Planning

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

COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT DOCKET APPLICATION FORM

TO BE COMPLETED BY STAFF
Date Received 4-1-13
Case Number 2042013-00006

Use this form to request docketing of a proposed Comprehensive Plan and or Neighborhood Plan amendment(s). Applications may be submitted at any time but must be received by **April 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:

   ☒ Docket Application Form.
   ☐ Fee payment calculated at 10% of the total comprehensive plan amendment fee.* The fee is not refunded if the proposal is not docketed. The fee is calculated as follows:

   (a) Non-site specific Comprehensive / Neighborhood Plan amendments:

   $1,594 base fee + $255 notice fee x 0.1 = $185 due at docket application.

   OR

   (b) Site specific Comprehensive / Neighborhood Plan amendments:

   $1,594 base fee + $255 notice fee + $213 per acre over first acre ($12,750 max.) x 0.1 = fee due at docket application. Final fees will be calculated at the time the application is submitted.

   *Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: Bellingham Parks and Recreation Department Phone: (360) 778-7000

   Address: 3424 Meridian Street

   City/State/Zip: Bellingham, WA 98225

   Email: lbryson@cob.org Fax: _____

   Name of contact if applicant is a group: Leslie Bryson

   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 / Neighborhood Plan Application must be submitted within **30 days of the Council's docket decision or a date approved by the Planning and Community Development Director** in order to continue to final review. Failure to submit a complete application prior to the deadline may result in removal from the docket.

   Applicant signature: James King Date: 3/28/13

3. Provide an explanation of how the proposed Comprehensive or Neighborhood Plan amendment meets one or more of the docking criteria listed in **Bellingham Municipal Code 20.20.030 A. (2)**. (Docketing criteria - page 4 attached)

4. 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.

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

Property Owner

Name: City of Bellingham Phone: (360) 778-8300

Address: 210 Lottie Street

City/State/Zip: Bellingham, WA 98225

Email: mquinn@cob.org Fax: _____

Owner's Authorized Agent/Contact

Name: _____ Phone: _____

Address: _____

City/State/Zip: Bellingham, WA 98225

Email: _____ Fax: _____

Property Information

1. Assessor Parcel Numbers: 370212, -356393, -359328, -364207, -478165, -447323, -477313, -500214
2. 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.
3. Neighborhood Name: South Area Number: 4

   Current Comprehensive Plan Land Use Designation: Multi-family Residential
4. Proposed Comprehensive Plan Land Use Designation: Public
5. Current Zoning: Residential Multi, Planned
6. Proposed Zoning: Public, Open Space

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
210 Lottie Street, Bellingham, WA 98225
Telephone: (360) 778-8300 Fax: (360) 778-8302 TTY: (360) 778-8382

2013-2014 Comprehensive/Neighborhood Plan Amendment Docket Request

The City of Bellingham Parks and Recreation Department is submitting a docketing request for a Comprehensive and Neighborhood Plan amendment to rezone approximately 111.29 acres in Area 4 of the South Neighborhood from Residential Multi, Planned to Public.

The proposal includes rezoning several properties acquired by the City in 2011, known as the Fairhaven Highlands (Chuckanut Ridge) properties. As part of this proposal, staff is also requesting to include two other City owned properties that were acquired in 2001 and 2002 that are located within the same sub-area and are adjacent to the Fairhaven Highlands properties.

Parcels included in the rezone request include:

370212356393 = 13.46 acres
370212359328 = 20.00 acres
370212364207 = 42.00 acres
370212478165 = 15.90 acres
370212447323 = 1.11 acres
370212477313 = 2.36 acres
370212500214 = 16.46 acres

Total = 111.29 acres

The rezone proposal meets the docking criteria outlined in Bellingham Municipal Code 20.20.30 A. 2. and is consistent with the City's adopted Comprehensive Plan and Parks, Recreation, and Open Space Plan. The over-all purpose of this proposal is to preserve and protect the City's natural environmental resources, provide open spaces linkages and corridors, conserves wildlife habitat areas, and offer recreational opportunities and access to the natural environment. The proposal serves a public interest and meets the City's commitment to protecting the environment and providing recreational opportunities for the community under the Public, Open Space zoning designation.

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: _____ Date: 4/1/13

City and State where this application is signed: _____, _____

BELLINGHAM MUNICIPAL CODE

20.20.030 ANNUAL DOCKETING CRITERIA

A. The City shall use the following criteria in selecting proposals for inclusion in the annual docket of comprehensive plan/neighborhood plan amendments. In order to be included on the annual docket, a proposal must meet the following criteria:

(1) The City has the resources, including staff and budget, necessary to adequately and comprehensively review the proposal within the timeframe of the annual review process; and

(2) The proposal meets one or more of the following criteria:

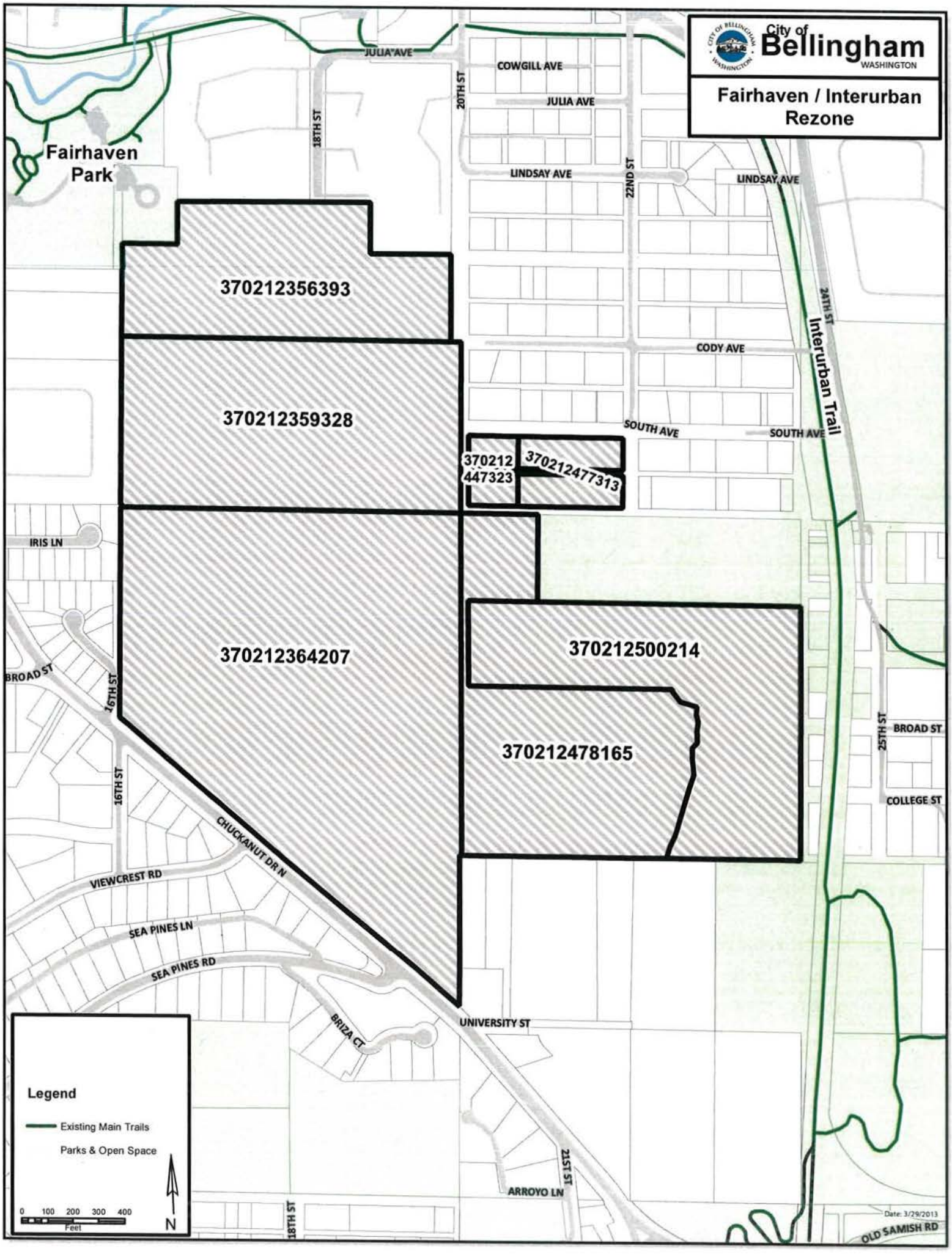
a. The proposed amendment represents an issue appropriately addressed in the comprehensive plan or in a neighborhood plan;

b. The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan;

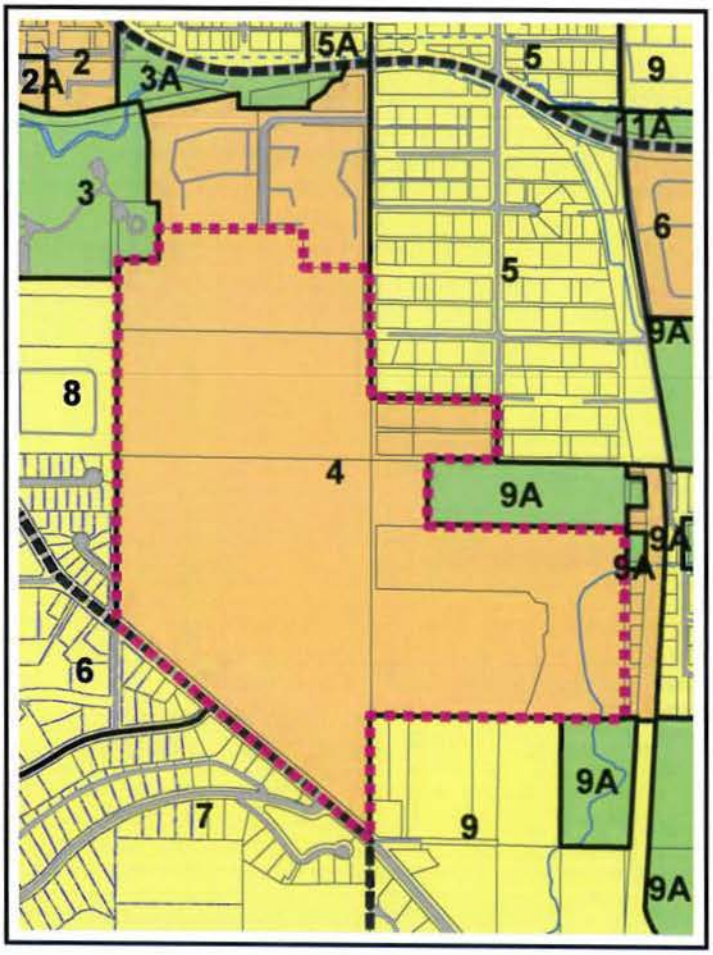
c. The public interest would be best served by considering the proposal in the next amendment cycle, rather than delaying consideration to a future plan update process;

