

ORDINANCE NO. 2009-07-044

ORDINANCE RELATING TO THE ANNEXATION OF APPROXIMATELY TWENTY ACRES OF UNINCORPORATED CITY-OWNED PROPERTY KNOWN AS THE CORDATA PARK ANNEXATION AREA TO THE CITY OF BELLINGHAM. THE SITE IS LOCATED WITHIN THE CITY'S NORTHERN URBAN GROWTH AREA ADJACENT TO THE CITY'S GUIDE MERIDIAN / CORDATA NEIGHBORHOOD.

WHEREAS, the City of Bellingham acquired the property in 2007 for a neighborhood park; and

WHEREAS, in February 2008 Whatcom County, at the request of the City, added the Cordata Park Annexation area to Bellingham's Northern Urban Growth Area and rezoned the area from Rural (R5A) to Recreation and Open Space; and

WHEREAS, on July 18, 2008 the required neighborhood meeting was held to discuss the proposed annexation; and

WHEREAS, the Cordata Park Annexation area is approximately 20 acres in size and owned by the City of Bellingham; and

WHEREAS, the City of Bellingham filed a petition and sufficient Notice of Intent to commence annexation proceedings pursuant to RCW 35.13.125; and

WHEREAS, the City Council held a public meeting on July 21, 2008 and approved Resolution 2008-22 initiating the annexation review process, subject to adopting comprehensive land use designation, development regulations, and assumption of existing City indebtedness; and

WHEREAS, on August 11, 2008, the Bellingham City Council authorized the Mayor of Bellingham to sign the 75% annexation petition for the Cordata Park Annexation, per Article III of the City's Charter; and

WHEREAS, on August 13, 2008, the City of Bellingham submitted the 75% annexation petition accompanied by a map specifying the boundaries of the proposed annexation and legal description as provided by RCW 35.13.130; and

WHEREAS, the City forwarded the petition to the Whatcom County Assessor, whereby the Assessor found the petition to comply with state law and issued a Certificate of Sufficiency on September 15, 2008 to the City in accordance with RCW 35.21.005; and

WHEREAS, on February 25, 2009, the City forwarded the Cordata Park Notice of Intention to the Whatcom County Boundary Review Board for its 45 day review of the annexation proposal; and

WHEREAS, the Bellingham City Council and Whatcom County Council approved Amendment #17 to the Interlocal Agreement between the City and the County to include the Cordata Park Annexation; and

WHEREAS, on April 18, 2009, the Whatcom County Boundary Review Board deemed the Notice of Intention to Annex as described in the BRB file # 2009 – 01 approved; and

WHEREAS, on July 13, 2009 the Bellingham City Council held a public hearing and determined the annexation is consistent with the State Growth Management Act, the policy direction in Whatcom County's Comprehensive Plan, the Countywide Planning Policies, the Bellingham Subarea Plan as revised, and Bellingham's Comprehensive Plan; and

WHEREAS, at the conclusion of the hearing, the Bellingham City Council approved the Cordata Park Annexation ordinance.

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. The Cordata Park Annexation area as described in the legal description in Exhibit A, is hereby annexed to the City of Bellingham.

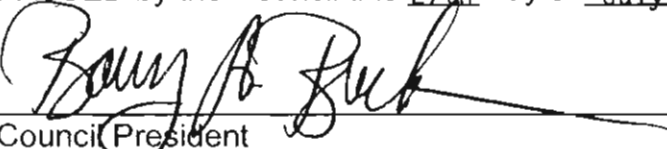
Section 2. The area annexed herein shall assume its proportional share of the existing indebtedness of the City of Bellingham.

Section 3. A new Area 32 is added to the Guide Meridian / Cordata Neighborhood Plan and map with a land use designation of Public, Park as shown in Exhibit B.

Section 4. A new Area 32 is added to Bellingham Municipal Code 20.00.080 - Guide Meridian / Cordata Neighborhood Table of Zoning Regulations and zoning map as shown in Exhibit C.

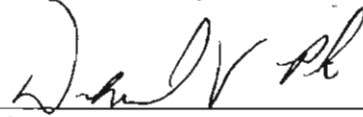
Section 5. This ordinance shall be effective 15 days after final approval.

