COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT
DOCKET APPLICATION FORM

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: C.O.B. Planning * Community Dev Phone: 778-8344
   Address: 210 Lottie Street Dept.
   City/State/Zip: ____________________________
   Email: gaucutt@cob.org Fax: ____________________________
   Name of contact if applicant is a group: Craig Aucutt, Senior Planner

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: ____________________________ Date: 4-2-12
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: Sunset Commons LLC
Phone: 676-1799

Address: David Edelstein

City/State/Zip:

Email: 
Fax: 

Owner's Authorized Agent/Contact

Name: 
Phone: 

Address: 

City/State/Zip:

Email: 
Fax: 

Property Information

1. Assessor Parcel Numbers: 380819, 466821, 459346, 475321, 475348

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: Sunnyland
Area Number: 1, 1A, 8

Current Comprehensive Plan Land Use Designation: See Attached

4. Proposed Comprehensive Plan Land Use Designation: See Attached

5. Current Zoning: See Attached

6. Proposed Zoning: See Attached
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: {Signature}
Date: 4/2/12

City and State where this application is signed: ____________________________

BELLSINGHAM 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.
2012-2013 Docketing Request

Request: The City of Bellingham Planning and Community Development Department requests the City Council docket a comprehensive plan amendment and rezone request for property located in Area 1, Area 1A and Area 8 of the Sunnyland Neighborhood. The property is located on James Street and is sometimes referred to as the "DOT site".

Current Comprehensive Plan and Zoning Designations:

<table>
<thead>
<tr>
<th>Comp Plan Designation</th>
<th>Zoning Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area 1</td>
<td>Residential Single, 5,000 sq.ft./unit</td>
</tr>
<tr>
<td>Area 1A</td>
<td>Residential Single, 10,000 sq.ft./unit</td>
</tr>
<tr>
<td>Area 8</td>
<td>Residential Single, 20,000 sq.ft./unit</td>
</tr>
</tbody>
</table>

Proposed Zoning and Comprehensive Plan Designations:

Proposed Rezone - The northern 2/3 of the subject property would be added to Area 1A and the southern 1/3 would be added to Area 1. This would require a zoning change so that the northern 2/3 of the site would be zoned RS 10,000 sq. ft. minimum lot size per dwelling unit, and the southern 1/3 would be zoned RS 5,000 sq. ft. minimum lot size per dwelling unit.

Proposed Comprehensive Plan Amendment - A comprehensive plan amendment would also be required for the southern portion of Area 8 that is proposed to be added to Area 1. This would result in a change from RS 20,000 to RS 5,000, and therefore a change from the current Low Density comprehensive plan designation to a Medium Density designation.

See attached map
Sunnyland Neighborhood
Area 8

Change From Resid. Single 20,000 sf/unit to Resid. Single 10,000 sf/unit (north 1.89 acres) Resid. Single 5,000 sf/unit (south 1.26 acres)

2012 Neighborhood Plan Amendment/Rezone Process

City of Bellingham
Planning & Community Development
2012
Chris Behee, GISP
City of Bellingham, GIS Analyst
Planning & Community Development
210 Lottie Street, Bellingham, WA 98225
Phone 360.778.8346 | Fax 360.778.8302 | Email cbehee@cob.org
2012-2013 Docketing Request: Area 8 of the Sunnyland Neighborhood

The Planning and Community Development Department (PCDD) is submitting a docketing request for a Comprehensive and Neighborhood Plan amendment for an area wide rezone of Area 8 within the Sunnyland Neighborhood. Area 8 is approximately 3 acres in size and currently zoned Residential, Single with a Low density designation of 20,000 sq. ft. per dwelling unit.

The PCDD is requesting that Area 8 be divided between Areas 1 and 1A. The northern portion of Area 8 would be included in Area 1A and remain in the low density range; however the density would change from 20,000 sq. ft. per dwelling unit to 10,000 square feet per dwelling unit. The northern portion of Area 8 would be included in Area 1 and the Residential zoning density would change from a low density range of 20,000 sq. ft. per dwelling unit to a medium density of 5,000 sq. ft. per dwelling unit.

The proposal meets several docking criteria outlined in Bellingham Municipal Code 20.20.30 A. 2., specifically A. 2. b. through d. and is consistent with the City's adopted Comprehensive Plan. The over-all purpose of this proposal is to preserve and protect the existing Sunnyland Neighborhood, encourage development and densities that are consistent with the existing surrounding area, and to provide a zoning alternative that serves the public interest. The City's Comprehensive Plan contain several land use policies that support the proposal, such as but not limited to:

**FLU-1** It is the City's overall goal to preserve and protect the unique character and qualities of the existing neighborhoods. All policies, proposed development code and zoning changes should be reviewed with this goal in mind.

**LU - 26** Preserve and protect established residential areas where a definite density, housing type and character prevail.

**LU - 27** In developed single family areas of Bellingham, residential zoning shall be applied in a manner that is consistent with the neighborhood's existing character, building style and height, density, and development pattern. Any efforts to increase the allowed density in existing neighborhoods will be focused on remaining undeveloped areas.

**LU - 32** The City should carefully consider establishing the existing zoned density as the minimum net density in all residential zones to encourage efficient use of the remaining land supply.