JEPSON & ASSOCIATES

DOCKETING FOR COMPREHENSIVE PLAN AMENDMENT AND MAP ALTERATION FOR THE SAMISH NEIGHBORHOOD

March 2018

1) Application Form

2) Letter to Rick Sepler, Planning Director

3) SEPA

4) Samish Neighborhood Plan

5) Exhibits

Planning

Permit Center
210 Lottie Street
Bellingham, WA 98225
phone: 360-778-8300
fax: 360-778-8301
www.cob.org

COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT DOCKET APPLICATION FORM

TO BE COMPLETED BY STAFF
Date Received 3/30/2018
Case Number REZ2018-0004

Use this form to request docketing of a proposed Comprehensive Plan and or Neighborhood Plan amendment(s). Applications may be submitted at any time but must be received by **April 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) Non-site specific Comprehensive / Neighborhood Plan amendments:

$1,594 base fee + $255 notice fee x 0.1 = $185 due at docket application. ✓

OR

(b) Site specific Comprehensive / Neighborhood Plan amendments:

$1,594 base fee + $255 notice 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.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: SAMISH HEIGHTS INC/ANGEL FAMILY Phone: c/o 360 733-5760
Address: c/o 222 GRAND AVENUE, STE C
City/State/Zip: Bellingham, Wa
Email: rjepson@jepsonengineering.com Fax: 360 647-8939
Name of contact if applicant is a group: Ronald Jepson PE; PLS

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 / Neighborhood Plan Application must be submitted within **30 days of the Council's docket decision or a date approved by the Planning and Community Development Director** in order to continue to final review. Failure to submit a complete application prior to the deadline may result in removal from the docket.

Applicant signature: Ronald T Jepson PE; PLS Agent Date: MARCH 26, 2018

3. Provide an explanation of how the proposed Comprehensive or Neighborhood Plan amendment meets one or more of the docking criteria listed in **Bellingham Municipal Code 20.20.030 A. (2)**. (Docketing criteria - page 4 attached)

4. 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.

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

Property Owner

Name: _____ Phone: _____

Address: N/A

City/State/Zip: _____

Email: _____ Fax: _____

Owner's Authorized Agent/Contact

Name: _____ Phone: _____

Address: N/A

City/State/Zip: _____

Email: _____ Fax: _____

Property Information

1. Assessor Parcel Numbers: N/A
2. 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.
3. Neighborhood Name: SAMISH Area Number: 495

   Current Comprehensive Plan Land Use Designation: Residential
4. Proposed Comprehensive Plan Land Use Designation: Residential with Pre Req Alterations
5. Current Zoning: RS 12 and RS 20
6. Proposed Zoning: Same

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: 3/26/18

City and State where this application is signed: Bellingham, Wa

BELLINGHAM MUNICIPAL CODE

20.20.030 ANNUAL DOCKETING CRITERIA

A. The City shall use the following criteria in selecting proposals for inclusion in the annual docket of comprehensive plan/neighborhood plan amendments. In order to be included on the annual docket, a proposal must meet the following criteria:

(1) The City has the resources, including staff and budget, necessary to adequately and comprehensively review the proposal within the timeframe of the annual review process; and

(2) The proposal meets one or more of the following criteria:

a. The proposed amendment represents an issue appropriately addressed in the comprehensive plan or in a neighborhood plan;

b. The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan;

c. The public interest would be best served by considering the proposal in the next amendment cycle, rather than delaying consideration to a future plan update process;

d. The amendment addresses changing circumstances, changing community values, or corrects or updates information in the comprehensive plan or a neighborhood plan; or

e. State law requires, or a decision of a court or administrative agency has directed a change to the comprehensive plan or a neighborhood plan.

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS • LAND SURVEYORS • PROJECT MANAGEMENT AND DEVELOPMENT
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225 • (360) 733-5760 • FAX (360) 647-8939

March 12, 2018

City of Bellingham, Dept. of City Planning
Attn: Mr. Rick Sepler, Director
210 Lottie Street
Bellingham, WA 98225

Subject: **Docketing for Comprehensive Plan Amendment and Map Alteration for the Samish Neighborhood**

Dear Sir,

I am writing on behalf of two land owners within the Samish Neighborhood who are requesting Comprehensive Plan Amendments and certain map alterations that negatively affect their availability to develop their properties.

One client owns over 120 acres within area designation 5 and the other a 40 acre parcel which is half in Zone Area 5 and half in Zone Area 4.

At this time the Yew-Samish connector is stipulated as a pre-requisite condition for development although it is apparent that the City abandoned its plans and intention to construct this facility several years ago.

Also, the routing of the north-south arterial referred to as Governors Road which is shown on the Samish Neighborhood circulation map should to be revisited. The current route passes through my clients 120 acre ownership, bisects a 10 acre City Park tract and is directed at its northerly end to connect with the proposed Samish-Yew connector.

No development can bear the entire cost to construct a major arterial through their property which they cannot access lots from. Even if the route is on the T.I.F. program allowing Traffic Impact Fees to be utilized for its construction, the burden is too excessive.

In this particular case, the two developments propose to examine an arterial route following the 48th Street alignment which would then border both ownerships on their easterly boundaries. This route also borders extensive City holdings and will therefore provide access to over a 150 acres of publicly owned land.

Detailed information will be presented to City staff in support of this proposal and Public Works and Planning can then evaluate its merits.

An earlier routing report was prepared for the City which included the 48th Street alignment but the currently designated route was recommended and selected. Our proposal, we realize, will need to meet City criteria and be technically feasible.

It is imperative therefore that this request for docketing in 2018 be honored since it stands in the way of the planning and development of some 300 residential lots within the City limits.

Other infrastructure issues also exist within this un-developed area of the Samish Neighborhood; such as the need for adequate water pressure and the need for an overall storm drainage plan for the area. The property owners are prepared and willing to address these issues but need the removal and modification of these two City imposed restrictions.

Thank you for your consideration and we intend to continue working with City staff up to any docketing recommendation to provide technical support for our proposals.

