



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

Land Use Application

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding permit application packet(s) and application fee payment.

Form with checkboxes for various permits (e.g., Accessory Dwelling Unit, Parking Adjustment Application) and 'Office Use Only' section with handwritten details like Date Rcvd: 11-24-10, Case #: 20N2010-00008, Process Type: VI, Neighborhood: Samish, Area Number: 6, Zone: RS 2000A, and # 003-00200293.

Project Address: Vicinity of 32nd. Street and Broad Street

Tax Assessor Parcel Number(s): See Attached List

Project Description: Amend zoning in Area 6 of Samish Neighborhood from Residential Single to Planned Residential Multi.

Applicant/Agent

[X] Primary Contact for Application

Name George Huston
Address 220 West Champion St., Suite 260
City/State/Zip Bellingham, Washington, 98225

Phone 360-656-5770
FAX 360-752-1760
Email tfreeland@freelandengineering.com

Owner(s)

[] Applicant [] Primary Contact for Application

Name Padden Trails LLC
Address 220 West Champion Street, Suite 260
City/State/Zip Bellingham, Washington, 98225

Phone 360-752-1806
FAX 360-752-1760
Email info@padden-trails.com

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 inspection 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 [Signature] Date 11-22-10

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



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TO BE COMPLETED BY STAFF
Date Received _____
Case Number _____

COMPREHENSIVE PLAN AMENDMENT
DOCKET APPLICATION FORM

Use this form to request docketing of a proposed comprehensive plan amendment. Applications may be submitted at any time but must be received by December 1 of each year for review during the following year. Please complete the following and attach additional pages as needed. Incomplete applications will not be accepted.

1. An application must include the following materials:

- Docket Application Form.
Fee payment calculated at 10% of the total comprehensive plan amendment fee.* The fee is not refunded if the proposal is not docketed. The fee is calculated as follows:

(a) General comprehensive plan amendments: \$1,849 x 0.1 = \$185 due at docket application.

OR

(b) Site specific comprehensive plan amendments: \$1,849 base fee + \$213 per acre over first acre (\$12,750 max.) x 0.1 = fee due at docket application. Final fees will be calculated at the time the application is submitted.

*Recognized Neighborhood Associations are exempt from this fee.

2. Applicant: Free Spirit Enterprises LLC Phone: 760-777-2808

Address: 2312 Seaside Drive

City/State/Zip: Blaine, Washington, 98230

Email: georgejanis@yahoo.com Fax: 360-656-5770

Name of contact if applicant is a group: George S. Huston

I have read the application materials and acknowledge that if the proposed amendment is approved by the City Council for inclusion in the annual docket, a complete Comprehensive Plan Application must be submitted within 30 days of the Council's docket decision in order to continue to final review. Failure to submit a complete application prior to the deadline will result in removal from the docket.

Applicant signature: [Signature]

3. If the proposal includes general Comprehensive Plan or Neighborhood Plan amendments that are not site-specific, please describe your amendment proposal as specifically as possible and attach it to this form. If specific wording changes are proposed, show the changes in strikethrough and underline format. Reference the location in the Plan where the change is proposed.

4. Explain why the amendment is needed.

The amendment is needed to allow the development of housing types that fit the unique size, shape, and topographical features of each separate within the property.

5. Describe why the amendment will result in long-term benefits to the community as a whole and is in the best interest of the community.

The amendment will allow housing in a variety of price ranges for families and individuals at different stages in life and different income levels. The increased density will provide more efficient use of land, utilities and other City services.

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

The amendment is supported by the goals and policies of Bellingham's comprehensive plan of infill development, sprawl reduction, concentrated urban growth, open space, recreation, environmental protection and State GMA goals.

7. Have circumstances changed sufficiently since the adoption of the comprehensive plan and/or neighborhood plan to justify the proposed change? If so, please explain.

Yes. R-20 zoning does not lend itself to the goals set forth in the City comprehensive plan or the State GMA. Additionally this site needs to fit the affordability and needs of a broader base to satisfy the desires of Bellingham's future residential users.

8. Have the underlying assumptions found in the comprehensive plan and/or neighborhood plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, please explain.

Yes. The current zoning of the property does not allow the assumptions of the comprehensive plan to be met in regard to diversity in housing and efficient use of land.

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

Yes. The amendment will allow the clustering of density. (see attached preliminary plan for clustering) Existing environmental constraints include wetlands, steep slopes and exposed rock outcroppings. The existing land use designation does not allow the cluster of density to avoid these constraints.

10. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures could be taken to ensure compatibility with the uses of other property in the area?

The property is not adjacent to other developable properties. It is bounded by Lake Padden Park, Padden Creek Gorge, and Interstate 5. With the isolation of this property from existing single family detached neighborhoods, it is suitable for the proposed density.

PROPERTY INFORMATION

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

1. Property Owner

Name: Padden Trails, LLC Phone: 360-752-1806

Address: 220 West Champion Street, Suite 260

City/State/Zip: Bellingham, Washington, 98225

Email: info@padden-trails.com Fax: 360-752-1760

2. Owner's Authorized Agent/Contact

Name: George Huston Phone: 360-656-5770

Address: 220 West Champion St., Suite 260

City/State/Zip: Bellingham, Washington, 98225

Email: tfreeland@freelandengineering.com Fax: 360-650-1401

3. Assessor Parcel Numbers: See Attached List

4. Attach a map (8.5" x 11") identifying the property included in the proposed amendment and showing parcels and streets located within and adjacent to the site.

