

# PLANNING COMMISSION AGENDA ITEM COVER SHEET

Meeting Date		Staff Contact	
July 15, 2010		Kathy Bell, Planner II	
Subject:			
Public hearing to consider the proposed amendments to modify the existing Meridian Neighborhood Plan, zoning table and maps, and create a new Cordata Neighborhood, zoning table, and maps, from the existing Guide Meridian/Cordata Neighborhood.			
Meeting Type		Category	
<input checked="" type="checkbox"/> Public Hearing		<input checked="" type="checkbox"/> Legislative	
<input type="checkbox"/> Public Meeting		<input type="checkbox"/> Quasi-judicial	
<input type="checkbox"/> Work Session		<input type="checkbox"/> Information Only	
<input type="checkbox"/> Briefing			
Clearances		Initials	Date
Kurt Nabbefeld, Sr. Planner		Kon	7-2-10
Kathy Bell, Planner II		KaKB	7.2.10
Previous Commission Meeting or Action:			
June 24, 2010 – Work session concerning comprehensive plan amendments to the Guide Meridian/Cordata and Meridian Neighborhoods and a site-specific rezone for Area 1 of the Meridian Neighborhood.			
Recommended Action:			
Approve the proposals.			

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

# CITY OF BELLINGHAM PLANNING STAFF REPORT

<b>Agenda Topic:</b>	To consider the replacement of the Guide Meridian/Cordata Neighborhood Plan, zoning table, and maps with the proposed amendments to the Meridian Neighborhood Plan, zoning table, and maps, and the new Cordata Neighborhood Plan, zoning table, and maps.
<b>For:</b>	July 15, 2010 Planning Commission Public Hearing
<b>Staff Contact:</b>	Kathy Bell, Planner II

**I. SUMMARY OF PROPOSAL:**

In response to neighborhood association requests to reduce the size and revise the boundaries of the Guide Meridian/Cordata and Mount Baker Neighborhoods, the City initiated a review of Bellingham's northern neighborhood boundaries as part of the 2009 Comprehensive Plan amendment process. On October 22, 2009, Planning Commission conducted a public hearing and approved a staff proposal to modify the northern neighborhood boundaries. The technical work associated with the new boundaries was broken into two parts. The amendments to be considered today will accomplish the following:

- 1) Replace the existing Guide Meridian/Cordata Neighborhood with the Cordata Neighborhood and enlarge the Meridian Neighborhood to more accurately reflect the use and shared issues of the residents and businesses within those areas. Update information and references contained in the Meridian Neighborhood plan and create a new Cordata Neighborhood plan.
- 2) Create a new section in the Bellingham Municipal Code (BMC), BMC 20.00.045 Cordata Neighborhood Table of Zoning Regulations, for the newly created Cordata Neighborhood. Delete/Remove the zoning table of BMC 20.00.080 Guide Meridian/Cordata Neighborhood Table of Zoning Regulations. Modify the zoning tables of BMC 20.00.110 Meridian Neighborhood Table of Zoning Regulations to reflect the revised boundaries and new area numbers.
- 3) Modify and update the maps and the plan in the Meridian Neighborhood Plan and create new maps and a plan for the Cordata Neighborhood to reflect the revised boundaries and new area numbers.

Concurrent with these neighborhood proposals, the City is also processing a request to change the land use designation and zoning for a portion of property located within the existing Guide Meridian Cordata Neighborhood. This request is considered in a separate staff report and will require a separate action.

1 **II. PLANNING COMMISSION ROLE:**

2  
3 The role of the Planning Commission is to make a recommendation on this proposal to the City  
4 Council. This proposal is a legislative development code amendment requiring a Type VI  
5 process. The Planning Commission must hold a public hearing and issue findings of fact and  
6 conclusions along with a recommendation to the City Council. Draft findings of fact, conclusions,  
7 and recommendations are attached to this staff report as **Attachment A**. The Commission  
8 should adopt or modify the draft findings as needed to support the Commission's  
9 recommendation. The Council will also hold a public hearing later this year to consider the  
10 proposed amendments. Comprehensive plan amendments can only be approved once a  
11 year. At the end of the year, the Council will adopt a package of plan amendments that have  
12 been reviewed throughout the year.