Sincerely,

Ronald T. Jepson, P.E., P.L.S

Cc: J. Seguin, Samish Heights LLC
D. Angell
P. Angell
C. Parkinson, P.E.
C. Jepson, P.L.S.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*: [help]**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

***Use of checklist for nonproject proposals:* [help]**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Comprehensive Plan and Samish Neighborhood Plan Revisions
2. Name of applicant:
   Samish Heights Inc.
   Doug and Paul Angell
3. Address and phone number of applicant and contact person:
   c/o Jepson & Associates. 222 Grand Avenue. Suite C. Bellingham, WA 98225.
   360-733-5760
4. Date checklist prepared: **3/26/2018**
5. Agency requesting checklist: **City of Bellingham Planning Department**
6. Proposed timing or schedule (including phasing, if applicable): **Dependent upon City action**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Non-project

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Wetland and critical areas reports and timber harvesting documentation

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None pending

10. List any government approvals or permits that will be needed for your proposal, if known.
None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
This is a non-project SEPA - A Comp Plan Amendment and Neighborhood Revision Request

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The acreage is all within the Samish Neighborhood and is affected by current Comp Plan conditions.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
Flat ☐ Rolling **X** Hilly **X** Steep Slopes ☐ Mountainous
☐ Other Click here to enter text.

b. What is the steepest slope on the site (approximate percent slope)? **45 %**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Clay and gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **N/A**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
N/A

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
None

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
None

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **N/A**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No ground water will be withdrawn**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
No waste material will be discharged into the ground

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
None

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
No

4. Plants

a. Check the types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
☐ shrubs
X grass
☐ pasture
☐ crop or grain
☐ orchards, vineyards or other permanent crops.
X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
None

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None

e. List all noxious weeds and invasive species known to be on or near the site.
None known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:
birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened and endangered species known to be on or near the site.
None Known

c. Is the site part of a migration route? If so, explain.
No

d. Proposed measures to preserve or enhance wildlife, if any:
None known

e. List any invasive animal species known to be on or near the site.
None Known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
None

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None known

1) Describe any known or possible contamination at the site from present or past uses.
None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within

the project area and in the vicinity. **None known**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None

4) Describe special emergency services that might be required.
None

5) Proposed measures to reduce or control environmental health hazards, if any:
None needed

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None

3) Proposed measures to reduce or control noise impacts, if any:
None needed

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
None N/A

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site? **RS-20 & RS-12**

f. What is the current comprehensive plan designation of the site? **Residential**

g. If applicable, what is the current shoreline master program designation of the site?
N/A

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes

j. Approximately how many people would reside or work in the completed project?
None

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None needed

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None needed

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A

c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
N/A

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **N/A**

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None

d. Proposed measures to reduce or control light and glare impacts, if any:
None needed

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None needed

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
40th Street, Samish Way

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
N/A

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No

h. Proposed measures to reduce or control transportation impacts, if any:
None needed

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No

b. Proposed measures to reduce or control direct impacts on public services, if any.
None needed

16. Utilities

a. Check utilities currently available at the site:
X electricity **X** natural gas **X** water **X** refuse service **X** telephone **X** sanitary sewer
☐ septic system ☐ other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed
N/A

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ 3/30/18

Name of signee ~~Terry A. Unger~~ Ron Jepson

Position and Agency/Organization Land Use Consultant with Ronald T. Jepson & Assoc.

Date Submitted: March 30, 18

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   Would Not

   Proposed measures to avoid or reduce such increases are:
   None Needed

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   Would Not

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   None Needed

3. How would the proposal be likely to deplete energy or natural resources?
   Would Not

   Proposed measures to protect or conserve energy and natural resources are:
   None Needed

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
   Would Not

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   None Needed

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
   Would Not

   Proposed measures to avoid or reduce shoreline and land use impacts are:
   None Needed

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
   Would Not

   Proposed measures to reduce or respond to such demand(s) are:
   None Needed

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **Would Not**

Samish Neighborhood Plan

As adopted by Ordinance No. 8868 and amended by Ordinance Nos. 8946, 9107, 9142, 9242, 9243, 9297, 10584, 2004-12-087, 2007-12-104, 2014-09-047, 2015-06-024, 2015-06-025 and 2015-06-026.

Neighborhood Plan Adoption: In 1980, the Bellingham Plan was adopted and included individual plans for each neighborhood. When the Washington State Growth Management Act (GMA) was adopted in 1990, the City was required to update and amend the Bellingham Plan to include comprehensive planning elements required by the GMA. The Bellingham Comprehensive Plan was adopted in 1995 and again included all of the individual neighborhood plans.

Neighborhood Plan Amendment: The Bellingham Municipal Code (BMC) 20.20 includes procedures by which individual property owners may petition the City for an amendment to an individual neighborhood plan. This may be a simple text amendment to address a condition or concern in a particular neighborhood or it may be a request for a change to the land use designation in a portion of a neighborhood. Because the neighborhood plans are adopted as part of the Bellingham Comprehensive Plan, the GMA restricts amendments to once per year. The deadline for submitting neighborhood plan amendments to the City is December 1 of each year (See BMC 20.20). An amendment to a neighborhood plan is made by ordinance. All of the changes made to this plan since it was originally adopted are listed on the last page of the plan.

Neighborhood Plan Update: Periodically, individual neighborhood plans merit a complete update due to changes of conditions in the neighborhood and/or the City. A complete neighborhood plan update can be a complex process requiring a great deal of time, public participation, and planning staff resources. Some of the individual neighborhood plans that were originally adopted in 1980 have received complete updates, while others have not.

neighborhood, can be viewed with both a positive and a negative aspect. Living in a wooded atmosphere, and yet close to shopping facilities, is a benefit very few neighborhoods can offer; yet the proximity to stores and the freeway is not without its problems and concerns.

In order to protect the neighborhood character and preserve the natural environment, the Samish Neighborhood strongly recommends special care be taken to manage how remaining development occurs in the neighborhood.

