



City Council Agenda Bill

20209

Bill Number

Subject: A Resolution adopting a fee schedule for the floor area development bonus in the Waterfront District.

Summary Statement: The Waterfront District development regulations include an option for a limited increase in developable floor area in exchange for fees paid to the Lake Whatcom Watershed Property Acquisition Program. The attached resolution adopts a fee schedule for this option.

The floor area bonus option and fee schedule for the Waterfront District are consistent with the City's other adopted urban village plans.

Previous Council Action: Downtown/Waterfront Committee recommended approval of the development regulations on Sept. 30, 2013. Committee of The Whole recommended approval on Nov. 7, 2013.

Fiscal Impact: The bonus/fee option creates an additional funding source for acquisition of land in the Lake Whatcom Watershed.

Funding Source: N/A

Attachments: Resolution

Meeting Activity	Meeting Date	Staff Recommendation	Presented By	Time
Committee Briefing Council Vote Requested	02-Dec-2013	Pass Resolution	Jeff Thomas, PCD Director	2 min.

Council Committee:
Committee of the Whole
Seth Fleetwood, Chair

Agenda Bill Contact:
Greg Aucutt, Asst. Director, 778-8344

Committee Actions:

Reviewed By	Initials	Date
Jeff Thomas, PCD Director	JT	11-24-2013
Tara Sundin, Econ. Dev. Mgr.	TS	11.25.13
Legal	AAm	11/25/13
Mayor	KL	11-25-13

Council Action:

RESOLUTION NO. _____

A RESOLUTION ADOPTING A FEE SCHEDULE PAYABLE TO THE LAKE WHATCOM WATERSHED PROPERTY ACQUISITION PROGRAM IN EXCHANGE FOR FLOOR AREA DEVELOPMENT BONUSES IN THE WATERFRONT DISTRICT URBAN VILLAGE.

WHEREAS, an ordinance adopting a subarea plan and development standards for the Waterfront District Urban Village accompanies this resolution; and

WHEREAS, the Waterfront District Urban Village development standards include a bonus option allowing financial contribution to the Lake Whatcom Watershed Property Acquisition Program (LWWPAP) in exchange for a limited increase in developable floor area above a set base standard; and

WHEREAS, the LWWPAP bonus option requires the City to establish a fee schedule whereby floor area earned is paid for on a per square foot basis; and

WHEREAS, the LWWPAP bonus option is consistent with Bellingham Comprehensive Plan goals and policies that recommend implementation of programs, regulations, and/or incentives that would protect the water quality of the Lake Whatcom Reservoir; and

WHEREAS, the LWWPAP is used to fund land acquisition and other land preservation measures in the Lake Whatcom Watershed; and

WHEREAS, BMC 20.37.430 H.4.c.(4)(a) in the Waterfront District Urban Village development regulations provides that the LWWPAP bonus option fee schedule shall be set by City Council resolution; and

WHEREAS, City ordinances establishing the regulatory processes for land use and construction permits specify that permit fees be adopted by resolution; and,

WHEREAS, the Council has reviewed the proposed fee schedule as attached and finds that it should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BELLINGHAM:

The following fee schedule is hereby adopted for the Waterfront District Urban Village:

Bonus floor area earned through the Lake Whatcom Watershed Fund bonus option is paid for on a per square foot basis as follows: for each \$12.50 contributed to the program in 2013

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and 2014, one square feet of floor area is earned on the receiving site. The fee contribution shall increase each January 1st by three percent (3%) annually beginning in 2015 according to the following schedule:

Year	Fee per square feet of bonus floor area	Year	Fee per square feet of bonus floor area
2013/14	\$12.50	2019	\$14.49
2015	12.88	2020	14.93
2016	13.26	2021	15.37
2017	13.66	2022	15.83
2018	14.07	2023	16.31

PASSED by the Council this _____ day of _____, 2013.

Council President

APPROVED by me this _____ day of _____, 2013.

Mayor

ATTEST: _____

Finance Director

APPROVED AS TO FORM:

Office of the City Attorney

Published:

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