PASSED by the Council this 27th day of July, 2009.



Council President

APPROVED by me this 6th day of August, 2009.



Mayor

ATTEST:



Finance Director

APPROVED AS TO FORM:



Office of the City Attorney

Published:

July 31, 2009

LEGAL DESCRIPTION OF PROPOSED CORDATA PARK ANNEXATION AREA

THAT PORTION OF SECTION 1, TOWNSHIP 38, RANGE 2E W.M LYING GENERALLY WEST OF THE BELLINGHAM CITY LIMITS, MORE PARTICULARLY DESCRIBED AS THE EAST ONE HALF OF THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION 1, TOWNSHIP 38, RANGE 2E W.M. TOGETHER WITH THAT PORTION OF THE HORTON RD. RIGHT OF WAY ABUTTING THE NORTH SIDE OF SAID PARCEL.



Guide Meridian / Cordata Neighborhood Plan**Area 32**

This area is approximately 20 acres in size and located in northwest Bellingham. The City purchased the two properties on November 12, 2007 with the intent to build a neighborhood park and to provide a greenway corridor to serve the existing and future residents within the northern area of the City. In November 2008, the Bellingham City Council approved the Cordata Park Master Plan, which established the guidelines for the development of a neighborhood park within this area. The area was annexed into the City in 2009.

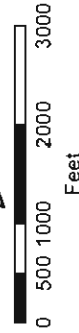
AREA 32 LAND USE DESIGNATION: PUBLIC

GUIDE MERIDIAN/CORDATA NEIGHBORHOOD LAND USE

Legend:

COMPREHENSIVE PLAN LAND USE DESIGNATION

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
13	Commercial
14	Residential Multi, High Density
15	Residential Multi, High Density
15A	Residential Single, Medium Density
16	Commercial
16A	Residential Multi, High Density
17A	Residential Multi, High Density
17B	Institutional
17C	Commercial
17D	Industrial
17E	Institutional
18	Industrial
19, 20	Commercial/Industrial
21	Commercial
22	Residential Single, Low to Medium Density
23	Industrial
24	Residential Multi, High Density
24A	Residential Multi, High Density
25	Commercial
26, 26A	Industrial
27	Commercial/Industrial/Res. Multi
27A	Residential Multi
27B	Institutional/Res. Multi
27C	Industrial
28, 28A	Industrial
29	Residential Single, Medium Density
30	Residential Single, Medium Density
31	Residential Single, Medium Density
32	Public