The following guidelines should underlie future development and building:

1) The following characteristics are highly valued by residents and should be retained: large lots, single-family zoning, natural open spaces, views and trees consistent with Bellingham's Comprehensive Plan.

2) Careful consideration should be given to environmental features such as steep slopes, shallow, rocky soil with exposed sandstone, wetlands and complex drainage patterns, and difficulty of access to some areas when development is proposed.

3) The Samish Neighborhood strongly recommends home design and placement on the land respect and conform to natural landscape features. Roof lines should be designed in a manner that preserves views and privacy, provides access to sunlight and maintains neighborhood character in each area of the neighborhood.

4) Property owners should be encouraged to replant their developed lots with native trees and shrubs. Not only will this help to retain the wooded character of our neighborhood hillside but it may also help to mitigate freeway noise. Freeway noise has increased in recent years due to heavier traffic and removal of trees. Tree buffers near the freeway would help to provide sound abatement that is far preferable to concrete walls. In addition, existing trees and native vegetation in the Lake Padden watershed should be preserved and protected to the extent possible.

5) Development across the remaining, undeveloped hillside needs to be better integrated by the overall design of connector streets.

6) Urban villages, cluster developments, and higher intensity land uses may be considered when transportation infrastructure is in place or is concurrent with development and located in appropriate areas of the neighborhood consistent with current zoning, such as along San Juan Boulevard and Governor Road. In judging appropriateness, the distinguishing characteristics of the neighborhood, e.g. drainage, circulation, single family areas, should be considered.

7) Land use and zoning variances should enhance neighborhood character.
8) Vegetation on skyline and ridges should be preserved so that trees and vegetation will be visible at the ridge top rather than buildings.

II. Open Space and Recreation

Samish Neighborhood Priorities for Open Space and Recreation:

A. Develop and maintain open space and protect environmentally sensitive areas e.g. streams, wetlands, etc. as development occurs.

B. Create and maintain neighborhood parks for local use.

C. Build and maintain neighborhood trails and connectors to Lake Padden as part of a north/south trail system.

D. The City of Bellingham should purchase property or negotiate easements to allow for the completion of the Samish Hill Trail system, per the Park, Recreation, & Open Space Plan.

In the Samish Neighborhood, there are values associated with the amenities of open space including scenic views, the wooded backdrop for the area, plant and animal life, the relief from crowding, and the recreational opportunities. The open space in this area also provides the basic setting for the neighborhood character. The Samish Neighborhood is one of the few areas left in the City of Bellingham that is not totally developed.

Natural Areas

The Samish Neighborhood is a rising and falling area formed by the Samish Hill. Its varied topography and glacial soils provide the right conditions for poor drainage and wetlands. Wetlands in the Samish Neighborhood along with forested areas are found primarily along the Connelly and Padden Creek corridors, as well as Samish Ridge. Low density development on large lots contribute to the natural areas, particularly in the eastern and southern sections of the neighborhood.

With over 1,100 acres of parks, trails and open space, most of the natural open space in the Samish Neighborhood is located in the Lake Padden Park and Padden Gorge Nature Area. The largest public natural area is the Padden Gorge Nature Area, established to preserve the ravine and ridge, as well as the wildlife habitat they provide. The area is largely forested and enclosed by steep cliffs. This natural area also affords children access to outdoors-environmental learning close to neighborhood schools. It provides space for passive recreation with opportunities to experience nature. Samish Crest Natural Area also lies partially

within our neighborhood affording many walking trails. Since there is no direct public access from the Samish Neighborhood to the Samish Crest Natural Area, the City should purchase property or negotiate easements for this direct public access.

A newer form of open space is the result of stormwater detention and treatment requirements for most new development. Although, bioswales, wetponds, and detention ponds are not usable open space or completely natural areas, their design can mimic natural systems. Detention ponds should be integrated as aesthetic amenities into the design of residential developments.

SN Priority: Provide, maintain and enhance natural open space in the neighborhood.

> **SN Goal:** Develop and maintain open space prior to or concurrent with development.
>
> **SN Goal:** Create neighborhood green belts and habitat corridors through a variety of means such as planting native plants in undeveloped rights-of-way, connecting open space tracts and natural areas to each other.
>
> **SN Goal:** Establish a neighborhood tree-planting program.

Parks

In 1980, there were two developed parks in the Samish Neighborhood, Ridgemont and Lake Padden Park. Today there are still only those two developed parks in the neighborhood. We have no schools, so are not afforded the use of school play areas. There is a need for neighborhood parks and play lots, especially in recently developed areas, similar to Ridgemont. Despite some effort from the residents of the area to develop as an active park site, the small pocket park that was set aside in East Meadow remains an open space area with a trail. The major City-owned recreational facility in the neighborhood is Lake Padden Park, which is being used by the entire city, not just our neighborhood. Improved access, especially for bicycles, from the neighborhood to the park is necessary. As part of its Greenway Program, the City has acquired over 120 acres in the Samish Crest Corridor between Lake Padden Park and Lakeway Drive for the purpose of providing parks, trails, and open space corridors and protection of the wooded backdrop, steep slopes and habitat areas.

SN Priority: Create and maintain neighborhood parks for local use.

Naturally landscaped, low maintenance areas should be acquired before, or with, subdivision of the land to assure the land preservation for parks as needed. Centrally located neighborhood parks with access via bike lanes, sidewalks and trails are encouraged. When major subdivisions are considered for approval, the

City should have a clear policy that land be set aside for open green space, accessible neighborhood parks and trails per an adopted plan.

> **SN Goal:** Work with the City to develop a high quality system of multipurpose park trails, bike lanes and sidewalks that access significant environmental features, residential areas, commercial areas, and public facilities including schools, Lake Padden Park and public transportation sites to allow people to walk and bicycle safely.
>
> **SN Goal**: Work with the City to identify projects for inclusion in the Parks, Recreation and Open Space Chapter of the Comprehensive Plan. Explore the feasibility of and priority for applying city and neighborhood resources to improve city owned properties as safe and usable areas.