13  
14 Staff recommends the Planning Commission forward to the City Council a recommendation to  
15 approve the attached ordinance, **Attachment B**, that adopts the Planning Commission's  
16 findings of fact and conclusion, approves repealing of the Guide Meridian/Cordata  
17 Neighborhood Plan and Table of Zoning Regulations, approves the proposed modifications to  
18 Meridian Neighborhood Plan, zoning table and maps, attached as Exhibit B, C, D, and E to the  
19 ordinance, approves the new Cordata Neighborhood Plan, zoning table and maps, attached as  
20 Exhibit F, G, H, and I to the ordinance, and modifies Bellingham Municipal Code 20.10.045 only  
21 as necessary to revise specific subarea references, attached as Exhibit J to the ordinance.

22  
23  
24 **III. BACKGROUND:**

25  
26 The size of Bellingham's northern neighborhoods has become unwieldy and over-sized because  
27 of successive annexations. Residents, property owners, business owners and neighborhood  
28 groups requested that the City evaluate the northern boundaries in an effort to make it easier to  
29 organize neighborhoods around shared goals and common interests.

30  
31 The Planning Director docketed review of Bellingham's northern neighborhood boundaries as  
32 part of the 2009 Comprehensive Plan Amendment process. The revised boundary adjustment  
33 proposal was approved by the Planning Commission following a public hearing on October 22,  
34 2009.

35  
36 A combined neighborhood meeting for both the proposed Cordata Neighborhood and the  
37 proposed changes to the Meridian Neighborhood boundary was held at the Birchwood  
38 Presbyterian Church on April 27, 2010. Planning Commission conducted a work session for  
39 these proposals on June 24, 2010. All property owners within the Guide Meridian/Cordata and  
40 Meridian Neighborhoods were notified of the neighborhood meetings and the Planning  
41 Commission public hearing.

42  
43 The proposal was presented at the June 16, 2010 Mayor's Neighborhood Advisory Committee  
44 meeting. MNAC recommended the Planning Commission approve the amendments.

45  
46  
47 **IV. ISSUES:**

48  
49 The Guide Meridian/Cordata Neighborhood has become oversized and unwieldy due to  
50 successive annexations. Replacing this neighborhood with a smaller Cordata Neighborhood and  
51 incorporating the remaining areas into the Meridian Neighborhood will result in two distinct new

1 neighborhoods with better representation for the residents and property owners that live and  
2 work in the area. Creating two new neighborhoods, one focused on the commercial and  
3 industrial uses primarily along Meridian Street and West Bakerview Road and one consisting  
4 primarily of residential zoned areas, will improve the ability of the neighborhood associations to  
5 support each other and to organize around shared goals and interests, and promote solutions to  
6 common issues.

7  
8 Environmental features, zoning, current use, transportation corridors, and parks and public  
9 amenities were all analyzed in formulating the revised boundary.

#### 10 11 Proposed Cordata Neighborhood Plan

12 The neighborhood plan includes staff's proposal to the Cordata Neighborhood Association, their  
13 comments, and staff's final comments.

14  
15 There are only a few items from the neighborhood that staff could not fully support as proposed  
16 by the neighborhood. These include how sidewalks along Eliza Avenue and the neighborhood's  
17 desire for a branch library are identified in the neighborhood plan.

#### 18 19 Proposed Meridian Neighborhood Plan

20 Revisions to the neighborhood plan include adding areas from the Guide Meridian/Cordata  
21 Neighborhood, removal of out-dated information and specific references to completed capital  
22 facility projects, removal of any references that are now covered by a code regulation, and  
23 inclusion of information consistent with the 2005 Comprehensive Plan.

