

1 **ZON2013-00006: South Neighborhood Plan Amendment.**

2  
3 The City's Parks and Recreation Department submitted a docketing request for a  
4 neighborhood plan amendment to change the land use designation (rezone) of  
5 approximately 111 acres of City-owned land from Residential Multi (RM), Planned, to  
6 Public, Open Space. The properties are located in Area 4 of the South Neighborhood  
7 and include all the Fairhaven Highlands (Chuckanut Ridge) properties purchased by  
8 the City in 2011 and two adjacent properties acquired in 2001 and 2002.

9  
10 Applicant's Statement:

11  
12 In summary, the applicant states that the proposal meets the docking criteria outlined in  
13 BMC 20.20.030 and is consistent with the City's adopted comprehensive plan and  
14 Parks, Recreation, and Open Space Plan. The purpose of this proposal is to preserve  
15 and protect the City's natural environment, provide open space linkages and corridors,  
16 conserve wildlife habitat areas, and offer recreational opportunities and access to the  
17 natural environment. The proposal serves a public interest and meets the City's  
18 commitment to protecting the environment and providing recreational opportunities for  
19 the community under the Public, Open Space zoning designation.

20  
21 Staff Review:

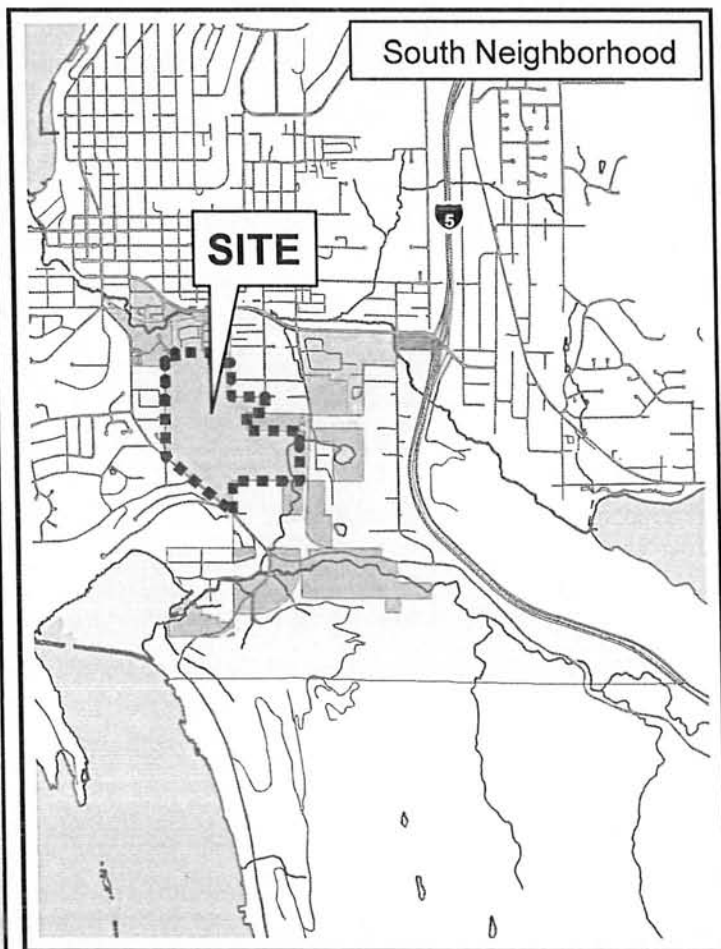
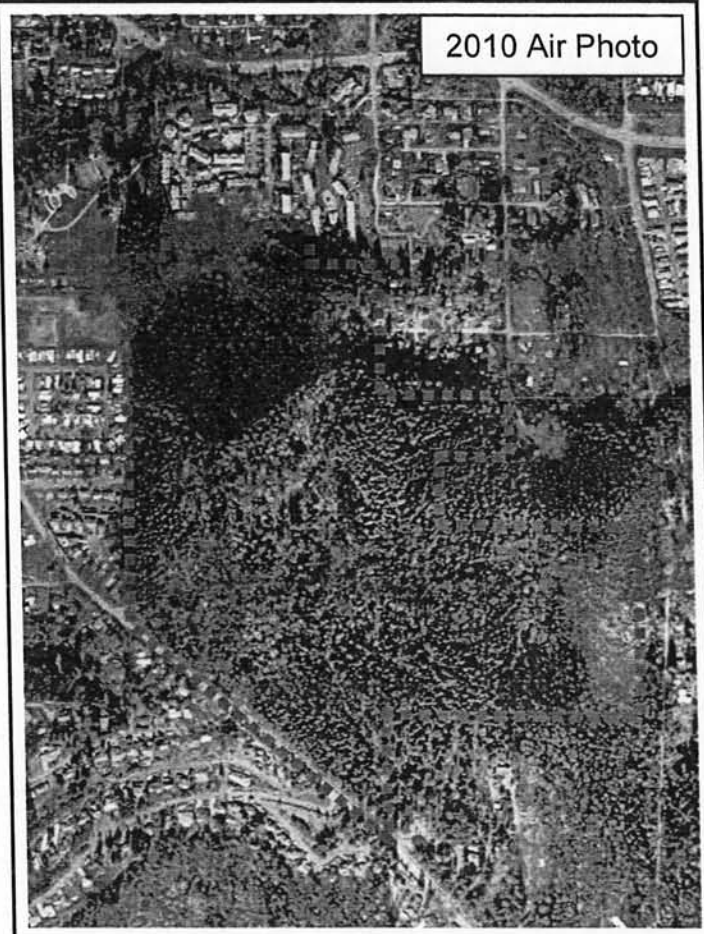
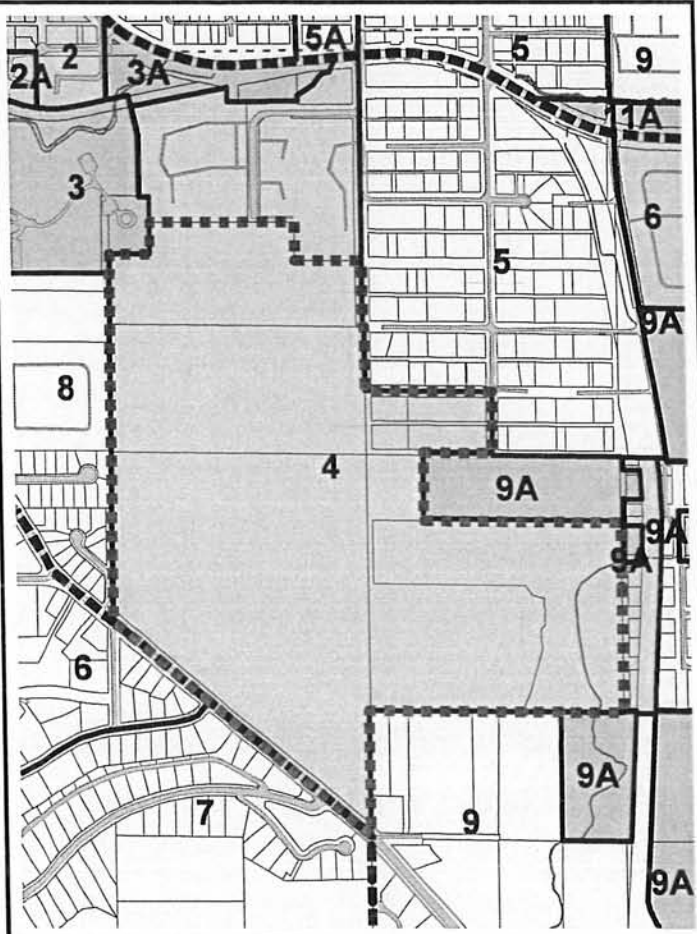
22  
23 The Public general use type is intended to apply to major parcels of land within the City  
24 that are owned by public agencies and used for public purposes. City-owned properties  
25 are typically rezoned to a Public designation to serve the public, provide for a graphic  
26 record of public lands, and accommodate government-related uses.