We support the City's adoption of the park impact fee to provide a source of funds to implement the City's Capital Facilities Plan. These fees would serve regions rather than individual developments.

Trails

There are over 10 (ten) miles of maintained trails and another 2.1 miles unmaintained trails in the Samish Neighborhood, most of which appear on the Bellingham Public Lands and Open Space Planning Map. The trail system in the Lake Padden Park serves as the main trail system in the neighborhood, but is isolated from other trails with Samish Way acting as a barrier from the neighborhood to Lake Padden's system.

SN Priority: Build and maintain neighborhood trails and connectors to Lake Padden as part of a north/south trail system.

> **SN Goal**: Work with the City and neighborhood to identify areas for trails and trail links that allow people to walk and bicycle safely from residential areas to the Lake Padden, commercial areas, and schools.
>
> **SN Goal:** Develop a plan for using undeveloped rights-of-way as trail corridors and natural areas.
>
> **SN Goal:** Develop natural areas to maximize safety to the users and discourage vandalism to the environment.

Sensitive Areas

Wetlands, streams, floodplains, and steep slopes are considered environmentally sensitive areas. The opportunity exists to maintain the wooded character of the neighborhood while still allowing for residential development. Many of the open

The Samish Neighborhood is very concerned about down slope drainage problems caused by uphill development. The association strongly believes that any future development be considered on a comprehensive basis. Infrastructure should be constructed with or in place as development occurs. The Samish Neighborhood strongly recommends construction of arterial streets, sewer systems, water towers, storm water drainage systems as development occurs.

Samish Neighborhood Priorities for Public Facilities and Utilities:

A. Enforce regulations relating to control of drainage, erosion and runoff associated with infill and new building, and minimize disturbance of existing permeable soils in order to minimize possible downslope effects from new development. The City should make sure that existing laws are adequate to address these concerns.

B. Maintain consistency of sidewalks, street width and curbs throughout neighborhood within appropriate areas, giving consideration to neighborhood residents' input.

C. Samish Neighborhood strongly recommends infrastructure such as sewer system, water mains and water towers be in place to serve development or constructed as development occurs.

Drainage

Controlling drainage, erosion, and runoff is a high priority for the residents of this neighborhood. The damaging effects of increased drainage, erosion and runoff caused by upslope building on steep Samish Hill have historically been problematic and costly to homeowners. Samish Neighborhood strongly recommends the City enforce regulations relating to the control of drainage, erosion, and runoff associated with infill. Additionally, open space should be designed to fit drainage needs rather than development needs.

Urban development has a profound effect on the amount, duration, and timing of run-off. It has been estimated that urbanization, with its inherent impervious surfaces, may cause a three to tenfold increase in surface run-off. There are two basic ways to deal with drainage problems (a) extending the storm sewer network on the basis of urgency and availability of funding; and (b) handling the run-off problem at its source, by retaining natural drainage ways, preserving natural vegetation and reducing impervious surfaces. Where storm water retention ponds are used, they should be designed to minimize negative visual impact.

Unfortunately, addressing drainage problems by extending the storm sewer network on the basis of urgency and availability of funding tends to treat

space patterns follow steep hillsides and stream corridors. Both these types of areas are inherently unsuited for development. Stream corridors are also a recreation resource and have value as wildlife areas. Hillside areas provide the scenic backdrops which are an important element of both Bellingham and Samish's character. Cliffs, ravines, and steep slopes occur in the Samish Neighborhood in the southeast portion of the neighborhood, on the north side of the Samish Highlands property north of 40th Street, and immediately adjacent to the neighborhood east of Interstate 5. Slope stability and erosion are the main concerns when building on steep slopes; therefore care should be taken to determine suitability of building in these areas. The amount of contiguous open space that could be preserved, interconnected and used by the area's residents can be achieved with the cluster development option if carefully and properly administered. It is intended that by designating particular future open space patterns and areas, a more usable and integrated open space system can be achieved concurrent with development.

SN Priority: Require tree planting and tree replacement as part of new development and require that trees be maintained until lots are sold.

> **SN Goal:** Preserve sensitive areas and unique geographic formations and connect them with a system of greenway corridors.

Wetlands are sensitive areas that have multiple functions such as storage and treatment of stormwater runoff. Due to urban growth, Samish Neighborhood reflects the national trend of wetland loss while simultaneously experiencing a rapid increase in impervious surfaces. As a result flow rates in Lincoln, Connelly and Padden Creeks, and their tributaries are either over capacity or not enough in the dry season. These factors have profound negative effects on the resident fish and wildlife populations and have increased the potential for flooding. Wetlands have another very important function. They serve as wildlife habitat and natural areas. Maintaining open space would include items such as the preservation of natural drainage systems; decreasing water runoff rates and volumes as compared to urbanizing the area.

> **SN Goal:** Wetlands should continue to be preserved and enhanced in order to protect the many functions they serve, including wildlife habitat.

> **SN Goal:** The Padden Creek corridor should continue to be preserved to protect the many functions it serves, including wildlife habitat.

The Samish Neighborhood is interested in being part of a Conceptual Green Infrastructure Plan, a compilation of suggestions from neighborhoods that build on existing City plans. The neighborhood desires to work with Happy Valley and other neighborhoods to develop and refine such a plan.

III. Public Facilities and Utilities

symptoms rather than the cause of the problem. Furthermore, in many cases the costs of treatment are paid by the people who suffer damage to their property rather than by the individuals who in fact caused the problem.
IN THE SAMISH NEIGHBORHOOD AREAS THAT HAVE YET TO BE DEVELOPED: HANDLE THE WATER RUNOFF AND DRAINAGE PROBLEMS AT THEIR SOURCES RATHER THAN DOWNSTREAM, RETAIN NATURAL DRAINAGE WAYS, PRESERVE AS MUCH OF THE NATURAL VEGETATION AS POSSIBLE AND REDUCE IMPERVIOUS SURFACES BY MEANS OF CLUSTERING AND URBAN DESIGN CRITERIA

This approach makes it difficult to specify individual recommendations; they are of necessity site specific. These recommendations take the form of limiting the amount of run-off allowed from new development through specific project design. Develop and implement a comprehensive drainage plan.

