



Permit Center

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Email: permits@cob.org Web: www.cob.org/permits

**COMPREHENSIVE / NEIGHBORHOOD PLAN AMENDMENT
DOCKET APPLICATION FORM**

TO BE COMPLETED BY STAFF: Date Received _____ Case Number _____

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: Talbot Real Estate LLC Phone: 360-815-0800

Address: 2219 Rimland Drive, Suite 115

City/State/Zip: Bellingham WA 98226

Email: john@talbotgroup.com Fax: _____

Name of contact if applicant is a group: John V Moullen

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: 03/14/2022

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)

The proposed Comprehensive Plan Amendment meets the criteria listed in Bellingham Municipal Code 20.20.30 A.

- (1) The City has been an integral part of moving this forward, so we assume they have the resources, including staff and budget, necessary to adequately and comprehensively review the proposal within the time-frame of the annual review process; and
 - (2) The proposal meets one or more of the following criteria:
 - a. The Comprehensive Plan and Neighborhood Plan both address Barkley Village as an urban village, but the formal urban village planning process and "official" designation of urban village has not been completed.
 - b. The proposal demonstrates strong potential to serve the public interest by enabling Barkley Village to fully implement many of the land use goals within the Comprehensive Plan. To develop with predictable growth and provide more opportunity for businesses and services; provide an increasing mix of housing types for all income levels, ages, and abilities; develop an extensive multimodal transportation network; continue to add public trails, parks, and open space; all while protecting critical areas, preserving forested lands, and creating spaces to enable environmental interaction and education. To flourish as a true sustainable urban village.
 - c. The public interest would be best served by the City considering this in the next amendment cycle allowing needed growth to continue by remedying some of the current zoning environment that does not accurately reflect the current vision of the district for the City, or Barkley Village.
 - d. The amendment would allow the vision within the Comprehensive Plan and Neighborhood Plan for Barkley Village to be solidified.
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.

Talbot Real Estate, LLC (TRE) has been working over the past several years to formulate and implement a Master Development plan that would, if approved and implemented, be intended to designate the area within the Barkley Neighborhood known as Barkley Village, as an "official" urban village. Working along with City staff, this proposal seeks a Comprehensive Plan Amendment, Planned Action Ordinance, and Development Agreement that would create a true mixed-use zoning to remedy the many associated Planned Contracts and zoning differences throughout the property boundaries. This proposal will allow for future predictable growth, that will not only add to the vibrancy of Barkley Village, but be more streamlined and aligned with the City's goals for this area that are addressed in the Comprehensive Plan, Barkley Neighborhood Plan and Urban Village Status Report. The proposal will be compatible with adjacent areas by providing uses that compliment and expand neighboring uses. This will occur by integrating new roadways, parks, open space, expanded pedestrian and bicycle access through a network of multimodal trails, all connecting with the surrounding systems. The proposal will also provide community benefits through the preservation of forested areas, enhancement of wetlands, creation of pedestrian trails for educational and health benefits. The proposal of the Barkley Village boundaries includes approximately 255 acres. The proposed measures will allow for the continued growth of economic vitality by creating opportunity for new businesses and living wage jobs, while most importantly allowing for the planned growth of a diverse residential mix of housing options affordable to a broad range of incomes. TRE has set strong goals for sustainability through its Guiding Principles of "Green and Public Spaces", "Equitable Housing", and "Sustainable Buildings & Neighborhood". In addition, TRE has begun a partnership with Bioregional – One Planet Living (OPL). OPL is an international organization helping to create eco-communities to build environmental resilience and take local climate action.

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

Property Owner

Name: Talbot Real Estate LLC Phone: 360-671-6450
Address: 2219 Rimland Drive, Suite 115
City/State/Zip: Bellingham WA 98226
Email: john@talbotgroup.com Fax: _____

Owner's Authorized Agent/Contact

Name: John V Moullen Phone: 360-815-0800
Address: 2219 Rimland Drive, Suite 115
City/State/Zip: Bellingham WA 98226
Email: john@talbotgroup.com Fax: _____

Property Information

1. Assessor Parcel Numbers: See Spreadsheet - Exhibit 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. (see electronic map)
3. Neighborhood Name: Barkley Neighborhood Area Number: 13-20 & 25
Current Comprehensive Plan Land Use Designation: 13 I,14 I,15 C/I,16 C/I/RM,17 C/I/RM, 18 C/I,19 C/I,20 I/RM,25 C
4. Proposed Comprehensive Plan Land Use Designation: Mixed-Use Urban Village - UV
5. Current Zoning: Industrial, Commercial, Residential Mixed (single designation or mixed by area)
6. Proposed Zoning: Mixed-Use: Commercial/Industrial/Residential Mixed

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: John Moulten Date: 03/14/2022
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.