27  
28 Staff finds that the proposal meets the docketing criteria outlined in BMC 20.20.030 A.  
29 and BMC 20.20.030 B.2. through B.4., and should be placed on the 2013-2014 docket.  
30 Docketing this proposal serves a public interest and provides the opportunity for the  
31 City to evaluate the merits of the proposal to establish the appropriate zoning for this  
32 area. City resources are available to review the proposal within the time frame of the  
33 annual review process.

34  
35 Staff Recommendation: Docket this proposal for review in 2013-2014.  
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MAP 5 - PROPOSAL ZON2013-00006  
SOUTH NEIGHBORHOOD PLAN



	NPA/Rezone Request		Industrial
	Residential Single		Indust./Res. Multi
	Residential Multi		Indust./Waterfront Mixed-Use
	Res. Single/Res. Multi		Institutional
	Commercial		Institutional/Res. Multi
	Commercial/Industrial		Public
	Comm./Indust./Res Multi		Public/Institutional
			Public/Waterfront Mixed-Use

## South Neighborhood Area 4

Change From Residential Multi, Planned,  
(5,000 sf/unit single family & 3,000 sf/unit multi family)  
to Public

2013 Rezone Process



City of Bellingham  
Planning & Community Development  
2013

1 COMPREHENSIVE PLAN AMENDMENT PROPOSAL ZON2013-00006  
2 SOUTH NEIGHBORHOOD PLAN

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4 DOCKETING APPLICATION MATERIALS  
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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 2042013-00006

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: Bellingham Parks and Recreation Department Phone: (360) 778-7000

Address: 3424 Meridian Street

City/State/Zip: Bellingham, WA 98225

Email: lbryson@cob.org Fax: \_\_\_\_\_

Name of contact if applicant is a group: Leslie Bryson

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: James King Date: 3/28/13

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: City of Bellingham Phone: (360) 778-8300

Address: 210 Lottie Street

City/State/Zip: Bellingham, WA 98225

Email: mquinn@cob.org Fax: \_\_\_\_\_

**Owner's Authorized Agent/Contact**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

City/State/Zip: Bellingham, WA 98225

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

**Property Information**

1. Assessor Parcel Numbers: 370212, -356393, -359328, -364207, -478165, -447323, -477313, -500214
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: South Area Number: 4  
Current Comprehensive Plan Land Use Designation: Multi-family Residential
4. Proposed Comprehensive Plan Land Use Designation: Public
5. Current Zoning: Residential Multi, Planned
6. Proposed Zoning: Public, Open Space

**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: \_\_\_\_\_

City and State where this application is signed: \_\_\_\_\_

**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

### 2013-2014 Comprehensive/Neighborhood Plan Amendment Docket Request

The City of Bellingham Parks and Recreation Department is submitting a docketing request for a Comprehensive and Neighborhood Plan amendment to rezone approximately 111.29 acres in Area 4 of the South Neighborhood from Residential Multi-Planned to Public.

The proposal includes rezoning several properties acquired by the City in 2011, known as the Fairhaven Highlands (Chuckanut Ridge) properties. As part of this proposal, staff is also requesting to include two other City owned properties that were acquired in 2001 and 2002 that are located within the same sub-area and are adjacent to the Fairhaven Highlands properties.

