- d. The proposed uses in this area will have no greater impact on transportation, utilities or natural systems than the uses allowed in the existing plan.

EXHIBIT A

WHARF DISTRICT MASTER PLAN UPDATE

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



EXISTING FIGURE

PROPOSED FIGURE



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

2017 FIGURE