#### 24 25 Proposed Cordata and Meridian Neighborhood Land Use and Zoning Maps

26 The new maps reflect the current land use designation and zoning of each subarea and the new  
27 subarea numbering system. The only subarea changes to these documents include:

- 28
- 29 • Meridian Neighborhood: Inclusion of that portion of Area 1 into Area 5 consistent with the  
30 requested rezone.
- 31 • Cordata Neighborhood: Area 5 was enlarged to accurately reflect the zoning approved  
32 through the Cordata PUD Amendment #2 process. This area is not subject to those  
33 standards contained in Exhibit A of the Cordata Neighborhood.
- 34

35 The numbering system changed the numerical reference of each subarea within both plans.  
36 Revisions to Bellingham Municipal Code 20.10.025 will be necessary to reflect the revised  
37 numbering system.

#### 38 39 Proposed Cordata and Meridian Neighborhood Zoning Tables

40 These zoning tables were updated to add those areas from the Guide Meridian/Cordata  
41 Neighborhood, removal of out-dated information and specific references to completed capital  
42 facility projects, remove any references that are covered by a code regulation, and inclusion of  
43 information consistent with the 2005 Comprehensive Plan.

#### 44 45 Cordata Business Park Planned Unit Development (PUD)

46 The majority of the Cordata Neighborhood is located within the PUD boundaries. Concurrent  
47 with the above boundary changes, the City began analyzing the impacts of removing the  
48 Cordata Business Park Planned Unit Development (PUD) as the zoning for those properties  
49 located within the PUD. The objective was to find a land use designation consistent with the  
50 City's existing zoning framework that would not cause any adverse impacts to the property  
51 owners within the PUD.

1  
2 Staff presented this proposal to the Cordata Business Park Association, Cordata Neighborhood  
3 Association, and Cordata Design Review Committee. All parties collectively agreed that the  
4 PUD was cumbersome, delegated some obligations to the City that are no longer necessary,  
5 did not adequately provide necessary decision making processes, is unpredictable, and was  
6 important to ensure the business park maintains its unique values and attributes.  
7

8 Staff believes that the comprehensive plan amendment process is not the appropriate approach  
9 to consider removing the PUD as zoning and should be considered through a subarea plan. The  
10 existing zoning framework simply cannot provide the insurances that the PUD advocates desire  
11 in a simple manner that the City can enforce. Staff will continue research of a method to achieve  
12 the object as removing the PUD as zoning with the necessary associations and committees.  
13

#### 14 15 **V. COMPREHENSIVE PLAN GOALS AND POLICIES:**

16  
17 The proposed code amendments are consistent with and carry out the goals and policies of the  
18 City's Comprehensive Plan. The City's Comprehensive Plan identifies that neighborhood plans  
19 should be periodically updated to ensure that the plans are consistent with and implement the  
20 Comprehensive Plan. Evaluating and re-drawing the boundaries of the Guide Meridian/Cordata  
21 and Meridian Neighborhoods will result in a public benefit to better represent the residents and  
22 business owners within the area, and will update information contained in the plans.  
23

24 See **Attachment C** for a full list of all applicable Comprehensive Plan Goals and Policies.  
25

#### 26 **VI. ANALYSIS:**

27  
28 The following factors should be considered when reviewing comprehensive plan and  
29 neighborhood plan amendment proposals per BMC 20.20.060.C:  
30

- 31 **1) Is the proposed amendment to the plan supported by or consistent with the**  
32 **existing goals and policies of the comprehensive plan and the State Growth**  
33 **Management Act?**

34 The proposal is consistent with the City's Comprehensive Plan and State Growth  
35 Management Act. Revising the boundaries to better reflect the current use and  
36 zoning of these neighborhoods, and updating information and references, will result  
37 in a public benefit to the residents and business owners within the area, and the  
38 neighborhood associations that represent.  
39

- 40 **2) Have circumstances changed sufficiently since the adoption of the**  
41 **comprehensive plan and/or neighborhood plan to justify the proposed**  
42 **change?**

43 Since 1985, all land annexed to Bellingham has moved into the City's northern  
44 neighborhoods, except for a small parcel in the Yew Street area, resulting in the  
45 northern neighborhoods being some of the largest in the city.  
46

- 47 **3) Have the underlying assumptions found in the comprehensive plan and/or**  
48 **neighborhood plan upon with the land use designation, density or other**  
49 **provisions are based changed, or is new information available which was not**  
50 **considered at the time the plan was adopted?**