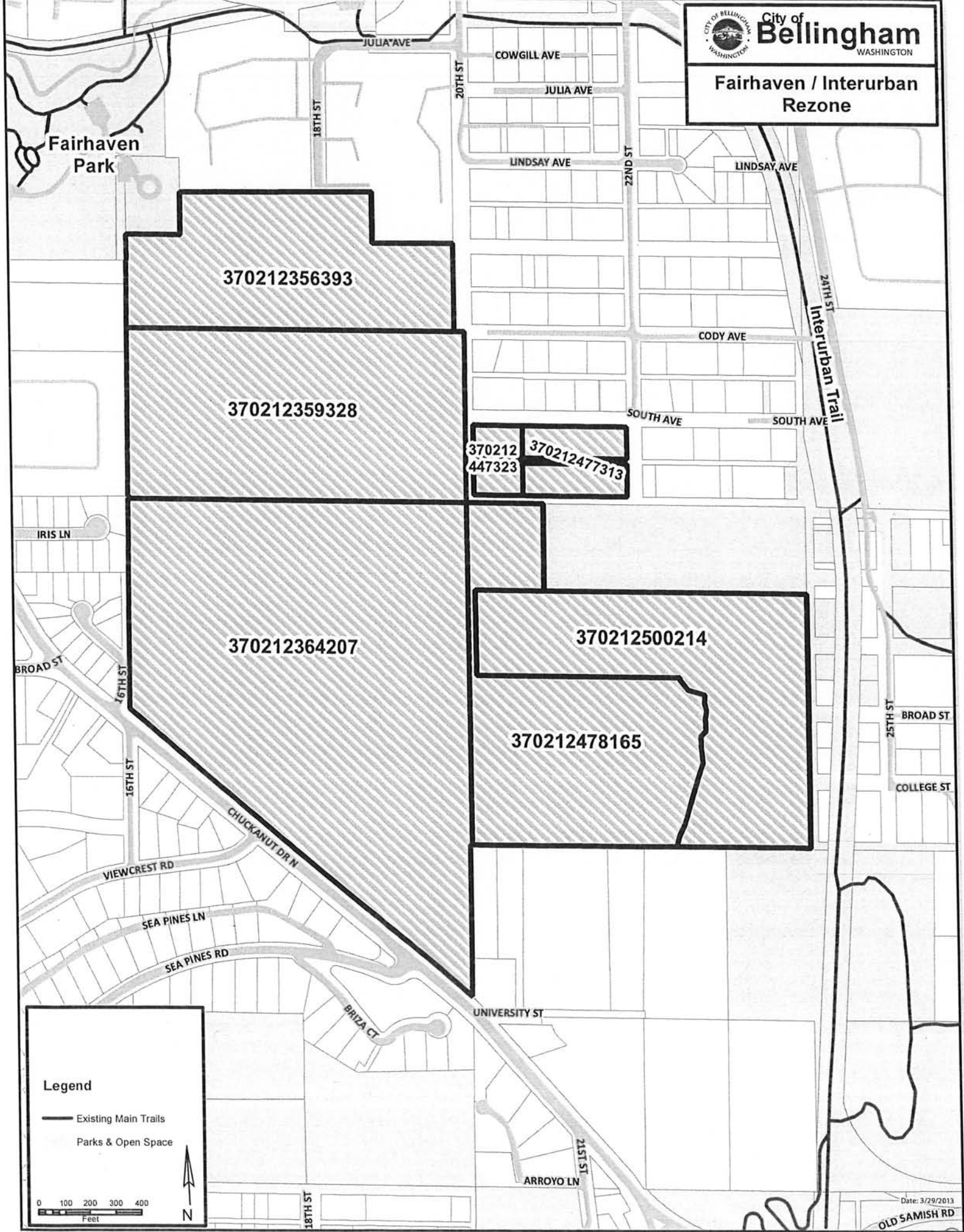
Parcels included in the rezone request include:

370212356393 = 13.46 acres  
370212359328 = 20.00 acres  
370212364207 = 42.00 acres  
370212478165 = 15.90 acres  
370212447323 = 1.11 acres  
370212477313 = 2.36 acres  
370212500214 = 16.46 acres

Total = 111.29 acres

The rezone proposal meets the docking criteria outlined in Bellingham Municipal Code 20.20.30 A. 2. and is consistent with the City's adopted Comprehensive Plan and Parks, Recreation, and Open Space Plan. The over-all purpose of this proposal is to preserve and protect the City's natural environmental resources, provide open spaces linkages and corridors, conserves wildlife habitat areas, and offer recreational opportunities and access to the natural environment. The proposal serves a public interest and meets the City's commitment to protecting the environment and providing recreational opportunities for the community under the Public, Open Space zoning designation.