RECOMMENDATION: Continue improving stormwater accumulation controls on Samish Way and other roads in the neighborhood that cause unsafe conditions on the road when the water freezes and backs up across the road.

Water and Sewer

The primary deficiency in the water distribution system in the neighborhood is the need for an additional water main connecting the Samish Neighborhood with City of Bellingham water supplies. The route of this line would roughly parallel 40th Street. The construction of another storage facility in the vicinity of 38th and Broad is also being recommended although it is not needed to serve the neighborhood. It is required to supplement supplies in the Fairhaven and WWU areas. It is important that a plan for water infrastructure be developed prior to further development in the neighborhood. This will to ensure that future development is consistent with what is currently happening.

There are no sewer trunk problems in the southern portion of the neighborhood; however, the area north of Donovan is presently served by an undersized trunk line. The undersized section is located on Donovan between 24th and 30th Streets. It should have been replaced sometime between 1990 and 2000 when it reached capacity. The City needs to work to provide sewer access for all housing on Samish Hill.

Other Concerns

Recent development in the Samish Neighborhood has pointed out the need for increased public facilities and amenities. Among these increased facilities would be a neighborhood elementary school and a fire station.

The Samish Neighborhood is an eclectic mix of different styles of homes and ages of homes. Recently there has been a great deal of development as the City

has to meet Growth Management guidelines by infilling in this area. As a result there has developed an assortment of different building styles and types. It is important, when considering further development of this neighborhood to maintain consistency of sidewalks, street width and curbs within appropriate areas throughout the neighborhood.

Existing and future cell towers are a concern to neighborhood residents and need to be addressed as further development takes place.

Click here to view the **Samish Arterial Route Map**

IV. Circulation

Samish Neighborhood Priorities for Circulation:

A. The Transportation Element of the Comprehensive Plan provides a circulation plan and layout of neighborhood primary, secondary and collector arterials. The neighborhood strongly recommends that infrastructure be in place or constructed as development occurs. Enhanced circulation and connectivity will relieve pressure on existing arterials and will disperse traffic more equitably throughout the Samish Neighborhood.

B. Plan for adequate access to public services and public transportation for developed and undeveloped areas in Samish Neighborhood.

Existing

Currently, the Samish Neighborhood depends upon Samish Way as its main connection to the rest of Bellingham. Most of this area's development has occurred along narrow residential streets which branch off from Samish Way. Mill Avenue, a typical example, is a steep, narrow street connected to Samish Way via two consecutive right angle turns on a steep grade. This street is barely adequate to serve the needs of the current residents and is incapable of handling additional traffic from future housing developments in the vicinity. Thus, new ways must be found to provide adequate access to the new residences along the Samish hillside.

Westward travel from the Samish Neighborhood is currently limited to the extension of Old Fairhaven Parkway via Connelly Avenue. Old Fairhaven Parkway is currently reached from central Samish by 36th Street and from south Samish by a circuitous route along 36th, South, 37th, Harrison, 38th, Broad, 40th, and Wilkin Streets, (also known as the "Stair step Streets"). Neither route provides a safe or satisfactory connection with the remainder of south and west Bellingham or with the Interstate-5 interchange at the Old Fairhaven Parkway. Traffic problems along this connection may increase as the Samish Neighborhood continues to grow. Therefore, Samish Neighborhood strongly recommends new, more direct routes be developed, to facilitate east/west travel in the Samish area.

The Stair Steps streets are currently classified as an arterial connection to provide a traffic circulation link between the Samish Neighborhood, Interstate-5, and commercial services in the southwestern portion of Bellingham. The neighborhood feels very strongly that the current situation is extremely dangerous. There should be safe passage in the Stair Steps corridor, e.g., sidewalks and or trails, bike lanes, or trails that connect to Padden Creek trail on

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
						2. Improve Byron St. to 3/4 standard from the terminus of the existing improvements from the property to the west of Ashley. Improvements shall be in kind with the improvements to the west. 3. Provide surface water quality and quantity control measures in conformance with public works department standards. 4. Pay transportation impact fees including an additional amount for the Samish Overpass project. 5. Pay share of San Juan Blvd. at $1,000 per lot. 6. Extend sanitary sewer along Ashley from Byron. 7. Loop water system to upgrade fire flow to appropriate standards.
						(Note: A concomitant agreement shall be completed with the developer in the planned development process, based on the elements outlined in a memorandum dated November 14, 1994, to the city council from the planning director.)
3	Residential Multi	Planned	5,000 square feet per unit.	Access, clearing, buffer, view.	Access from Lincoln St. via Byron Ave. or Consolidation should be built prior to or concurrent with development of the area.	
4	Residential Single	Detached, cluster detached	12,000 sq. ft. minimum detached lot size. 1 lot/12,000 sq. ft. avg. overall cluster density.	Traffic, view, clearing, Connelly/34th/Harrison arterial route, buffer Interstate 5.	Byron/Consolidation Pkwy. (Yew/Samish Connector).	
5	Residential Single	Detached, cluster	20,000 sq. ft. minimum detached lot size. 1 lot/20,000 sq. ft. overall cluster density.	Clearing, view, minimize impervious surfaces, traffic.	Development of a comprehensive stormwater drainage plan for the area.	