51 The proposed amendments do not change the land use designation or effect density.

- 1  
2 4) **Does the proposed amendment promote a more desirable land use pattern for**  
3 **the community as stated in the goals and policies in the comprehensive plan?**  
4 **Are there environmental constraints (such as wetlands, steep slopes,**  
5 **significant stands of trees, etc.) present on the site to such a degree that**  
6 **development of the site is economically or physically unfeasible under the**  
7 **existing land use designation?**

8 The proposed amendments do not have any impact on land use patterns nor do they  
9 have an environmental impact.

- 10  
11 5) **What impacts would the proposed amendment to the plan have on the current**  
12 **use of other properties in the vicinity? What measures should be taken to**  
13 **ensure compatibility with the uses of other property in the area?**

14 The proposal is not a site specific proposal; therefore, the requested changes to the  
15 neighborhood plans, zoning tables and maps will not have an effect on current use of  
16 other properties in the vicinity.

17  
18  
19 **VII. CRITERIA:**

20  
21 The City may amend the comprehensive and/or neighborhood plan only if it finds that:

- 22  
23 1) The proposed amendment bears a substantial relation to public health, safety, and  
24 welfare;  
25  
26 2) The proposed amendment is consistent with the Growth Management Act;  
27  
28 3) The proposed amendment is consistent with the countywide planning policies;  
29  
30 4) The comprehensive plan will be internally consistent; and  
31  
32 5) The proposed amendment will result in long-term benefits to the community as a  
33 whole and is in the best interest of the community.

34  
35 The proposed amendments to the Meridian Neighborhood plan, zoning table and maps, as well  
36 as the creation of the new Cordata Neighborhood Plan, zoning table and maps, meet all the  
37 criteria listed above. The proposal is supported by the Cordata Neighborhood Association, and  
38 the updated information and references will improve the ability of the residents and business  
39 owners within these neighborhoods to organize and represent their shared goals and issues.

40  
41 **PUBLIC COMMENT:**

42  
43 Notice of the Planning Commission hearing was mailed to all property owners within the existing  
44 Guide Meridian/Cordata and Meridian Neighborhoods, neighborhood representatives and  
45 associations, and Washington State Department of Commerce. The notice was also published  
46 in the Bellingham Herald.

47  
48 Neighborhood presentations on the boundary adjustment were favorably received.

1 **VIII. STATE ENVIRONMENTAL POLICY ACT (SEPA):**

2  
3 Adoption of Existing Environmental Document under the provisions of WAC 197-11-630  
4 attached as **Attachment D**.

5  
6  
7 **IX. STAFF RECOMMENDATIONS:**

8  
9 Staff recommends the Planning Commission approve the neighborhood plan amendments and  
10 adopt the attached Findings of Fact, Conclusions, and Recommendations, attached as  
11 **Attachment A**, which recommends the City Council approved the ordinance, attached as  
12 **Attachment B**, that:

- 13  
14 • Repeals the Guide Meridian/Cordata Neighborhood Plan and Table of Zoning  
15 Regulations.  
16 • Amend the Meridian Neighborhood Plan and Table of Zoning Regulations (BMC  
17 20.00.110).  
18 • Adopts the Cordata Neighborhood Plan and Table of Zoning Regulations (BMC  
19 20.00.045).  
20 • Amends BMC 20.10.025 to reflect the proposed numbering system of specific  
21 subareas.  
22

23  
24 **X. LIST OF ATTACHMENTS:**

- 25  
26 A. *Draft Planning Commission Findings of Fact*  
27 B. *Draft Ordinance*  
28 C. *All applicable Comprehensive Plan Goals and Policies*  
29 D. *Adoption of Existing Environmental Document*

**BELLINGHAM PLANNING COMMISSION FINDINGS OF FACT,  
CONCLUSIONS, AND RECOMMENDATIONS**

**JULY 15, 2010**

**DRAFT FOR REVIEW**

**SUMMARY**

Following the public hearing and deliberation on the proposed amendments to modify the existing Meridian Neighborhood Plan, zoning table and maps, and create a new Cordata Neighborhood, from the existing Guide Meridian/Cordata Neighborhood, including a new plan, zoning table and maps, the Bellingham Planning Commission has determined that the proposed amendments comply with, and will implement, the goals and policies of the Bellingham Comprehensive Plan and should be adopted.

