



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**

CJK / KSB

TO BE COMPLETED BY STAFF	
Date Received	<u>3/29/13</u>
Case Number	<u>ZON2013-00003</u>

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: Washington Pacific District  
Church of the Nazarene Phone: 206-489-1060

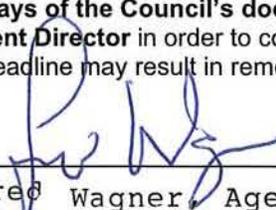
Address: 1910 E. 4th Avenue #250

City/State/Zip: Olympia, WA. 98506

Email: Jerry Kester jkester@wapacnaz.org

Name of contact if applicant is a group: Jerry Kester, Superintendent

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: 3-29-13

Fred Wagner, Agent for Applicant

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: Church of the Nazarene Phone: 206-489-1060

Address: 1910 E. 4th Avenue #250

City/State/Zip: Olympia, WA. 98506

Email: jkester@wapacnaz.org Fax: \_\_\_\_\_

**Owner's Authorized Agent/Contact**

Fred Wagner  
Name: ~~Grinstad & Wagner Architects, Inc.~~ Phone: 360-676-9501

Address: 1609 12th St.

City/State/Zip: Bellingham, WA. 98225

Email: fred@grinstadwagner.com Fax: 360-676-0958

**Property Information**

1. Assessor Parcel Numbers: 380201661360, 380201435231, 380201450295, 380201425304

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: Meridian Area Number: 35

Current Comprehensive Plan Land Use Designation: Industrial

4. Proposed Comprehensive Plan Land Use Designation: Residential Multi

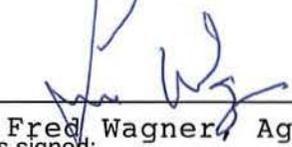
5. Current Zoning: Industrial Planned

6. Proposed Zoning: Residential Multi, Planned

**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: 3-29-13

City and State where this application is signed: Fred Wagner, Agent  
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.