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
5A	Residential Single	Detached	7,201 sq. ft. minimum detached lot size.	Clearing, view, minimize impervious surfaces, traffic.	None	All lots developed in this area shall be required to submit a tree/vegetation preservation and replacement plan. The plan shall minimize clearing, address tree/vegetation removal, building footprint and a replacement plan for those trees/vegetation to be removed.
6	Residential Single	Cluster	20,000 sq. ft. minimum detached lot size. 1 lot/20,000 sq. ft. overall cluster density.	Access, view, clearing, natural buffers to the park and Interstate 5.	All development must be served by utilities (water and sewer). Development of a comprehensive stormwater drainage plan for the area.	
7	Public	Parks, open space/recreation	N/A	None	None	
8	Residential Multi	Planned	12,000 sq. ft. per unit.	Traffic, view, clearing, buffer Interstate 5.	None	Res. 98-82.
9	Commercial	Planned (see Special Regulations for uses)	N/A	Access, street improvements, view, topography, buffers.	Adequate fire flow.	Uses are permitted as specified in Chapter 20.38 BMC, except: 1. Residential uses are permitted outright.
10	Commercial	Planned	N/A	Access, street improvements, view, topography, buffers.	Adequate fire flow.	Uses are limited to offices only (as defined in BMC 20.08.020).

[Ord. 2015-06-026 §§ 4 (Exh. D), 5 (Exh. E); Ord. 2015-06-025 §§ 3 (Exh. C), 4 (Exh. D); Ord. 2015-06-024 § 2 (Exh. B); Ord. 2008-12-112; Ord. 2007-06-044; Ord. 2004-12-087].

20.00.160 Sehome neighborhood table of zoning regulations.

SEHOME NEIGHBORHOOD ZONING MAP

In order to provide traffic relief to 40th Street and encourage alternate traffic patterns, it is important that the expansion of San Juan Boulevard and Governor Road be constructed concurrent with new development to minimize through traffic on local residential streets. All new developments that will generate traffic to these arterials will be required to participate in the development and cost of that new arterial.

Construction of the San Juan Blvd should meet the following conditions:

(yew - Samish Connector)

1. When completed, San Juan Boulevard will be a full standard secondary arterial including stormwater, pedestrian and bicycle facilities along its full length.

2. Bicycle and pedestrian facilities on San Juan Boulevard must be completed, consistent with City Council resolution passed on May 21, 2007, and exceptions should be considered for developments of four or fewer lots.

3. Where possible, Samish Neighborhood strongly recommends San Juan Boulevard employ design and landscaping techniques to provide traffic calming along the corridor.

Residential Street Standards

New residential street construction should be required to meet City street standards.

Existing arterial streets should be made to meet reasonable standards without requiring the additional rights-of-way unless a safety hazard has been determined to exist.

Where right-of-way and/or environmental conditions allow, arterial streets should provide curbs and gutters, planter strips and street trees, sidewalks and bikeways on both sides.

Residential streets should provide a sidewalk on one side, and should allow parking on one side to calm traffic.

Bikeways

Bikeways are needed on all arterial streets.

The 1980 five-year plan recommended the installation of a bikeway along Samish Way from the I-5 overpass to Padden Park.

The 2006 Transportation Element of the Bellingham Comprehensive Plan identifies this project as follows:

- Samish Way corridor needs 3-lane improvements for the entire corridor. Sidewalks should be included along the corridor and enhanced pedestrian crossings should be installed at 40th and 36th Streets. Pedestrian safety improvements should be made at the Interstate-5 Freeway off-ramp at Samish Way. Bike lanes on both sides of Samish Way from I-5 / Elwood to Lake Padden should be a priority multimodal project and take precedence over the widening of Samish Way.

These improvements are desired more than ever with the development of riding trails in Padden Park and the increased bicycle usage. The neighborhood should work with the City to develop a phased approach for multi-modal amenities to encourage alternative modes of transportation.

ADDITIONAL RECOMMENDATIONS AND COMMENTS

The Samish Neighborhood needs to be forward looking and thinking about long-range planning of circulation matters affecting the neighborhood. Planning and funding needs to be coordinated and well thought-out as development occurs. The Neighborhood strongly recommends that there be neighborhood representation and participation in the long-range transportation planning process.

Click here to view the **Samish Neighborhood Land Use Map**

AREA 4

This area is characterized by a mix of relatively small platted lots, large holdings, and the Ridgemont subdivision. Development in parts of this area has taken place at a somewhat higher density than the rest of the neighborhood. To be sure, topographic and drainage features have been a source of problems and concern for many people in the Samish Neighborhood. Because of these problems and the existing development pattern, a 12,000 square foot density is appropriate.

Area 4 Land Use Designation: Single Family Residential, Low Density

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AREA 5 (our Zone)

This area encompasses the majority of the Samish Neighborhood. The area east of 40th Street is characterized by steep, undeveloped hillsides, lack of sewers, and few existing roads. The homes along Samish Way, the area around Connelly, South and Harrison Streets, and the area accessed from Samish Way up Mill Street comprise most of the residential portions of the Samish Neighborhood.

It is felt that clustering in this area can help to minimize impervious surfaces, minimize disturbance to the steepest, most sensitive areas, provide open space, and to a certain extent mitigate the drainage problems of this area. The special conditions relate to the sensitive character of the land. Mitigating the impacts from these physical characteristics can protect existing development from incurring additional adverse effects and provide a more compatible development pattern in this area.

Area 5 Land Use Designation: Single Family Residential, Low Density

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AREA 5A

This area is approximately 2.19 acres in size and is bordered by Lindsay Avenue to the north, Connelly Avenue to the south, and Samish Way to the west. The area was rezoned in 2007 from 20,000 square feet per detached single family residence to 7,201 square feet per detached single family residence.

on the property. This maintains the development potential of the property and at the same time protects the natural amenities of the property and the values of the surrounding properties.

Area 2 Land Use Designation: Commercial

AREA 2A

The area is located between 40th Street and Ashley Street and consists of 14 lots. The topography is rolling to hilly with slopes ranging between 10% and 30%. SN strongly recommends that the steep, wooded slopes be preserved and incorporated into the design of the site. The area is wooded with alder, maple, fir cedar, shrubs and grass. Three streets are adjacent to the residential area, including: Byron Avenue on the north, Ashley Street on the east, and 40th Street on the west. The Samish Neighborhood strongly recommends that street improvements are required for all development in the area.