**I. FINDINGS OF FACT**

**1. Project Description:**

In response to neighborhood association requests to reduce the size and revise the boundaries of the Guide Meridian/Cordata and Mount Baker Neighborhoods, the City initiated a review of Bellingham's northern neighborhood boundaries as part of the 2009 Comprehensive Plan amendment process. On October 22, 2009, Planning Commission conducted a public hearing and approved a staff proposal to modify the northern neighborhood boundaries. The technical work associated with the new boundaries was broken into two parts. The amendments to be considered today will accomplish the following:

- 1) Replace the existing Guide Meridian/Cordata Neighborhood with the Cordata Neighborhood and enlarge the Meridian Neighborhood to more accurately reflect the use and shared issues of the residents and businesses within those areas. Update information and references contained in the Meridian Neighborhood plan and create a new Cordata Neighborhood plan.
- 2) Create a new section in the Bellingham Municipal Code (BMC), BMC 20.00.045 Cordata Neighborhood Table of Zoning Regulations, for the newly created Cordata Neighborhood. Delete/Remove the zoning table of BMC 20.00.080 Guide Meridian/Cordata Neighborhood Table of Zoning Regulations. Modify the zoning tables of BMC 20.00.110 Meridian Neighborhood Table of Zoning Regulations to reflect the revised boundaries and new area numbers.
- 3) Modify and update the maps and the plan in the Meridian Neighborhood Plan and create new maps and a plan for the Cordata Neighborhood to reflect the revised boundaries and new area numbers.

1 **2. Background Information/Procedural History:**

2  
3 The size of Bellingham's northern neighborhoods has become unwieldy and over-sized because  
4 of successive annexations. Residents, property owners, business owners and neighborhood  
5 groups requested that the City evaluate the northern boundaries in an effort to make it easier to  
6 organize neighborhoods around shared goals and common interests.  
7

8 The Planning Director docketed review of Bellingham's northern neighborhood boundaries as  
9 part of the 2009 Comprehensive Plan Amendment process. The revised boundary adjustment  
10 proposal was approved by the Planning Commission following a public hearing on October 22,  
11 2009.  
12

13 A combined neighborhood meeting for both the proposed Cordata Neighborhood and the  
14 proposed changes to the Meridian Neighborhood boundary was held at the Birchwood  
15 Presbyterian Church on April 27, 2010. Planning Commission conducted a work session for  
16 these proposals on June 24, 2010. All property owners within the Guide Meridian/Cordata and  
17 Meridian Neighborhoods were notified of the neighborhood meetings and the Planning  
18 Commission public hearing.  
19

20 The proposal was presented at the June 16, 2010 Mayor's Neighborhood Advisory Committee  
21 (MNAC) meeting and MNAC recommended the Planning Commission approve the proposals.  
22

23 **3. Public Comment:**

24  
25 Notice of the Planning Commission hearing was mailed to all property owners within the existing  
26 Guide Meridian/Cordata and Meridian Neighborhoods, neighborhood representatives and  
27 associations, and Washington State Department of Commerce. The notice was also published  
28 in the Bellingham Herald.  
29

30 Neighborhood presentations on the boundary adjustment were favorably received. There were  
31 no formal public comments received.  
32

33 **4. State Environmental Policy Act (SEPA) Determination if applicable:**

34  
35 The project was issued an adoption of existing environmental document under the provisions of  
36 WAC 197-11-630.  
37

38 **5. Consistency with the Bellingham Comprehensive Plan:**

39  
40 The proposed amendments are consistent with the City's Comprehensive Plan, Growth  
41 Management act and county-wide planning policies, and will be of benefit to the residents and  
42 business owners within the area, as well as to the community.  
43

44 **6. Analysis under BMC 20.20.060.C**

45  
46 The Planning Commission reviewed the proposals against the comprehensive plan amendment  
47 criteria consistent with Bellingham Municipal Code 20.20.060 C.  
48  
49