1 **ZON2013-00007: Cornwall Park Plan Amendment.**

2  
3 City planning staff submitted a docketing request to amend the Cornwall Park  
4 Neighborhood Plan (CPNP), Areas 2 and 3.

5  
6 Applicant's Statement:

7  
8 The City has received inquiries for the development of multiple industrial properties  
9 under common ownership in the Cornwall Park Neighborhood. The properties are  
10 located east of Meridian Street between Baker Street and Orchard Drive in Area 3 of  
11 the Cornwall Park Neighborhood. Through these inquiries, staff has determined that a  
12 requirement to extend a public street, Orchard Place, through private property exists in  
13 both the CPNP and Bellingham Municipal Code (BMC 20.00.050), Areas 2 and 3. If  
14 confirmed to be unnecessary, references to the Orchard Place extension will need to  
15 be removed from the neighborhood plan and zoning table in the BMC.

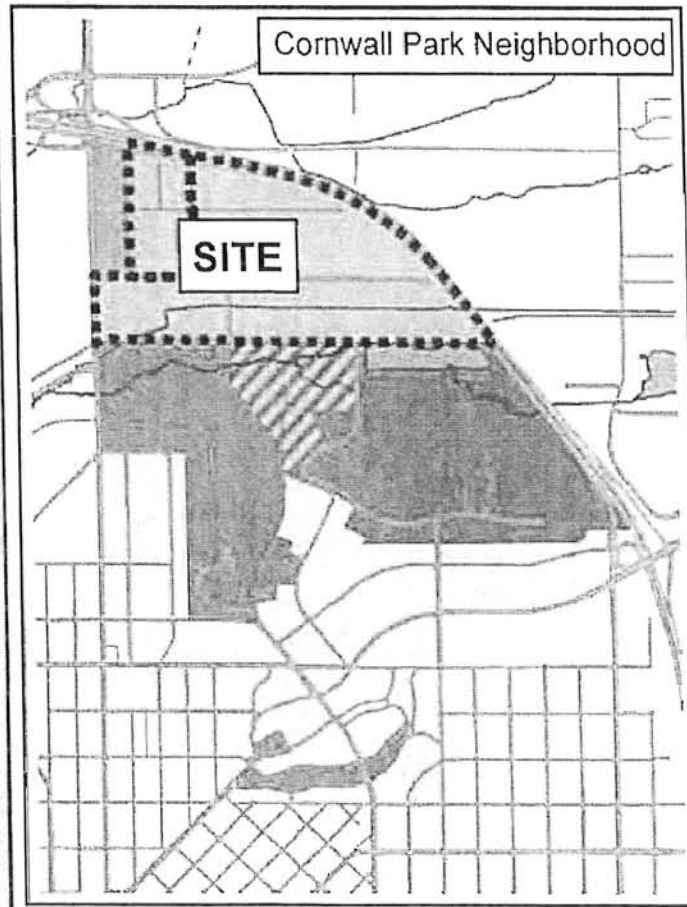
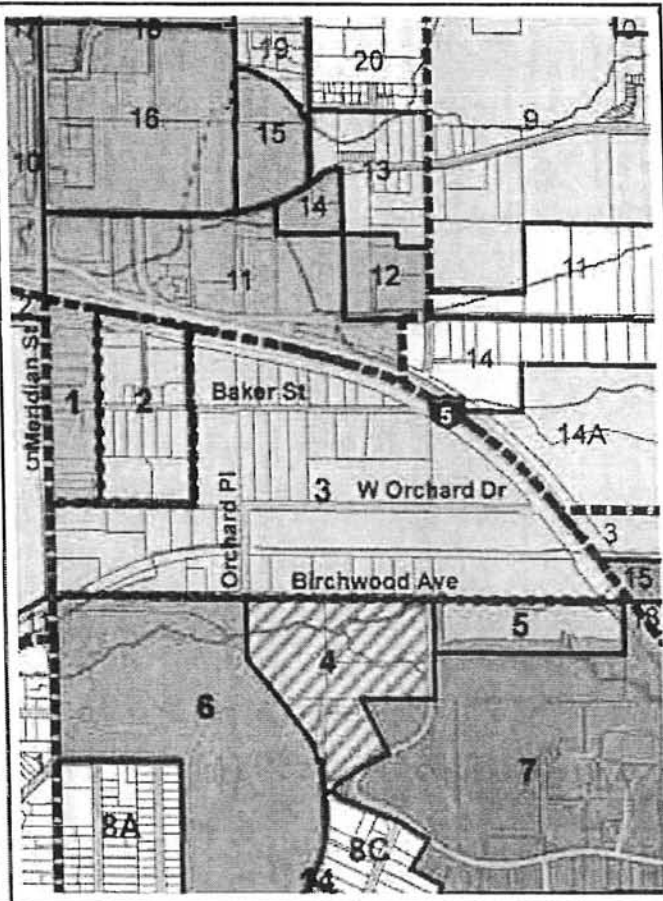
16  
17 Staff Review:

18  
19 On May 13, 2013, the City Council voted to add this proposal to the list of  
20 comprehensive plan amendments to be considered for the 2013-2014 docket. Staff  
21 finds that the proposal meets the docketing criteria outlined in BMC 20.20.030 A., BMC  
22 20.20.030 B.3. and BMC 20.20.030 B.4., and should be placed on the 2013-2014  
23 docket. The proposal specifically "...addresses changing circumstances, changing  
24 community values, or corrects or updates information in the comprehensive plan or  
25 neighborhood plan..." (BMC 20.20.030 B.4.). Docketing this proposal serves a public  
26 interest and provides the opportunity for the City to evaluate the merits of the proposal  
27 in the next amendment cycle. City resources are available to review the proposal within  
28 the time frame of the annual review process.

29  
30 Staff Recommendation: Docket this proposal for review in 2013-2014.

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MAP 6 - PROPOSAL ZON2013-00007  
CORNWALL PARK NEIGHBORHOOD PLAN



Proposed Rezone	Industrial
General Use Type	Indust./Res. Multi
Residential Single	Indust./Waterfront Mixed-Use
Residential Multi	Institutional
Res. Single/Res. Multi	Institutional/Res. Multi
Commercial	Public
Commercial/Industrial	Public/Institutional
Comm./Indust./Res Multi	Public/Waterfront Mixed-Use

## Cornwall Park Neighborhood, Areas 2 & 3

Text amendment repealing language regarding extension of Orchard Place to Baker St



City of Bellingham  
Planning & Community Development  
2013

1 COMPREHENSIVE PLAN AMENDMENT PROPOSAL ZON2013-00007  
2 CORNWALL PARK NEIGHBORHOOD PLAN  
3  
4 DOCKETING APPLICATION MATERIALS



**Permit Center**  
210 Lottie Street  
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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

5/15/13

Case Number

20N2013-7

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: Bellingham, Washington 98225

Email: lapool@cob.org

Fax: 360-778-8302

Name of contact if applicant is a group: Lisa Pool, 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: Lisa Pool

Date: 5-14-13



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

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

City/State/Zip: Bellingham, Washington 98225

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

**Owner's Authorized Agent/Contact**

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

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

City/State/Zip: Bellingham, Washington 98225

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: Cornwall Park Area Number: 2 and 3  
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: Lisa Pool Date: 5-14-13

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

May 14, 2013

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

City staff requests a proposal to amend the Cornwall Park Neighborhood Plan and Bellingham Municipal Code (BMC 20.00.050) be included in the 2013-2014 docket. The City has received inquiries for the development of multiple properties designated for industrial uses under common ownership located east of Meridian Street between Baker Street and Orchard Drive in Area 3 of the Cornwall Park Neighborhood. Through these inquiries, staff has determined that an unnecessary requirement to extend a public street, Orchard Place, through private property exists in both the Cornwall Park Neighborhood Plan, Areas 2 and 3, as well as the development regulations in the Bellingham Municipal Code (BMC 20.00.050).