5. Neighborhood Name: Samish Area Number: 6

Current Comprehensive Plan Land Use Designation: Residential Single, Low Density

6. Proposed Comprehensive Plan Land Use Designation: Residential Multi, Medium Density

7. Current Zoning: Residential Single, 20,000 s.f per unit

8. Proposed Zoning: Planned Residential Multi, 8000 s.f. per unit

Property Owner(s)

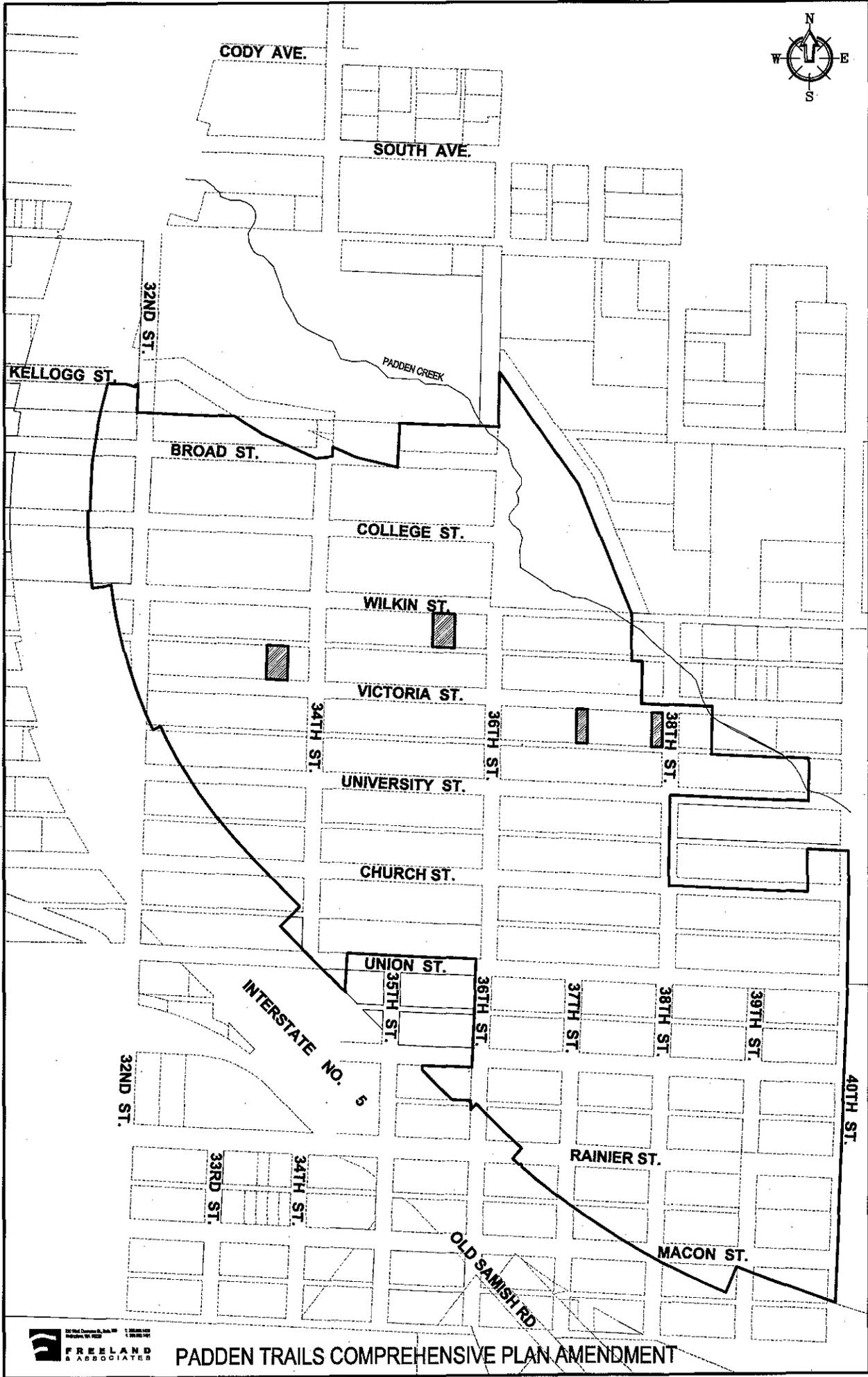
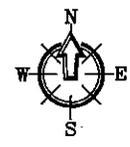
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Signature by Owner/Applicant/Agent  _____

Date 11-22-10

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



PADDEN TRAILS COMPREHENSIVE PLAN AMENDMENT

Padden Trails Comprehensive Plan Amendment
Tax Parcel Numbers

3703072721630000	3703074110760000
3703072741930000	3703074111630000
3703072752110000	3703074171570000
3703072752220000	3703074200100000
3703072791260000	3703074212110000
3703072801120000	3703074281090000
3703073091240000	3703074570090000
3703073231590000	3703074630090000
3703073251090000	3703074750240000
3703073331940000	3703074770090000
3703073410470000	3703074830060000
3703073420580000	3703074830470000
3703073450900000	3703074990090000
3703073531240000	3703075030920000
3703073611080000	3703184645600000
3703073781090000	3703184695740000
3703073790100000	3703184965240000
3703073821600000	3703185015560000
3703073890480000	3703185335560000
3703073990100000	3703185524770000
3703074001900000	3703185645250000
3703074030900000	3703185665100000
3703074042110000	