



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 4-1-13  
Case Number 2012-0015

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: Planning and Community Development Dept Phone: (360) 778-8300  
Address: 210 Lottie Street  
City/State/Zip: \_\_\_\_\_  
Email: knabbefeld@cob.org Fax: (360) 778-8301

Name of contact if applicant is a group: Kurt Nabbefeld, 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: K. Nabbefeld Date: 3-29-13

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: N/A Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Fax: \_\_\_\_\_

**Owner's Authorized Agent/Contact**

Name: N/A Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_ Area Number: \_\_\_\_\_  
Current Comprehensive Plan Land Use Designation: \_\_\_\_\_
4. Proposed Comprehensive Plan Land Use Designation: \_\_\_\_\_
5. Current Zoning: \_\_\_\_\_
6. Proposed Zoning: \_\_\_\_\_

**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: K. [Signature] Date: 3/29/13  
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.



## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

210 Lottie Street, Bellingham, WA 98225  
Telephone: (360) 778-8300 Fax: (360) 778-8302 TTY: (360) 778-8382

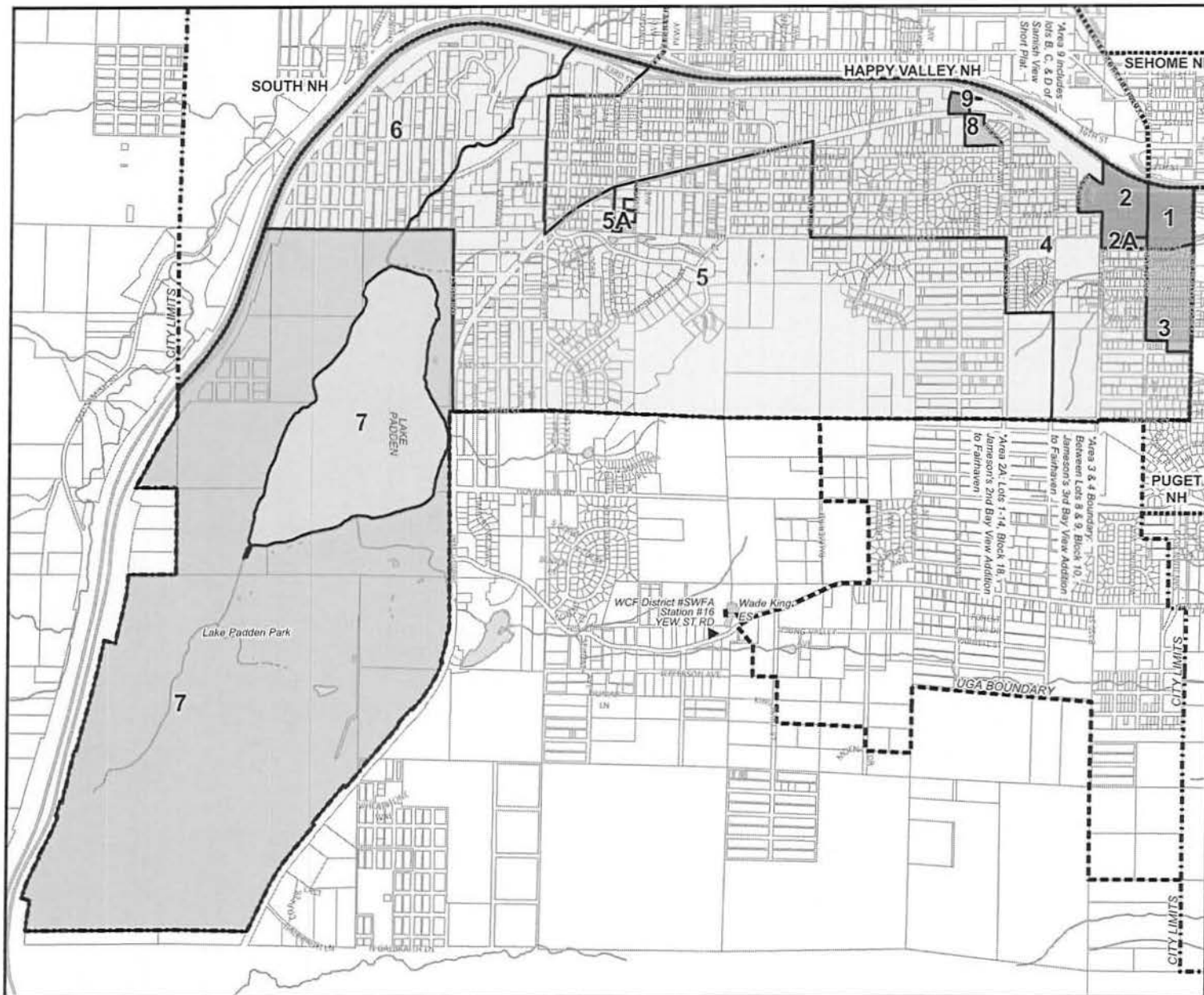
March 29, 2013

RE: 2013-2014 Comprehensive / Neighborhood Plan Amendment Docket Application

The Planning and Community Development Department has identified three neighborhood plan "clean-up" amendments that should be included in the 2013-14 docket. Two of the clean-ups are the result of quasi-judicial rezones that were previously approved by the City Council and the third is also a quasi-judicial rezone that the Planning Commission and City Council will review during the first half of 2013.

