



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 8-8-2014
Case Number ZON2014-00006

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: Pacific Harbor Holdings, LLC Phone: 360-255-2505
Address: 12 Bellwether Way, Suite 223
City/State/Zip: Bellingham, WA 98225
Email: drcaraanderson@gmail.com Fax: 360-255-2504

Name of contact if applicant is a group: Cara Anderson and Kate Haskell

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: [Signature] Date: 08/08/14

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 ~~strike~~through 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: Samish Way Church of Christ Phone: _____

Address: 801 Samish Way

City/State/Zip: Bellingham, WA 98225

Email: _____ Fax: _____

Owner's Authorized Agent/Contact

Name: PHH/Cara Anderson and Kate Haskell Phone: 360-255-2505

Address: 12 Bellwether Way, Suite 223

City/State/Zip: Bellingham, WA 98225

Email: dracaraanderson@gmail.com Fax: 360-255-2504

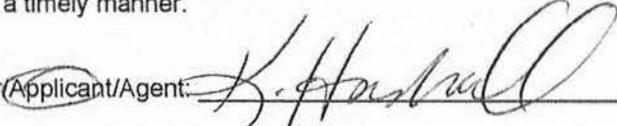
Property Information

1. Assessor Parcel Numbers: 370306 410356 0000
- ✓ 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: 4
 Current Comprehensive Plan Land Use Designation: _____ Residential
4. Proposed Comprehensive Plan Land Use Designation: _____ Commercial
5. Current Zoning: Single family residential, low-density
6. Proposed Zoning: Commercial, planned non-retail

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: 08/08/14

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.

PACIFIC HARBOR HOLDINGS, LLC
DOCKETING APPLICATION, SECTIONS III & IV

III. 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).

(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.

We believe this proposal meets **both criteria b and c**, as outlined in the following:

Criteria (B), **“The proposal demonstrates strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan”**

The Comprehensive Plan repeatedly emphasizes the importance of economic vitality in achieving long-term city goals. In Chapter 2, Land Use, it states, **“Inherent in this land use section is the recognition that the goals outlined in Visions for Bellingham cannot be achieved absent a healthy economy.”** Chapter 10, Economic Development, further states, **“The main goal of economic development is to improve the economic and social well-being of a community through efforts that encourage creation and retention of jobs, enhance the tax base and improve the quality of life.”** More specifically, the first goal of Chapter 10 is **“GOAL ED-1: Build and maintain a positive and competitive business friendly climate that will attract and retain high quality businesses in Bellingham.”** Allowing Pacific Harbor Psychology to relocate their office to 801 Samish Way would clearly

improve the economic and social well-being both by retaining a high quality business within the city, but also by providing much needed Psychology and mental health services which are critical for social well-being.

Furthermore, Chapter 10, Economic Development, indicates **“according to the 2009 Employment Lands Study, Phase II, a number of employment sectors were identified as desirable for Bellingham based on their potential for growth, wage and salary rates, and presence or concentration in the city or region.”** On the short list of desirable employment sectors is Health Care, which also happens to be the employment sector of Pacific Harbor Psychology. Chapter 10 continues with **“Policy ED-26: Ensure that there are suitable locations for these targeted employment sectors.”** According to Chapter 2, Land Use, **“It is also recognized that a healthy economy requires a supply of residential, commercial, and industrial sites sufficient to meet the community's needs.”** Without question, supporting continued access to Psychology and mental health services is a community need, and requires a specific site with a convenient location, sufficient parking, and disability access. We feel that considering a rezone of 801 Samish Way ensures a suitable location for this specific business (Pacific Harbor Psychology) which the city has already deemed a desirable business sector.

In addition to emphasizing the need for a vibrant local economy, the Comprehensive Plan also focuses on quality of life and access to needed community resources. Chapter 1, Framework Goals and Policies, outlines **“(Visions for Bellingham) VB-42: Residents benefit from access to quality health and child care through programs supported by public and private resources and keyed to households' economic resources.”** Chapter 10, Land Use, further states, **“LU-46: Commercial land use designation shall provide a well distributed system of commercial uses that serve community residents.”** Currently, Bellingham suffers from both a general shortage of Psychology and mental health resources, but also a geographic void of such services on the south side. Rezoning 801 Samish Way for use as a local Psychology office clearly supports the goal of maintaining access to quality health care by supporting a well distributed network of these services across Bellingham.