Special consideration should be given to clearing, access, buffer, and affordable housing. A reduction in the 25' planned residential setback shall be allowed to achieve other site design objectives, such as open space, location of parking and access, better building design and relationship to the street.

Area 2A Land Use Designation: Multifamily Residential, Medium to High Density

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AREA 3

This is a Planned Residential area with a density of 5,000 square feet per unit. A Planned designation is intended to encourage a design which is compatible with the topographic and drainage limitations. SN strongly recommends steeper hillsides remain as undeveloped open space buffers to adjacent lower density residential areas, especially those parts of Blocks 9 and 10, Jameson's Bayview Addition to Sehome which are included in this area. The prerequisite consideration relates to the provision of access to the site.

The Planned classification is compatible with an adjacent planned area in the Puget Neighborhood.

Area 3 Land Use Designation: Multifamily Residential, Medium Density

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SAMISH NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION
1	Commercial, Auto
1A	Commercial, Planned
2	Commercial, Planned
2A	Residential Multi, Planned
3	Residential Multi, Planned
4	Residential Single
5	Residential Single
5A	Residential Single
6	Residential Single
7	Public, Open Space/Park/ Recreation
8	Residential Multi, Planned
9	Commercial, Planned
10	Commercial, Planned

N

0 850 1,700 2,550 3,400 Feet

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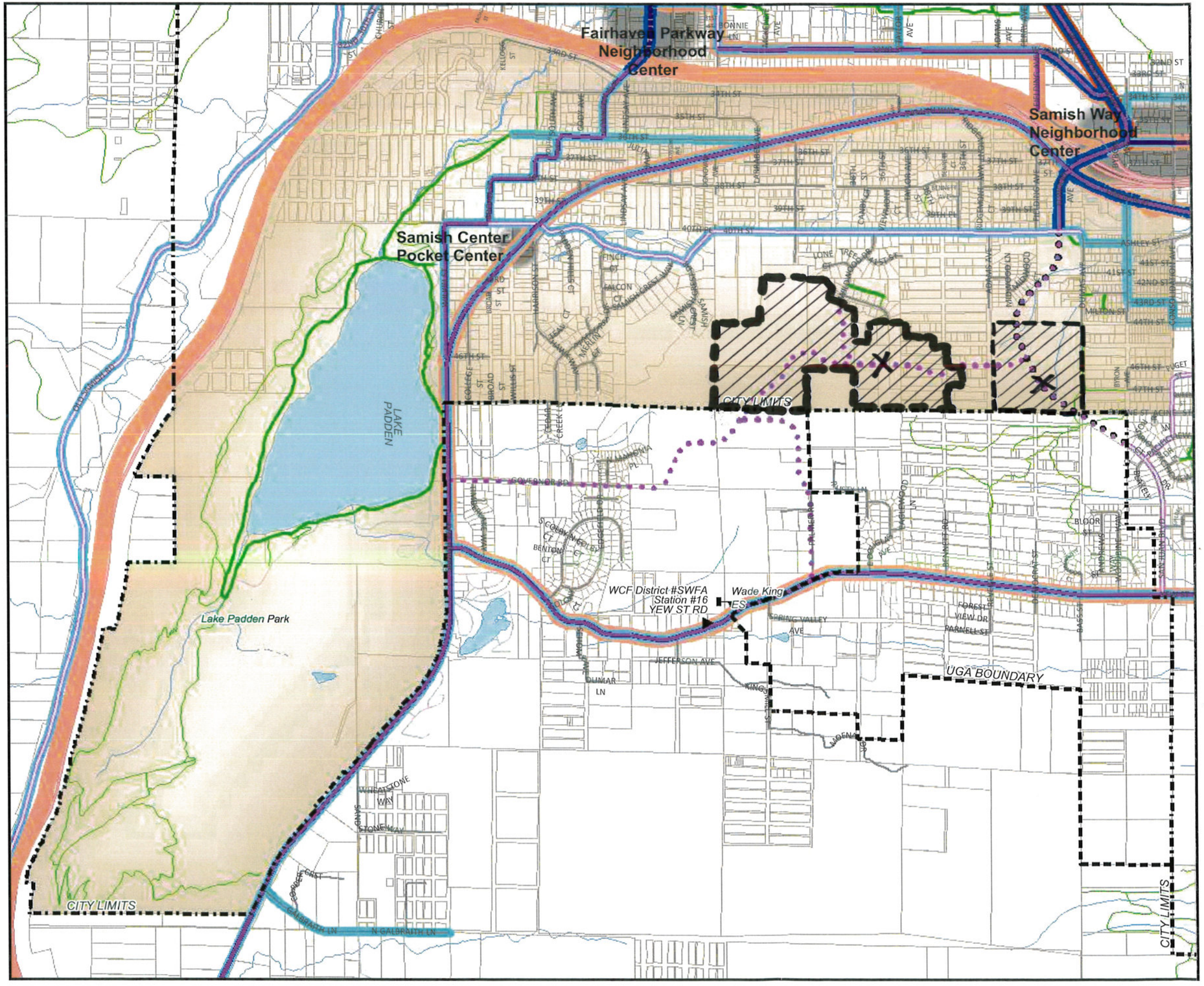
6/23/2015, kn

SAMISH NEIGHBORHOOD CIRCULATION



Legend:

- City Limits
- Urban Growth Area
- Neighborhood Bndy.
- Growth Forum Villages
- Fire Stations
- Schools

Bike Routes

- Marked Bike Lane Routes
- Other Bike Routes
- Bike Friendly Trails
- Other Trails

Transit Routes

- Peak Frequency Route
- Standard Route

Arterial Street Classification

- Primary Route (Proposed)
- Primary Truck Route
- Secondary Route (Proposed)
- Secondary Truck Route
- Collector Route (Proposed)
- Interstate 5
- Other Streets
- Railroad