The plan and code amendments would remove an outdated requirement to extend a roadway that is no longer needed. The proposal meets the Annual Docketing Criteria as stipulated in the BMC and "...corrects or updates information in the comprehensive plan or neighborhood plan..." (BMC 20.20.030.B.4).

On May 13, 2013, City Council voted to add the proposal to the list of comprehensive plan amendments to be considered for the 2013-2014 docket.

**BELLINGHAM PLANNING COMMISSION  
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS**

48

DRAFT

**BELLINGHAM PLANNING COMMISSION**  
**FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS**

**2013-2014 Comprehensive Plan Amendment Proposals**

**JUNE 27, 2013**

**DRAFT FOR REVIEW**

*Note: The following Findings of Fact, Conclusions and Recommendations were prepared in draft form to support the staff recommendation. The findings can be adopted as written, or modified to support the final Planning Commission recommendation.*

**Summary**

Following the public hearing and deliberation on the amendments to the Bellingham Comprehensive Plan for docketing in 2013-2014, the Planning Commission has determined that the submitted proposals meet the docketing criteria outlined in Bellingham Municipal Code (BMC) 20.20.030.

**I. FINDINGS OF FACT**

**1. Proposal Description**

The City received five docketing requests for potential inclusion in the 2013-2014 docket. Of the five proposals, four were submitted by the City and one was submitted by a private landowner. The proposals range in scope from neighborhood plan amendments to site-specific land use changes.

**2. Background Information/Procedural History**

Under the rules of the state Growth Management Act, the Bellingham Comprehensive Plan, which includes the neighborhood plans, can be amended only once a year. The Planning Department conducts the annual amendment process. The first step in the process is to establish the "docket" of amendments that will be reviewed during the year. Only the City Council can place a proposal on the docket after review by staff and the Planning Commission.

Once the docket is established, staff takes the various proposals through the Type VI legislative review process, which includes public hearings before the Planning Commission and City Council. The Council ultimately decides if an amendment is approved.

1 On May 13, 2013, the City Council voted to add the Cornwall Neighborhood Plan  
2 amendments for Areas 2 and 3 to the list of comprehensive plan amendments to be  
3 considered for the 2013-2014 docket.

4  
5 The Planning and Community Development Department received five docketing  
6 applications for inclusions in the 2013-2014 comprehensive plan amendment review.

7  
8 On June 27, 2013, the Planning Commission held a public hearing regarding the 2013-  
9 2014 docketing requests and recommended to City Council that all five proposals be  
10 placed on the list of comprehensive plan amendments for review in 2013-2014.

### 11 12 **3. Public Comment**

13  
14 To date, no public comment has been received regarding the proposed 2013-2014  
15 docketing requests.

16  
17 Notice of the Planning Commission hearing was mailed to neighborhood  
18 representatives, neighborhood associations, and other parties with an interest in this  
19 topic. The notice was also published the Bellingham Herald.

20  
21 *[Summary of public comment will be inserted.]*

### 22 23 **4. Consistency with the Bellingham Municipal Code Decision Criteria for** 24 **Comprehensive and Neighborhood Plan Amendments**

25  
26 The City shall use the following criteria in selecting proposals for inclusion in the annual  
27 docket of comprehensive plan/neighborhood plan amendments. To be included on the  
28 annual docket, a proposal must meet the following criteria:

#### 29 **Bellingham Municipal Code 20.20.030 - Annual Docketing Criteria**

30 A. The City has the resources, including staff and budget, necessary to adequately and  
31 comprehensively review the proposal within the time frame of the annual review  
32 process; and

33 B. The proposal meets one or more of the following criteria:

- 34 1. The proposed amendment represents an issue appropriately addressed in the  
35 comprehensive plan or in a neighborhood plan;  
36 2. The proposal demonstrates strong potential to serve the public interest by  
37 implementing specifically identified goals and policies of the comprehensive plan;  
38 3. The public interest would be best served by considering the proposal in the next  
39 amendment cycle, rather than delaying consideration to a future plan update  
40 process;

- 1 4. The amendment addresses changing circumstances, changing community  
2 values, or corrects or updates information in the comprehensive plan or a  
3 neighborhood plan; or
- 4 5. State law requires, or a decision of a court or administrative agency has  
5 directed a change to the comprehensive plan or a neighborhood plan.