Finally, the Comprehensive Plan recognizes the need to support economic development and access to health care services while balancing the need to maintain neighborhood character. Chapter 2, Land Use, clearly delineates this as follows **“FLU-1: it is the city's overall goal to preserve and protect the unique character and qualities of existing neighborhoods. All policies, proposed development code and zoning changes should be reviewed with this goal in mind.”** Pacific Harbor Psychology intends to only make minor landscaping changes, and should not require exterior changes to the building at 801 Samish Way, thus, changing the zoning to Commercial Planned, non-retail would allow Pacific Harbor Psychology to occupy the property, and thus promote the goals of the Comprehensive Plan to promote economic vitality, improve access to health care services, while maintaining the existing neighborhood character.

Criteria (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.”**

Without question, the current situation regarding mental health access in Bellingham is less than desirable. The wait time to see a Psychologist can be months, which is a source of continual frustration for physicians, teachers, parents and patients alike. Bellingham has a desperate need for stable, reliable, easily accessible Psychology and counseling services. In addition to a shortage of providers of Psychological and mental health services, there are also regions of the city that do not have easy geographic access to such services. One of those regions is the Sehome Village / Samish Neighborhood region. Clearly, considering the rezone of 801 Samish Way in this amendment cycle would be in the public interest by addressing a critical geographic void in mental health services as well as stabilizing these services by providing a permanent home to one of the largest Psychology groups in Bellingham.

Additionally, Area 9, located directly across the street from 801 Samish Way, is currently in the process of a Comprehensive/Neighborhood Plan Amendment. Considering this proposal during the same amendment cycle as Area 9 would be an efficient use of City resources.

IV. 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.

The property is currently in Area 4 of Samish Neighborhood with zoning, single family residential, low-density. The proposed change would be to expand the boundaries of Area 9, which is currently located directly across Samish Way, to include the property at 801 Samish Way. The zoning would then change to the current zoning of Area 9, which is Commercial, non-retail. We have included the section of the Samish Neighborhood plan describing Area 9, the existing list of possible uses is sufficient for our purposes.