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49

## II. CONCLUSIONS:

Based on the staff report and the information presented at the public hearing, the Planning Commission concludes that the proposals satisfy the criteria for neighborhood plan amendments consistent with BMC 20.20.060 C. as follows:

1. The proposal is consistent with the Bellingham Comprehensive Plan and State Growth Management Act. Revising the boundaries to better reflect the current use and zoning of this neighborhood, and updating information and references will result in a public benefit to the residents and business owners within the area, and the neighborhood associations that represent.
2. Since 1985, all land annexed to Bellingham has moved into the City's northern neighborhoods, except for a small parcel in the Yew Street area, resulting in the northern neighborhoods being some of the largest in the city.
3. The proposed amendments do not change the land use designations or effect density.
4. The proposed amendments do not have any impact on land use patterns nor do they have an environmental impact.
5. The proposal is not a site specific proposal; therefore, the requested changes to the neighborhood plans, zoning tables and maps will not have an effect on current use of other properties in the vicinity.

The Planning Commission also concludes:

1. The proposed amendments to the Meridian Neighborhood and creation of the Cordata Neighborhood from the existing Guide Meridian/Cordata Neighborhood, and updating the information and references contained therein will result in a clear public benefit by reducing the size of the neighborhood to be easier to organize around shared goals and common interests;
2. The proposed amendment bears a substantial relation to public health, safety, and welfare;
3. The proposed amendment is consistent with the Growth Management Act;
4. The proposed amendment is consistent with the countywide planning policies;
5. The comprehensive plan will be internally consistent;
6. The proposed amendment will result in long-term benefits to the community as a whole and is in the best interest of the community; and
7. The proposed amendments comply with, and will implement, the goals and policies of the Bellingham Comprehensive Plan.

- 1 8. All code references to specific subarea references must be changed to correspond to  
2 the proposed Land Use and Zoning maps for each neighborhood.  
3  
4

5 **III. RECOMMENDATIONS:**  
6

7 Based on the findings and conclusion, the Bellingham Planning Commission recommends  
8 that the City Council approve the attached ordinance that:  
9

- 10 • Repeals the Guide Meridian/Cordata Neighborhood Plan and Table of Zoning  
11 Regulations.  
12 • Amend the Meridian Neighborhood Plan and Table of Zoning Regulations (BMC  
13 20.00.110).  
14 • Adopts the Cordata Neighborhood Plan and Table of Zoning Regulations (BMC  
15 20.00.045).  
16 • Amends BMC 20.10.025 to reflect the proposed numbering system of specific  
17 subareas.  
18  
19  
20

21 **ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.  
22  
23

24 \_\_\_\_\_  
25 *Planning Commission Chairperson*  
26  
27  
28  
29

30 **ATTEST:** \_\_\_\_\_  
31 *Recording Secretary*  
32  
33  
34  
35

36 **APPROVED AS TO FORM:**  
37  
38

39 \_\_\_\_\_  
40 *City Attorney*

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO BELLINGHAM'S COMPREHENSIVE PLAN, REPLACING THE EXISTING GUIDE MERIDIAN/CORDATA NEIGHBORHOOD PLAN AND TABLE OF ZONING REGULATIONS (BMC 20.00.080) WITH THE PROPOSED AMENDS TO THE MERIDIAN NEIGHBORHOOD PLAN AND TABLE OF ZONING REGULATIONS (BMC 20.00.110) AND THE NEW CORDATA NEIGHBORHOOD PLAN AND TABLE OF ZONING REGULATIONS (BMC20.00.045) TO REFLECT THE NEW BOUNDARIES AND AMENDING BELLINGHAM MUNICIPAL CODE CHAPTER 20.10.025 TO RELECT THE NEW SUBAREA LABELING.