- 1) Samish Neighborhood - In June 2007, the City Council approved a rezone that created a new Area 5A on the Samish Neighborhood zoning map and in the zoning table. The "clean-up" will create a narrative for Area 5A in the plan as well as amend the Comprehensive Plan Land Use Designation Map showing the new Area 5A.
- 2) Happy Valley Neighborhood - In March 2010, the City Council approved a rezone that created a new Area 5A on the Happy Valley Neighborhood zoning map and in the zoning table. The "clean-up" will create a narrative for Area 5A in the plan as well as amend the Comprehensive Plan Land Use Designation Map showing the new Area 5A.
- 3) Cordata Neighborhood - During the first half of 2013 the Planning Commission and City Council will consider a rezone request that will create a new Area 17A. If the proposal is approved, a new narrative will be needed in the plan as well as amendments to the Comprehensive Plan Land Use Designation Map. These amendments will be not be required if the City Council does not approve the rezone in 2013.

All three proposals meet the Annual Docketing Criteria as stipulated in the Bellingham Municipal Code (BMC) and will, *"corrects or updates information in the comprehensive plan or a neighborhood plan..."* (BMC 20.20.030 A (2)d.) The amendments are minor clean-ups resulting from City Council actions and will ensure consistency between the official zoning map, the neighborhood plans and land use designation maps.



## SAMISH NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION*
1	Commercial, Auto
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