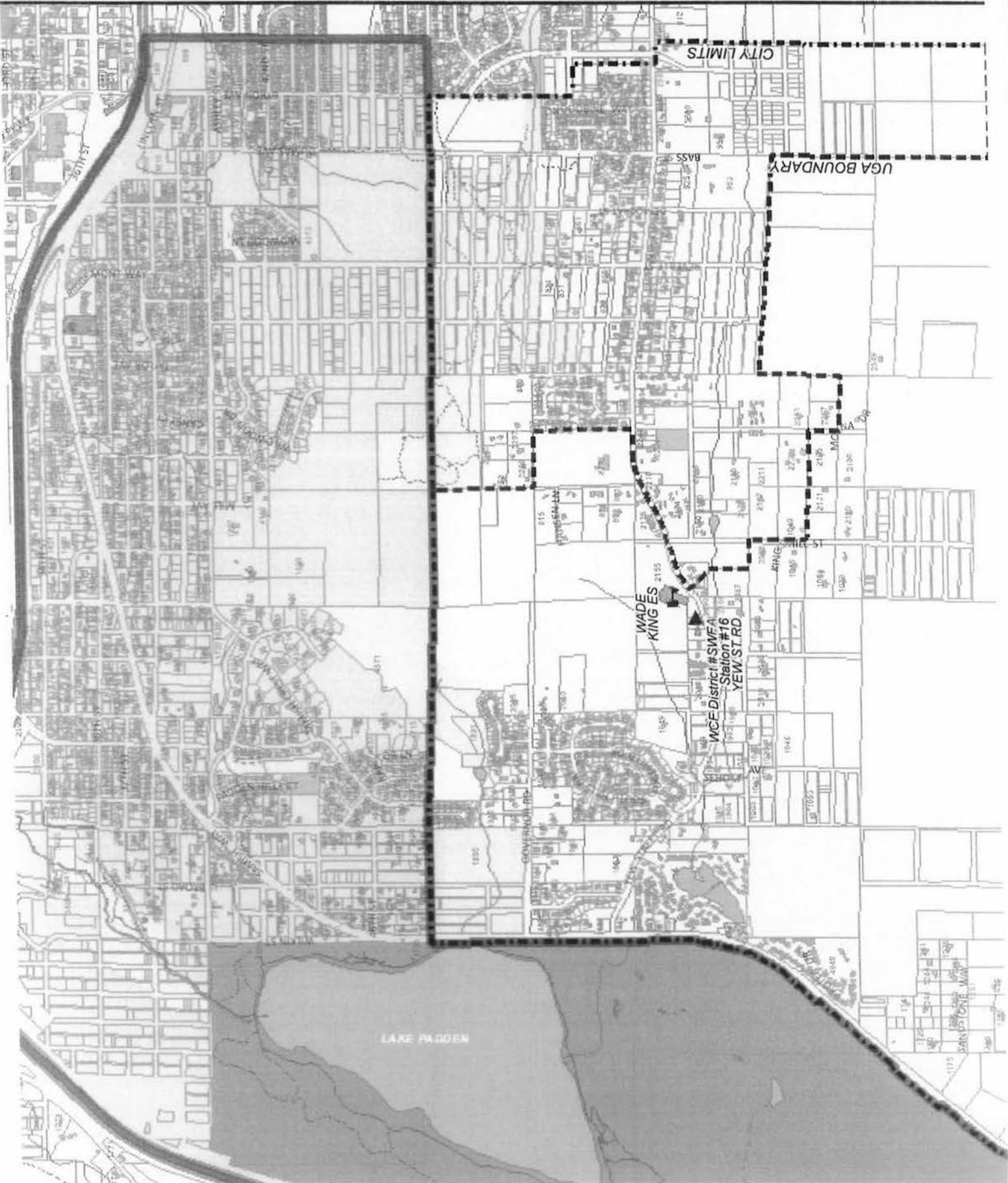
AREA 9

This property because of its proximity to existing nonresidential uses and the noise emanating from Interstate-5 is classified as Planned Commercial – Nonretail. Subsequent development upon this property should incorporate into the site plan mitigating measures to ease possible detrimental impacts which might accrue to nearby residential neighborhoods, while providing for an effective end to southerly expansion of commercial development. Possible uses shall be limited to offices; branch post offices, banks, financial institutions and libraries; consumer credit

agencies; computer data services; public uses, parks, and utilities; churches; and recycling centers. "Access" should be limited from Samish Way to a minimum number of curb cuts; "street improvements" point to the need for curb, gutter and sidewalk and possible street widening on Samish Way adjacent to the property; "view" from upland property should be considered by limiting the height of the structures to 20 feet above the lowest point of the property line abutting Samish Way; "topography" shall reflect minimization of grading by use of multi level parking areas and structures consistent with slope constraints; "buffers" should be provided adjacent to Samish Way right-of-way by berming and landscaping of required yards.

Fire flow improvements to the water system in this area may be necessary prior to future development.