WHEREAS, the City of Bellingham has adopted 25 neighborhood plans as a component of the Bellingham Comprehensive Plan, including the Cordata and Meridian Neighborhoods; and

WHEREAS, the City has a process to amend the comprehensive plan and the neighborhood plans once per year in accordance with BMC 20.20.060 and BMC 21.10.150; and

WHEREAS, the Planning Director docketed review of Bellingham's northern neighborhood boundaries as part of the 2009 Comprehensive Plan Amendment process; and

WHEREAS, on October 22, 2009, the Bellingham Planning Commission conducted a public hearing and approved an initial staff proposal to modify the northern neighborhood boundaries; and

WHEREAS, a neighborhood meeting was held with the Guide Meridian/Cordata and Meridian neighborhoods on April 27, 2010; and

WHEREAS, the Guide Meridian/Cordata and Meridian neighborhoods support the proposal, which will result in a clear public benefit by reducing the size of the neighborhoods and more accurately naming the neighborhoods, as well as updating information and references; and

WHEREAS, the responsible official reviewed the proposed amendments under the procedures of the State Environmental Policy Act, and an Adoption of Existing Environmental Document was issued on June 14, 2010; and

WHEREAS, the Bellingham Planning Commission held a public hearing on July 15, 2010 and determined that the proposal complies with, and will implement, the goals and policies of the Bellingham Comprehensive Plan; and

WHEREAS, the Bellingham Planning Commission recommended approval of the proposed amendments to replace the Guide Meridian/Cordata Neighborhood with proposed changes

2-11

1 with the Meridian Neighborhood Plan and Table of Zoning Regulations, and creation of the  
2 new Cordata Neighborhood Plan and Table of Zoning Regulations and thereafter, made  
3 Findings of Fact, Conclusions and recommendations for adoption of the amendments; and  
4

5 **WHEREAS**, the Bellingham Planning Commission recommended revisions to Bellingham  
6 Municipal Code 20.10.025 that are necessary to reflect the proposed neighborhood subarea  
7 numerical labels; and  
8

9 **WHEREAS**, the Bellingham City Council held a public hearing on \_\_\_\_\_ to  
10 consider the proposed amendments; and  
11

12 **WHEREAS**, the Bellingham City Council agrees with and hereby adopts the Findings of  
13 Fact, Conclusions and Recommendations of the Bellingham Planning Commission; and  
14

15 **NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:**  
16

17 **Section 1:** The City Council adopts the Planning Commission's Finds of Fact, Conclusions,  
18 and Recommendations as show in Exhibit A.  
19

20 **Section 2:** The Guide Meridian/Cordata Neighborhood Plan is hereby repealed in its  
21 entirety.  
22

23 **Section 3:** The Guide Meridian/Cordata Neighborhood Table of Zoning Regulations,  
24 Bellingham Municipal Code 20.00.080 is hereby repealed in its entirety.  
25

26 **Section 4:** The Meridian Neighborhood Plan is hereby amended as shown in Exhibit B.  
27

28 **Section 5:** The Meridian Neighborhood Land Use Map is here by amended as shown in  
29 Exhibit C.  
30

31 **Section 6:** The Meridian Neighborhood Table of Zoning Regulations, Bellingham Municipal  
32 Code 20.00.110) is hereby amended as shown in Exhibit D.  
33

34 **Section 7:** The Meridian Neighborhood Zoning Map is here by amended as shown in  
35 Exhibit E.  
36

37 **Section 8:** The Cordata Neighborhood Plan is hereby adopted as shown in Exhibit F.  
38

39 **Section 9:** The Cordata Neighborhood Land Use Map is here by amended as shown in  
40 Exhibit G.  
41

42 **Section 10:** The Cordata Neighborhood Zoning Map is here by amended as shown in  
43 Exhibit H.  
44

45 **Section 11:** The Cordata Neighborhood Table of Zoning Regulations, Bellingham Municipal  
46 Code 20.00.045) is hereby adopted as shown in Exhibit I.  
47

48 **Section 12:** Bellingham Municipal Code Section 20.10.012 is amended as shown in Exhibit  
49 J.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

**PASSED** by the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Council President

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mayor

**ATTEST:** \_\_\_\_\_  
Finance Director

*APPROVED AS TO FORM:*

\_\_\_\_\_  
Office of the City Attorney

Published:  
\_\_\_\_\_

2-13

**EXHIBIT A**

1  
2  
3  
4  
5

NOTE: This page is intentionally left blank to insert the approved Bellingham Planning Commission Findings of Fact, Conclusions, and Recommendations.