

PLANNING COMMISSION AGENDA ITEM COVER SHEET

Meeting Date	Staff Contact	
9/9/2010	KURT NABBefeld	
Subject:		
<p>Work session to introduce amendments to the Silver Beach Neighborhood Plan and allow for the opportunity for the Planning Commission to provide guidance to staff. The proposal includes a complete re-write of the neighborhood plan.</p>		
Attachments:		
1. Staff Report		
2. Proposed Silver Beach Neighborhood Plan		
3.		
4.		
5.		
Meeting Type	Category	
<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Legislative	
<input type="checkbox"/> Public Meeting	<input type="checkbox"/> Quasi-judicial	
<input checked="" type="checkbox"/> Work Session	<input type="checkbox"/> Information Only	
<input type="checkbox"/> Briefing		
Clearances	Initials	Date
Jeff Thomas, Interim Director	JT	8-16-2010
Alan Marriner, Legal	AM	8/18/10
Kurt Nabbefeld, Senior Planner	KN	8/13/10
Previous Commission Meeting or Action:		
N/A		
Recommended Action:		

1 **CITY OF BELLINGHAM PLANNING AND COMMUNITY DEVELOPMENT**
2 **DEPARTMENT STAFF REPORT**
3

4 Agenda Topic:	Work session introducing amendments to the Silver Beach 5 Neighborhood Plan
6	
7 For:	September 9, 2010
8	
9 Staff Contact:	Kurt Nabbefeld, Senior Planner
10	

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12
13 The purpose of this work session is to introduce proposed amendments to the Silver Beach
14 Neighborhood Plan (SBNP) and provide an opportunity for staff to discuss the proposal with the
15 Planning Commission. This will allow the Commission the ability to become familiar with the
16 plan and identify specific areas that they believe staff should focus on prior to the September
17 16, 2010, public hearing and subsequent meeting(s).
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19 **I. SUMMARY OF PROPOSAL**
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21 The Silver Beach Neighborhood Association (SBNA) submitted a complete update of the
22 existing 1980 plan. The plan includes a new format and identifies objectives and implementation
23 strategies for each chapter of the plan. Chapters include; Land Use, Transportation, Housing,
24 Capital Facilities, Utilities and Services, Neighborhood Design (not addressed at this time) and
25 Parks, Recreation and Open Space. The plan also includes an Appendix specifically written by
26 the SBNA identifying the Plan Review Process and how the proposal came to be.
27

28 **II. PLANNING COMMISSION ROLE**
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30 The proposal before the Commission is a legislative Comprehensive Plan amendment requiring
31 a Type VI process. The Planning Commission will hold a public hearing on September 16,
32 2010, in order to hear testimony on the proposal and discuss possible issues raised. Staff
33 believes that by holding the work session, then the public hearing, the Planning Commission
34 should be able to adopt findings of fact and conclusions along with a recommendation to the
35 City Council at the September 30, 2010, Commission meeting.
36

37 **III. BACKGROUND**

38 (See Appendix 1 of the proposed plan for a comprehensive background)
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40 In late 2007, the SBNA submitted a complete update to all of the sections of the 1980 plan. This
41 submittal represented the voting preferences of association members, neighborhood residents
42 and land / business owners that attended a single association meeting in October 2007. Many
43 of the sections of the draft plan were voted down at that meeting, however the SBNA committed
44 to submitting what was formally adopted.
45

46 Additionally in 2007, several residents of the neighborhood also submitted an update to the
47 1980 plan. This submittal included all sections of the plan that were voted down in the October
48 SBNA meeting.
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1 The Planning and Community Development Director choose not to initiate either of the
2 submittals. A meeting was subsequently conducted with the Director and members from each
3 party and it was agreed that the Director would initiate a revised plan with the understanding
4 that the city would provide a red-lined version of the original plan and that both groups would
5 work together to resolve their differences and submit one plan for review. The attached plan is
6 that version. There are several "Notes" in the plan that are staff's attempt to provide guidance to
7 the groups as they worked to re-write the plan. These "Notes" will be removed in the final
8 version.

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10 **IV. DISCUSSION**

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12 The majority of the Silver Beach Neighborhood is located within the Lake Whatcom watershed,
13 which is the drinking water source for approximately 100,000 city and county residents. It has
14 also been identified under Section 303(d) of the Clean Water Act as an impaired water body. As
15 such, the neighborhood plan should provide general policy guidance and support adopted
16 management programs established for the lake.

17
18 Generally staff is supportive of the new plan and congratulates the SBNA for their commitment
19 and dedication to working together to create a neighborhood plan that in the end must envision
20 a healthy, clean reservoir and create a future vision for the neighborhood as a whole. **Staff
21 believes the Commission should focus on Chapter 9 of the proposed plan as this could
22 raise the most comment during the public hearing.**

23
24 The Lake Whatcom Cooperative Management Program was established by an Interlocal
25 Agreement in 1998 between the City of Bellingham, Whatcom County and the Lake Whatcom
26 Water and Sewer District. This consortium is known as the Interjurisdictional Coordinating Team
27 (ICT). The goal of the program is to jointly manage and implement programs affecting the Lake
28 Whatcom watershed.

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30 In order to become more acquainted with the Lake Whatcom watershed and the existing
31 programs in place, staff suggests the Commission review the Lake Whatcom Reservoir
32 Management Program: 2010-2014 Work Plan. The work plan is the primary tool that guides
33 management activities focused on lake water quality issues and was recently adopted by the
34 City and County Councils. This plan can be located at:

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36 http://lakewhatcom.whatcomcounty.org/asub_fldr/news_and_events/work_plan_update.shtml

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38 During the update of the Silver Beach Neighborhood Plan significant citizen effort was invested
39 into creating policies, objectives and actions regarding lake water quality. Since the
40 management program and work plan are intended to be the primary tools that direct watershed
41 planning, staff red-lined large portions of the plan and noted that they should be removed and/or
42 modified to be consistent with the program. Staff also suggested that the residents become
43 active in the public process of updating the work plan. The original neighborhood plan was also
44 forwarded to the ICT for review and possible inclusion into the 2010-2014 Work Plan.

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46 Again, the proposal before the Planning Commission is a well drafted and comprehensive
47 neighborhood plan. The Commission should become familiar with the plan and identify specific
48 areas that they believe staff should focus on prior to the September 16, 2010, public hearing
49 and subsequent meeting(s).