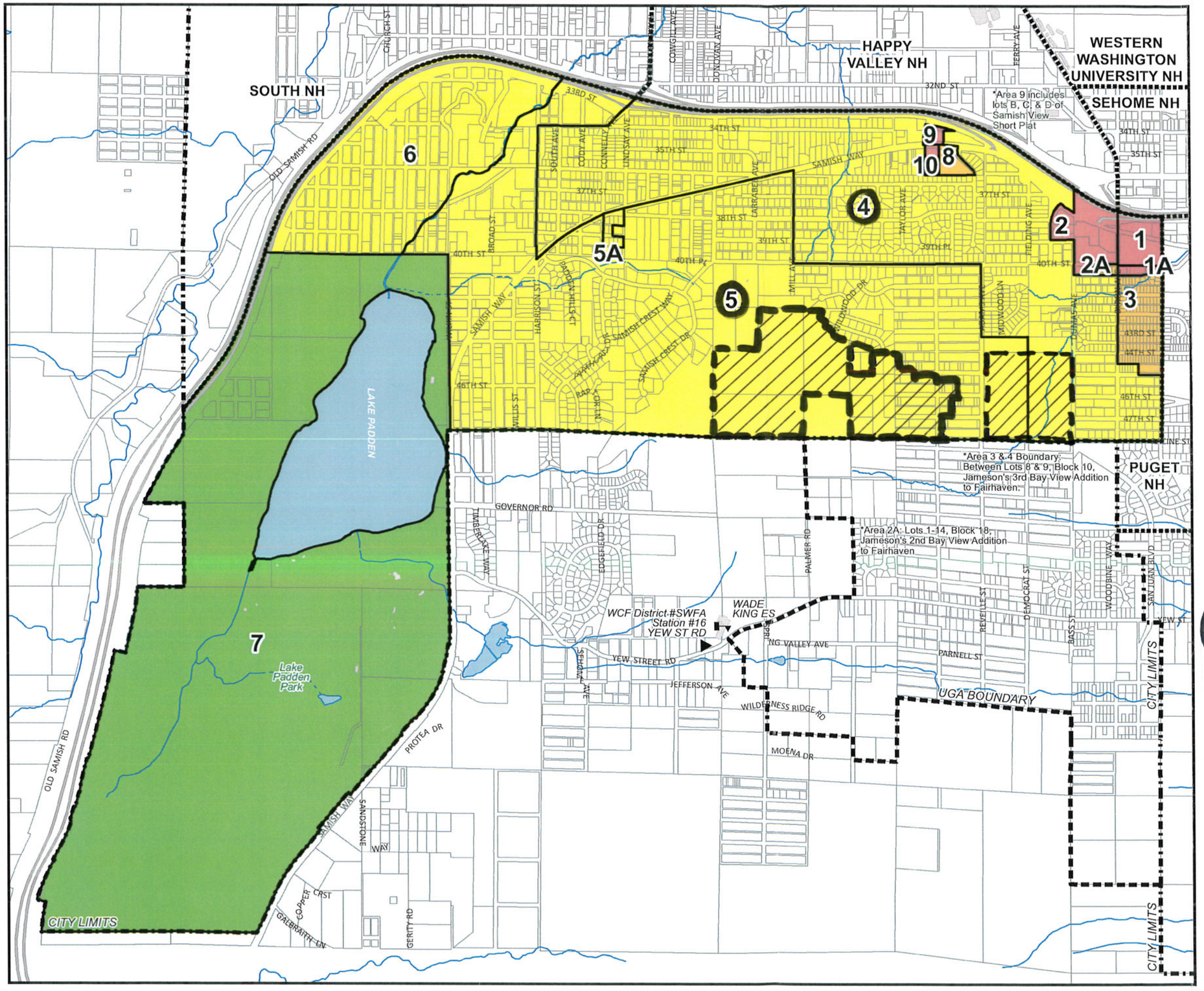
N

0 1000 2000 3000 4000

Feet

City of Bellingham
Planning Department
2011

4/15/2011 KN



SAMISH NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION
1	Commercial, Auto
1A	Commercial, Planned
2	Commercial, Planned
2A	Residential Multi, Planned
3	Residential Multi, Planned
4	Residential Single
5	Residential Single
5A	Residential Single
6	Residential Single
7	Public, Open Space/Park/ Recreation
8	Residential Multi, Planned
9	Commercial, Planned
10	Commercial, Planned

4- 12,000 SF
5- 20,000 SF

N

0 850 1,700 2,550 3,400 Feet

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6/23/2015, kn

GRAPHIC SCALE
400 0 200 400 800
(IN FEET)
1 INCH = 400 FT.

AREA 4
SAMISH AREA 4
AREA 5
SAMISH AREA 7- PUBLIC
AREA 1 AC
AREA 2 PC
AREA 3 P RES
AREA 12
SAMISH WAY
LINCOLN STREET
ELWOOD AVE
40TH STREET
43RD
44TH
45
46
47
PUGET ST
PADDEN LAKE HILLS
GAGE BARBO
SAMISH HIGHLANDS
48th St
PADDEN HEIGHTS
GOVERNOR RD
GOVERNOR'S ROAD
WHATCOM COUNTY
48TH
PARK
WHATCOM COUNTY
PUGET AREA 12
SAN JUAN BOULEVARD
LOPEZ
SOUTH HILLS
DEVELOPMENT SCENARIO
POC 1
POC
SUBAREA BOUNDARY
SUBAREA "A"
SUBAREA "B"
WADE KING SCHOOL
PALMER RD
KVOS RADIO
YEW STREET
YEW STREET RD
LAKE PADDEN GOLF-COURSE

LEGEND

EXISTING ROADS	EXISTING LOT LINES
POSSIBLE ROADS	POSSIBLE LOT LINES
SERVICE ANNEX BOUNDARY	SECTION LINES
SUB AREA BOUNDARY	SECTION CORNER
MUNICIPAL BOUNDARY	QUARTER CORNER
CONTOUR LINES(25 FT)	CENTER OF SECTION
CONTOUR LINES(5 FT)	SPOT ELEVATION
EXISTING BUILDING	UR4 ZONE LABEL