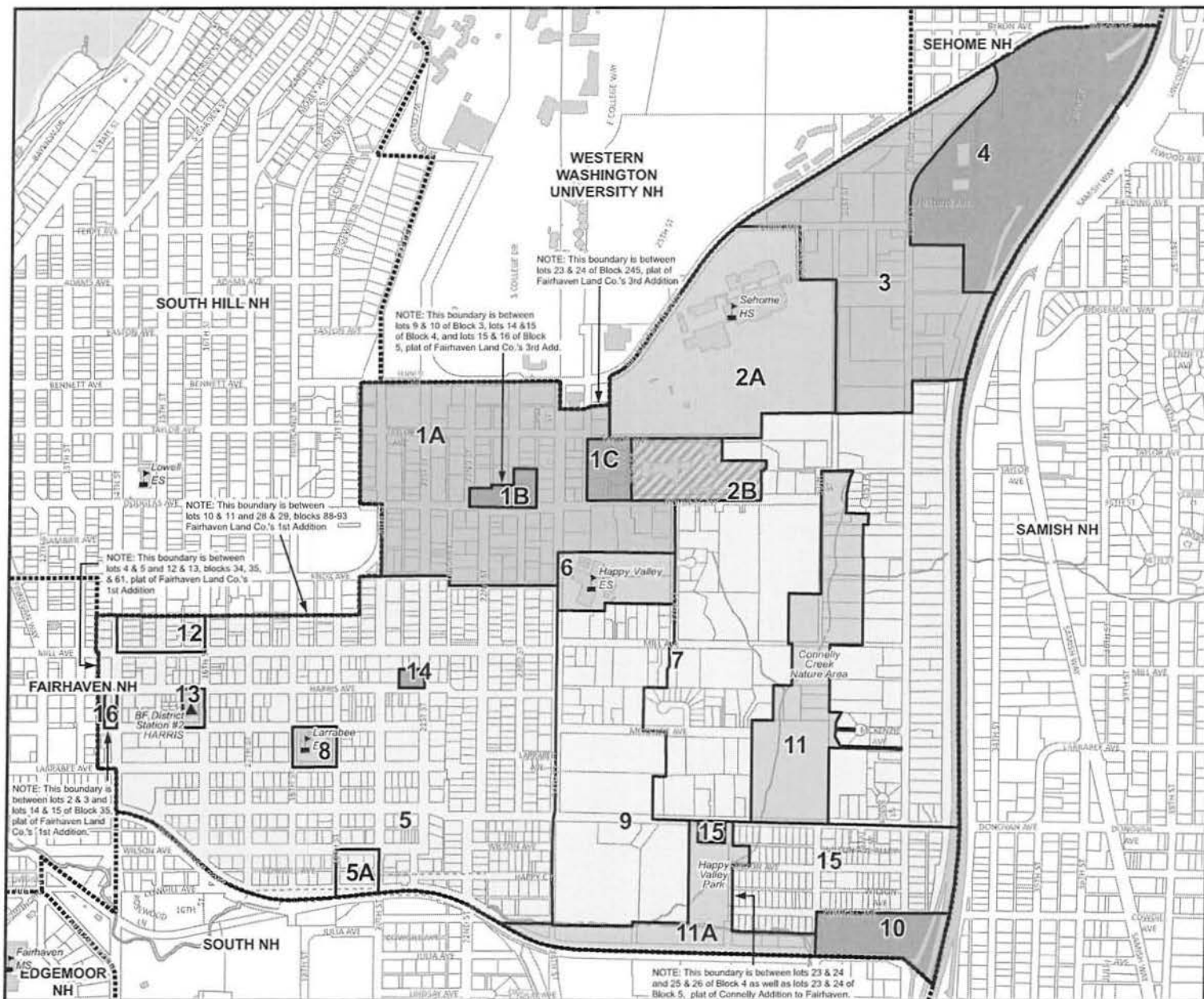
\*SEE BELLINGHAM MUNICIPAL CODE TITLE 20  
TABLE OF ZONING REGULATIONS FOR  
MODIFICATIONS IN THE LIST OF PERMITTED  
USES AND OTHER SPECIAL PROVISIONS  
FOR EACH NUMBERED AREA