Area 9 Land Use Designation: Commercial



LAKE PADDEN

CITY LIMITS

UGA BOUNDARY

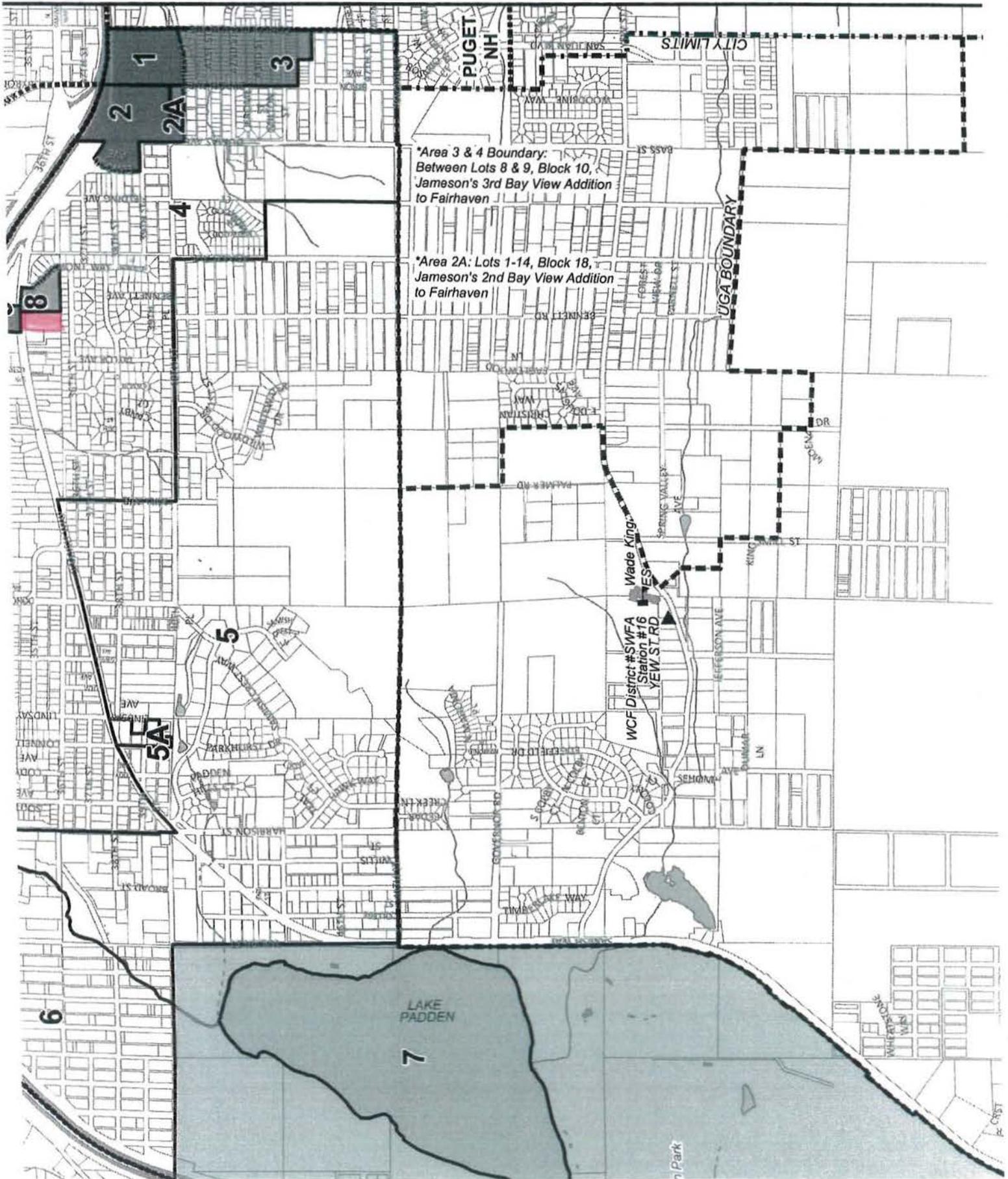