City of Bellingham
Planning Department
2009

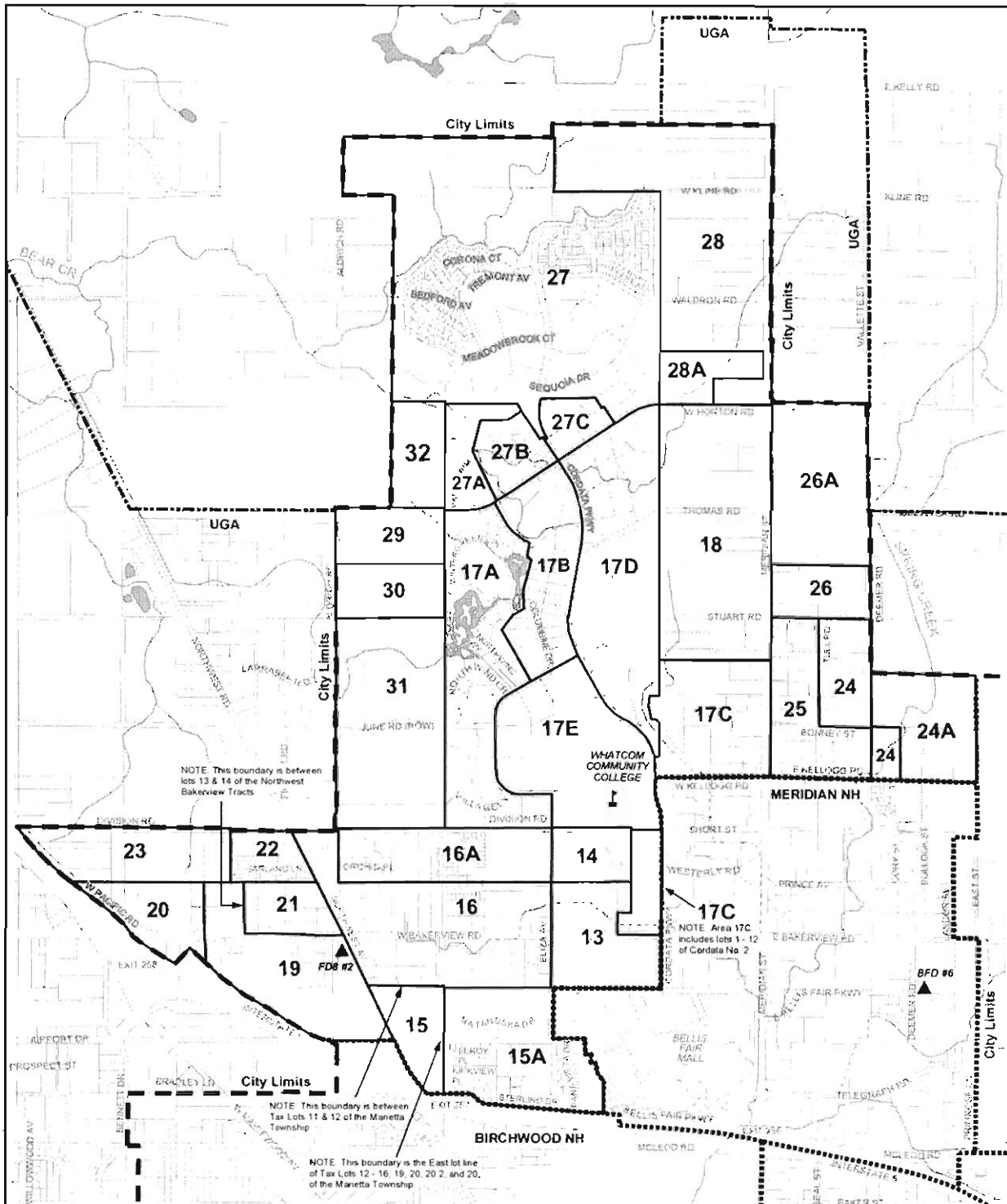


EXHIBIT C

Guide Meridian / Cordata Neighborhood Table of Zoning Regulations

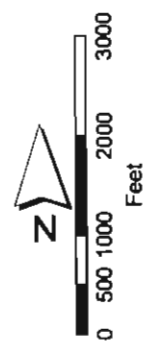
Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
32	Public	Park	N/A	Cordata Park Master Plan	<p>A sewer main will need to be extended along W. Horton Road to provide service. The sewer main extension may connect to the Horton Pump Station.</p> <p>A water main will need to be extended to provide service.</p>	None

GUIDE MERIDIAN/CORDATA NEIGHBORHOOD ZONING

Legend:

AREA	ZONING DESIGNATION*
13	Planned Commercial
14	Planned Res. Multi
15	Planned Res. Multi
15A	Planned Res. Single
16	Planned Commercial
16A	Planned Res. Multi
17A	Planned Institutional
17B	Planned Commercial
17C	Planned Commercial
17D	Planned Commercial
17E	Institutional
18	Planned Industrial
19, 20	Planned Commercial/Industrial
21	Planned Commercial
22	Planned Res. Single
23	Planned Industrial
24, 24A	Planned Res. Multi
25	Planned Commercial
25, 26A	Planned Industrial
27	Planned Commercial/Industrial/Res.
27A	Planned Res. Multi
27B	Planned Institutional/Res. Multi
27C	Planned Industrial
28	Planned Industrial
28A	Planned Industrial
29	Residential Single
30	Residential Single
31	Residential Single
32	Public

* SEE BELLINGHAM MUNICIPAL CODE TITLE 20
TABLE OF ZONING REGULATIONS FOR
MODIFICATIONS IN THE LIST OF PERMITTED
USES AND OTHER SPECIAL PROVISIONS
FOR EACH NUMBERED AREA



City of Bellingham
Planning Department
2008

