

ORDINANCE NO. 2009-12-080

AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO BELLINGHAM'S COMPREHENSIVE PLAN, AMENDING THE SOUTH HILL NEIGHBORHOOD PLAN

WHEREAS, the City of Bellingham has adopted 24 neighborhood plans as a component of the Bellingham Comprehensive Plan, including the South Hill Neighborhood Plan; 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, on June 22, 2008, the City of Bellingham received a request from the South Hill Neighborhood Association to amend the South Hill Neighborhood Plan; and

WHEREAS, the Planning and Community Development Director docketed the neighborhood plan amendment for review in 2009; and

WHEREAS, the proposed amendment to the South Hill Neighborhood Plan would add a single paragraph to the "Neighborhood Character" section of the plan; and

WHEREAS, a neighborhood meeting was held on July 30, 2009 regarding the proposed neighborhood plan amendment; and

WHEREAS, the South Hill Neighborhood Association believes that the proposed amendment provides guidance and direction for tree preservation, neighborly communication, and preservation of scenic views of Bellingham Bay, the islands and mountains; and

WHEREAS, the responsible official reviewed the proposed amendment under the procedures of the State Environmental Policy Act, and a Determination of Non-significance was issued on August 26, 2009; and

WHEREAS, the Bellingham Planning Commission held a public hearing on September 17, 2009, and determined that the proposed neighborhood plan amendment 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 amendment to the South Hill Neighborhood Plan as detailed in their Findings of Fact, Conclusions and Recommendations (attached); and

WHEREAS, the Bellingham City Council held a public hearing on November 9, 2009 to consider the proposed amendments; and

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

WHEREAS, following the public hearing, the Bellingham City Council directed staff to prepare an ordinance approving the request as part of the annual comprehensive plan amendment process.

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. Section 1 of the South Hill Neighborhood Plan is hereby amended as shown on Exhibit A.

PASSED by the Council this 14th day of December, 2009

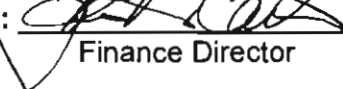


Council President

APPROVED by me this 14th day of December, 2009

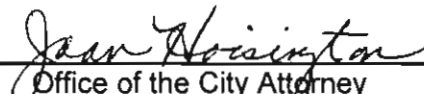


Mayor

ATTEST: 

Finance Director

APPROVED AS TO FORM:



Office of the City Attorney

Published: December 18, 2009

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Exhibit A

SOUTH HILL NEIGHBORHOOD PLAN

I. NEIGHBORHOOD CHARACTER

The distinctive character of Bellingham's South Hill Neighborhood is derived from its unique setting, historic buildings, and views of important natural features such as Bellingham Bay, the San Juan Islands, Mt. Baker, and surrounding foothills and communities. The South Hill Neighborhood values view protection, including maintenance, preservation and enhancement of its views outward to the water, islands, mountains and foothills.

The South Hill Neighborhood strongly supports building and site designs that complement and enhance their surroundings, especially in regard to building height and bulk. Zones within the South Hill Neighborhood should restrict building height and bulk to preserve neighborhood character, and to protect private and public views, vistas, and view corridors.

"Equally distinctive aspect of South Hill are its trees and the wildlife habitat that they provide. Through the preservation, protection, and planting of privately owned trees and vegetation, South Hill residents hope to conserve and enhance the neighborhood's physical and aesthetic environment. South Hill Neighbors are encouraged to select new trees and vegetation with these values in mind, while paying attention to solar access and height and density of trees at maturity so as not to obstruct neighbors' outward views. Neighbors should voluntarily maintain their existing trees and vegetation with currently accepted healthy pruning, maintenance and safety standards. South Hill Neighbors should work together to achieve balance between privately owned trees, views and solar access through communication, education, and a respect for the diversity of opinions."

South Hill is a unique, pleasant neighborhood with several interrelated design characteristics that are appealing to the residents. The neighborhood has a number of areas with distinguishing characteristics. The Ridgeway area, south of the university on the highest elevations of the hill, has been developed since World War II. There are streets with larger lots, fewer sidewalks, more open drainage rather than curbs, and predominantly single story houses. Residential construction continues to be active in this area.

.....no change to the rest of the South Hill Neighborhood Plan.

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