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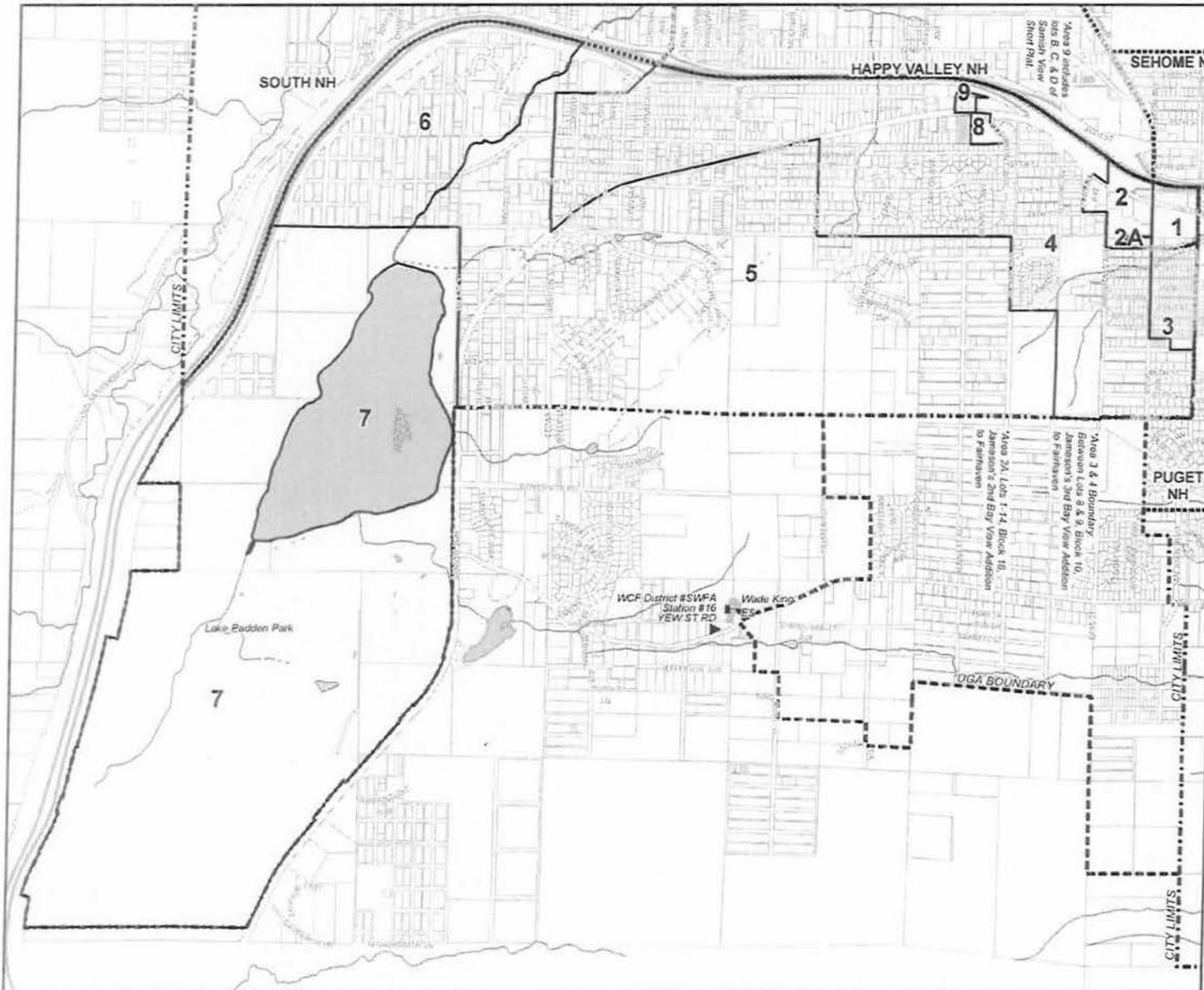
WCE District # SWFA
Station #16
YEW ST RD