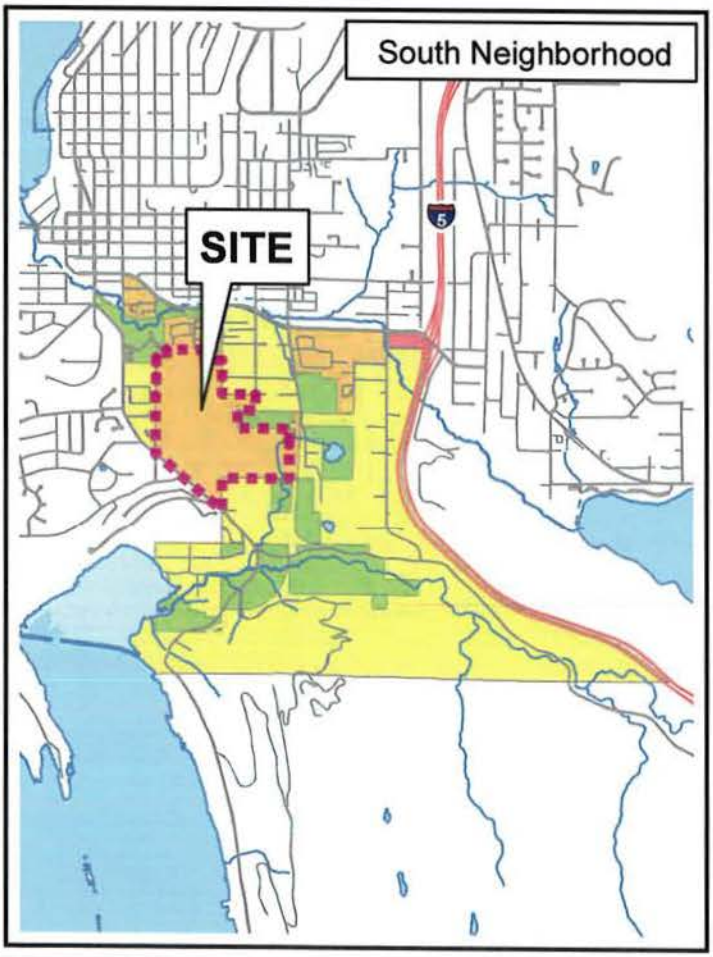
d. The amendment addresses changing circumstances, changing community values, or corrects or updates information in the comprehensive plan or a neighborhood plan; or

e. State law requires, or a decision of a court or administrative agency has directed a change to the comprehensive plan or a neighborhood plan.


City of Bellingham
WASHINGTON
Fairhaven / Interurban Rezone
Fairhaven Park
JULIA AVE
COWGILL AVE
JULIA AVE
18TH ST
20TH ST
LINDSAY AVE
22ND ST
LINDSAY AVE
24TH ST
Interurban Trail
CODY AVE
SOUTH AVE
SOUTH AVE
370212356393
370212359328
370212447323
370212477313
IRIS LN
370212364207
370212500214
370212478165
BROAD ST
16TH ST
16TH ST
25TH ST
BROAD ST
COLLEGE ST
CHUCKANUT DR N
VIEWCREST RD
SEA PINES LN
SEA PINES RD
BRIZA CT
UNIVERSITY ST
21ST ST
ARROYO LN
18TH ST
OLD SAMISH RD
Legend
Existing Main Trails
Parks & Open Space
0 100 200 300 400
Feet
N
Date: 3/29/2013

EXHIBIT





NPA/Rezone Request

General Use Type

- Residential Single
- Residential Multi
- Res. Single/Res. Multi
- Commercial
- Commercial/Industrial
- Comm./Indust./Res Multi
- Industrial
- Indust./Res. Multi
- Indust./Waterfront Mixed-Use
- Institutional
- Institutional/Res. Multi
- Public
- Public/Institutional
- Public/Waterfront Mixed-Use

South Neighborhood
Area 4

Change From Residential Multi, Planned,
(5,000 sf/unit single family & 3,000 sf/unit multi family)
to Public

2013 Rezone Process

CITY OF BELLINGHAM · WASHINGTON

City of Bellingham
Planning & Community Development
2013