0 1000 2000 3000 4000  
Feet

City of Bellingham  
Planning Department  
2011

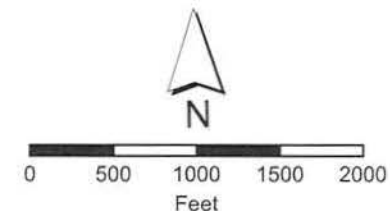




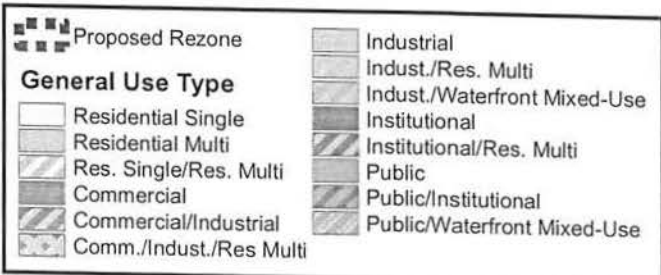
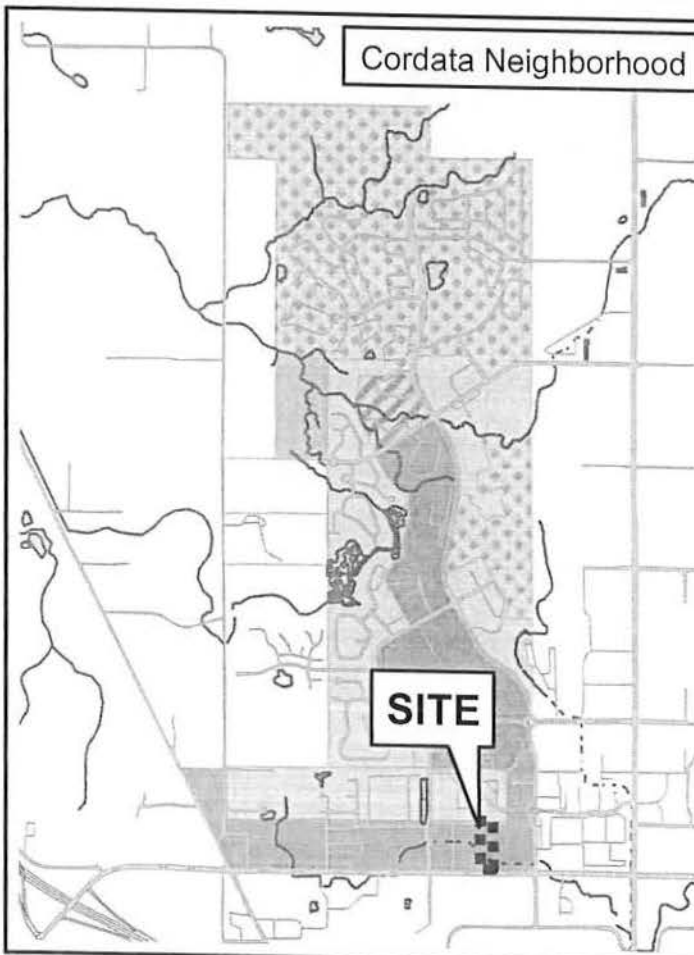
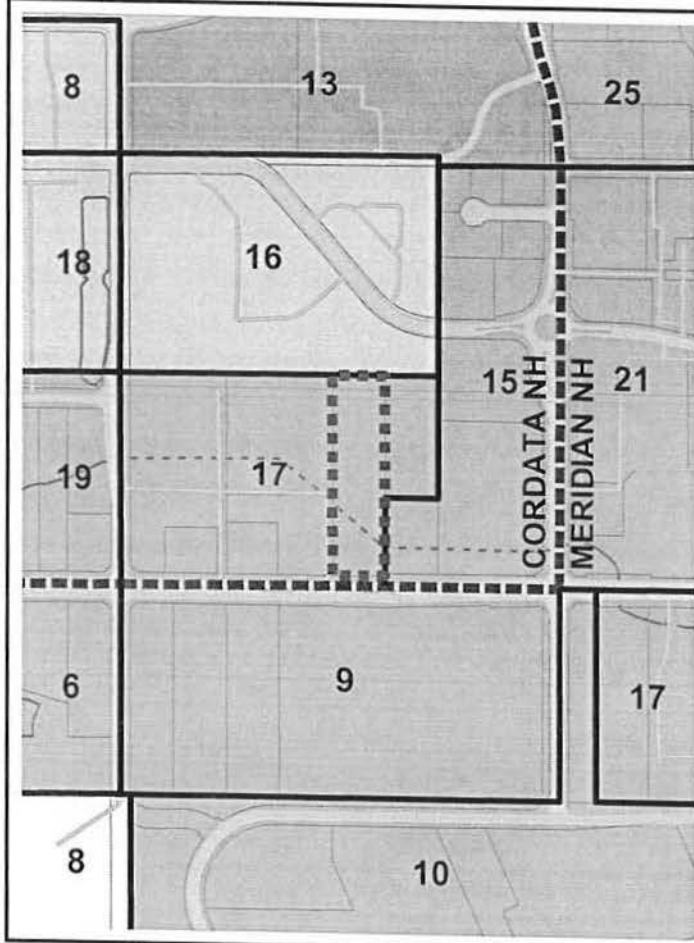
## HAPPY VALLEY NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION*
1A	Residential Multi, Multiple
1B	Commercial, Neighborhood
1C	Institutional
2A	Public, Open Space/School
2B	Public/Institutional
3	Residential Multi, Multiple
4	Commercial, Planned
5	Residential Single
5A	Residential Single
6	Public, Recreation/School
7	Residential Single
8	Public, School
9	Residential Single
10	Commercial, Planned
11	Public, Open Space/Park/Utilities
11A	Public, Open Space/Park/Utilities
12	Residential Single
13	Public, Governmental Services
14	Commercial, Neighborhood
15	Residential Single
16	Residential Single

\*SEE BELLINGHAM MUNICIPAL CODE TITLE 29  
TABLE OF ZONING REGULATIONS FOR  
MODIFICATIONS IN THE LIST OF PERMITTED  
USES AND OTHER SPECIAL PROVISIONS  
FOR EACH NUMBERED AREA



City of Bellingham  
Planning Department  
2011



## Cordata Neighborhood, Area 17

Remove 4-acre minimum lot size requirement for Lot 4 of Seeger's Baker View Tracts.  
Change Zoning Subarea to 17A.

### 2013 Rezone Process



City of Bellingham  
Planning & Community Development  
2013