AREA

- 1
- 2
- 2A
- 3
- 4
- 5
- 5A
- 6
- 7
- 8
- 9

*SEE BEL
TABLE OF
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FOR EAC





SAMISH NEIGHBORHOOD LAND USE

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
1	Commercial
2	Commercial
2A	Multi-Family Res, Med to High Density
3	Multi-Family Res, Med Density
4	Single Family Res, Low Density
5	Single Family Res, Low Density
5A	N/A
6	Single Family Res, Low Density
7	Public
8	Multi-Family Res, Low Density
9	Commercial



City of Bellingham
Planning Department
2011



FOR DETAIL
SEE MAP NO. 03

FOR DETAIL
SEE MAP NO. 04

FOR DETAIL
SEE MAP NO. 02

FOR DETAIL
SEE MAP NO. 5

ENTERED
FEB 5 2014

1/21/14

1"=400'

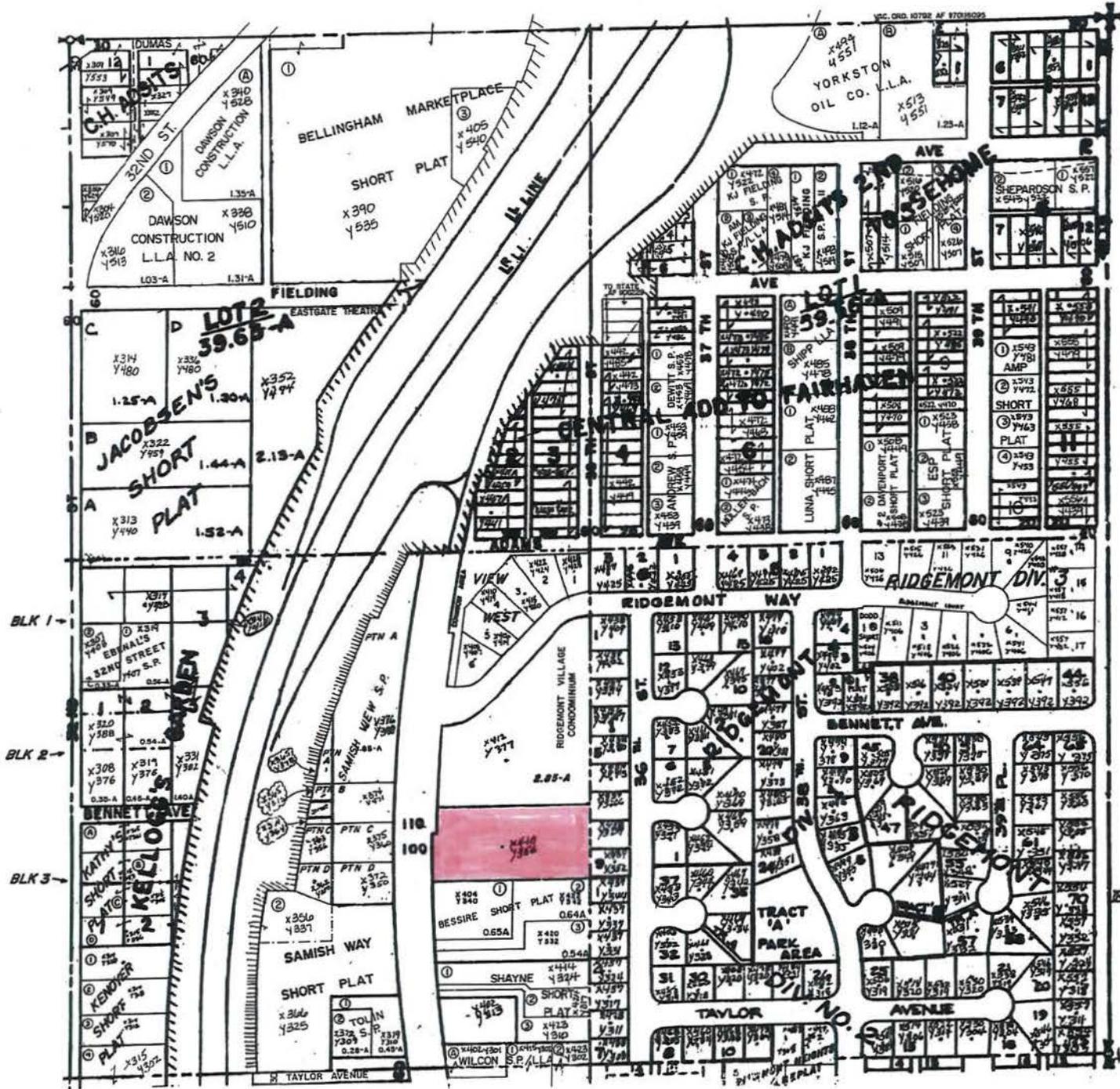
01

06

3E

37

1-1-14 154 NORTH CUMBERLAND PROPERTY CO. 178
AND AN INTERESTANT FILE NO. 54 BLDG. 14-11



TOWNSHIP
37

RANGE
3E

SECTION
06

MAP NO.
02

SCALE
1" = 200'

DATE
8/21/61

ENTERED
JUL 22 2013

THIS MAP IS FOR
ASSISTANCE IN
PROPERTY LOCATION
AND NOT GUARANTEED
FOR ACCURATE
MEASUREMENTS