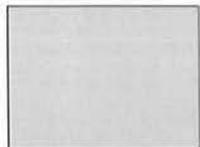


# Exhibit A

## Neighborhood Plan Amendment

### MERIDIAN NEIGHBORHOOD AREA 35

#### LEGEND



AREA TO BE CONSIDERED FOR PLAN AMENDMENT



VICINITY MAP  
NO SCALE



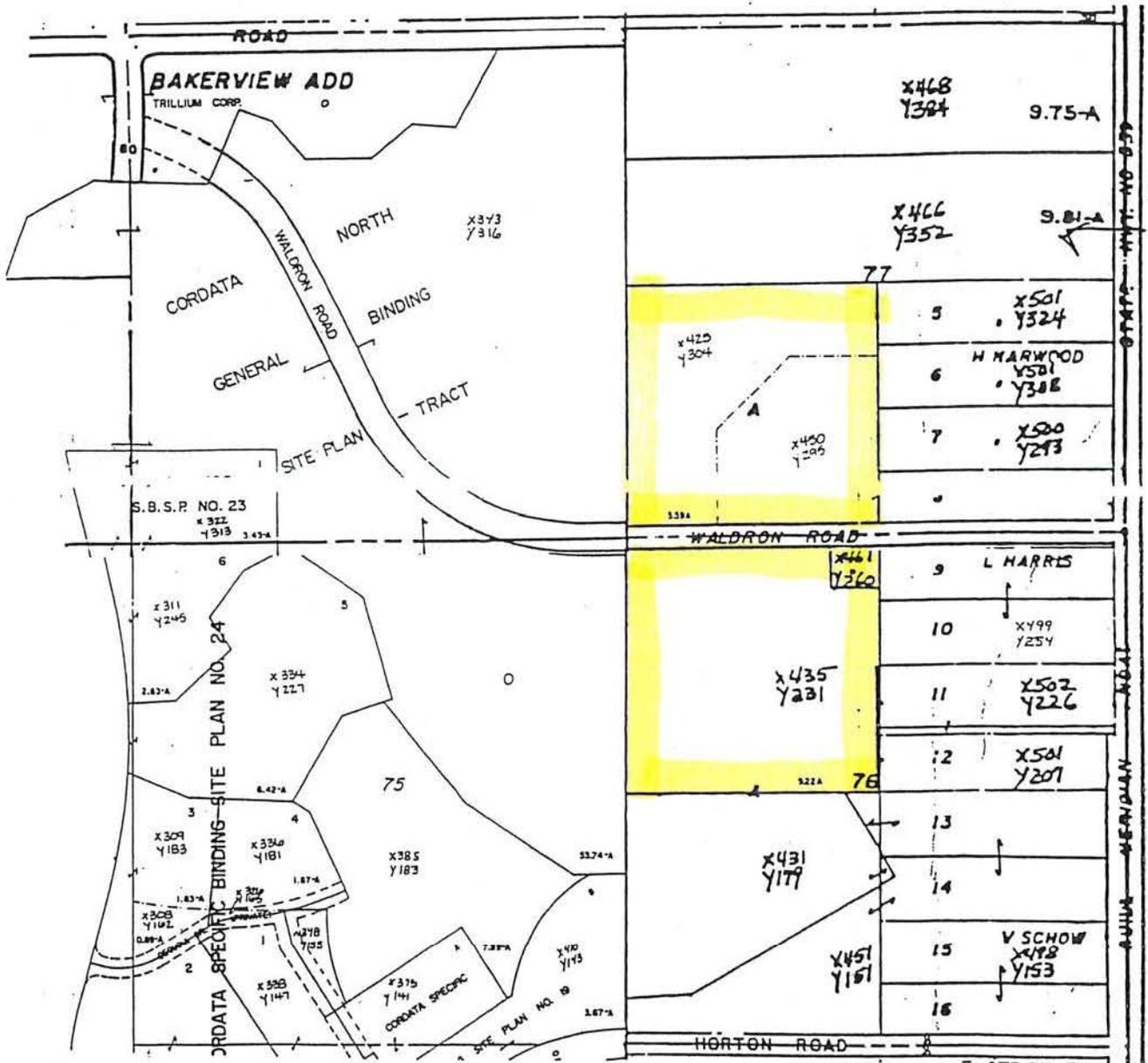


# Whatcom Land Title Company, Inc.

"The Home Owned Company"

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Fax (360) 671-0982  
E-mail @whatcomtitle.com  
Website www.whatcomtitle.com

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IT DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS, OR EASEMENTS AFFECTING THIS PROPERTY. NO LIABILITY IS ASSUMED FOR VARIATIONS IN DIMENSIONS AND LOCATIONS. THIS SKETCH IS NOT GUARANTEED AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

Moshe Quinn, Planner II

City of Bellingham

210 Lottie St.

Bellingham, WA. 98225

RE: Meridian Neighborhood Area 35 2013 Plan Amendment Docketing Justification

Dear Mr. Quinn,

The Washington District Church of the Nazarene is requesting to docket a site specific neighborhood plan amendment for a zoning change from Industrial Planned to Residential Multi Planned for the parcels shown on Exhibit A. The parcels total about 18 acres. The Church has owned the subject property for many years. A church building was located on the property but was recently lost to a fire. The Church desires to divest the property but due to the extensive wetlands on the site it has not been able to market it to industrial users. The current zoning has a provision to allow residential uses. In the past, there has been interest to develop the site as residential multi but existing zoning requires some Church financial ownership in the project. Legal and financial lending criteria made those arrangements impractical to achieve.

We believe our request meets the annual docketing criteria identified in BMC 20.20.030.A.1 &2

The following response specifically addresses each criteria.

1. The City has the resources, including staff and budget, necessary to adequately and comprehensively review the proposal within the time frame of the annual review process; and **The proposal is limited in scope and area to approximately 18 acres. The site has been previously extensively studied by City staff for Planned Permit PDC200300024. Therefore it will require less staff time to process.**
2. A) The proposed amendment represents an issue appropriately addressed in the comprehensive plan or in a neighborhood plan; **The housing element of the comprehensive plan encourages residential infill within city limits. There are few available large serviced sites suitable for infill. Rezoning these parcels would encourage higher density residential infill near existing neighborhood commercial areas and schools and would provide a buffer between industrial uses to the east and single family residences to the west.**  
  
B) The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan. **The public interest is served by providing compatible land uses next to each other. This is cited in the plan. The properties to the west**

in the Cordata PUD have developed as low density residential rather than mixed uses. Rezoning the subject property to Residential Multi Planned would provide more compatible adjoining uses.

C) The public interest would be served by considering the proposal in the next amendment cycle, rather than delaying consideration to a future plan update process. **The adjoining residential land uses to the west are currently in place. Waiting many years to comprehensively study and plan all of Area 35 could result in the subject site being sold and developed for incompatible permitted Industrial Planned uses such as manufacturing, freight/distribution terminals, offices, eating establishments less than 3,000sf. or conditional uses such as cement plants and solid waste disposal facilities.**

D) The amendment addresses changing circumstances, changing community values, or corrects or updates information in the comprehensive plan or a neighborhood plan; or **Due to the importance of environmental concerns over the past thirty years, the City has developed policies that regulate uses adjacent to wetlands and critical areas. This property was originally zoned industrial by the County and later incorporated into the City by annexation without consideration of the suitability of all of Area 35 lands for industrial uses relative to new wetland regulations. Wetlands and their buffers make development of most types of industrial facilities on this particular site impractical. Regarding the concern by City Council on the loss of industrial zoned lands, Area 35 needs planning to implement infrastructure improvements such as secondary roads, services, land subdivision that will facilitate orderly industrial development in the future. A part of that plan will be to include residential transition zones such as the one proposed. The point is that this rezone will fit into future land use visioning for the area.**

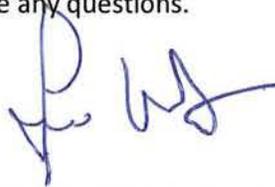
**A second change that has taken place is the build out of the Cordata PUD to the west of the subject property. Mixed use development envisioned for Cordata never transpired at this location. In its place are single family and low density multifamily residences. This rezone would provide for more compatible uses than current industrial zoning.**

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. **Does not apply.**

In summary, the proposal meets the docketing criteria and serves the public's interest by providing a more beneficial land use due to existing environmental constraints and land use incompatibility. Please contact me if you have any questions.

Sincerely,

Fred Wagner AIA



Agent for Washington Pacific District, Church of the Nazarene

c. Jerry Kester WPDCON