



Permit Center
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TO BE COMPLETED BY STAFF
Date Received 11-24-09
Case Number ZON2009-11

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:

- 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) 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. Final fees will be calculated at the time the application is submitted.

2. Applicant: Durbin Enterprises, Inc. Phone: (360) 224-7659
Address: 4361 Cedar Place
City/State/Zip: Lummi Island, WA 98262
Email: durbinent@aol.com Fax: (360) 758-2531

Name of contact if applicant is a group: Deanna Durbin

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: [Handwritten 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.

4. Explain why the amendment is needed.

The proposed amendment is needed to maintain the residential flavor of the neighborhood on the other side of Lindshier Avenue.

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.

The proposed amendment will benefit the community by retaining the residential character of the neighborhood rather than instituting an industrial development on the subject property.

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.

The proposed amendment is supported by both the Washington State Growth Management Act the City of Bellingham's Comprehensive Plan sections on Goals and Policy. See attached.

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.

Not applicable.

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.

We believe the original land use designation for the subject property in the neighborhood plan should not have been "Industrial".

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 proposed amendment does, indeed, promote a more desirable land use pattern for the community as stated in the answer and attachment to question 6, above. See attachment.

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?

We do not believe there would be any negative impact on the current use of surrounding properties. No additional measures are required.

## PROPERTY INFORMATION

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

1. Property Owner

Name: Peter and Helen Plagerman Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

2. Owner's Authorized Agent/Contact

Name: Durbin Enterprises, Inc. Phone: (360) 224-7659

Address: 4361 Cedar Place

City/State/Zip: Lummi Island, WA 98262

Email: durbinent@aol.com Fax: (360) 758-2531

3. Assessor Parcel Numbers: 3803161592490000

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: Mt. Baker Area Number: 2

Current Comprehensive Plan Land Use Designation: Industrial

6. Proposed Comprehensive Plan Land Use Designation: Residential Mixed

7. Current Zoning: Planned Industrial

8. Proposed Zoning: Planned Residential Mixed

### 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 NOVEMBER 24 2009

City and State where this application is signed: BELLINGHAM WA  
City State

Attachment to "Comprehensive Plan Amendment Docket Application Form"

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

The proposed amendment is specifically supported by the City of Bellingham Comprehensive Plan, Chapter 1, items VB-1 through VB-5, VB-12 and 13, VB-35, VB-57, VB-59, Growth Forum (GF) Infill Strategy (IS) Action Step (AS) 1, GFISAS 2, GFISAS 5, 6, & 7, and many parts of Chapter 2, Land Use.

9. Does the proposed ... 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.

While there are environmental constraints present on the subject property, we believe that development under the proposed land use designation will have a much lower impact on them as compared with development under the existing land use designation.