6 The Planning Commission finds that the proposed 2013-2014 docket applications meet  
7 the docketing criteria outlined in BMC 20.20.030 as follows:

8  
9 **ZON2013-00002 Parks, Recreation and Open Space (PRO) Plan Amendment.**

10  
11 The Planning Commission finds that the City Parks and Recreation Department's  
12 request to update the PRO Plan meets docketing criteria BMC 20.20.030 A. and  
13 20.20.030 B.1. through B.4. City resources are available to review the proposal within  
14 the time frame of the annual review process, and the public interest would be served by  
15 providing updated information in the PRO Plan (Chapter 7, Comprehensive Plan).

16  
17 **ZON2013-00003 Meridian Neighborhood Plan Amendment.**

18  
19 The Planning Commission finds that the property owner's request to rezone properties  
20 in Area 35 of the Meridian Neighborhood from Industrial, Planned, to Residential Multi,  
21 Planned meets docketing criteria BMC 20.20.030 A. and BMC 20.20.030 B.2. through  
22 B.4. City resources are available to review the proposal within the time frame of the  
23 annual review process, and the public interest would be served by evaluating the  
24 proposal to address changing circumstances in the area.

25  
26 **ZON2013-00005 Samish, Happy Valley and Cordata Neighborhood Plan Amendments.**

27  
28 The Planning Commission finds that the City planning staff's request to amend the  
29 neighborhood plans and comprehensive plan land use designation maps to correspond  
30 with the land use development code meets docketing criteria BMC 20.20.030 A., BMC  
31 20.20.030 B.3. and BMC 20.20.030 B.4. City resources are available to review the  
32 proposal within the time frame of the annual review process, and the public interest  
33 would be served by providing correct/updated information in the neighborhood plans  
34 and comprehensive plan land use designation maps.

35  
36 **ZON2013-00006 South Neighborhood Plan Amendment.**

37  
38 The Planning Commission finds that the City Parks and Recreation Department's  
39 request to rezone properties within Area 4 of the South Neighborhood from Residential  
40 Multi, Planned, to Public, Open Space meets docketing criteria BMC 20.20.030 A. and  
41 BMC 20.20.030 B.2. through B.4. City resources are available to review the proposal  
42 within the time frame of the annual review process, and the public interest would be  
43 served by evaluating the proposal and determining the appropriate zoning for this area.  
44



1 **ZON2013-00007** Cornwall Park Neighborhood Plan Amendment.

2  
3 The Planning Commission finds that the City planning staff's request to remove the  
4 requirement to extend Orchard Place to Baker Street within the neighborhood plan and  
5 Cornwall Park table of zoning regulations for Areas 2 and 3 meets docketing criteria  
6 BMC 20.20.030 A., BMC 20.20.030 B.3. and BMC 20.20.030 B.4. City resources are  
7 available to review the proposal within the time frame of the annual review process, and  
8 the public interest would be served by providing correct/updated information in the  
9 neighborhood plan and land use development code.

10  
11 **II. CONCLUSIONS**

12  
13 Based on the staff report, the submittals from the applicants, and the information  
14 presented at the public hearing, the Planning Commission concludes:

15  
16 The proposed 2013-2014 docketing applications meet the minimum docketing criteria  
17 for inclusion in the annual 2013-2014 comprehensive plan amendment.  
18

19 **III. RECOMMENDATION**

20  
21 Based on the findings and conclusion, the Bellingham Planning Commission  
22 recommends that the City Council add the following proposals to the list of  
23 comprehensive plan amendments for review in 2013-2014:  
24

25 **Planning Commission and Staff Recommendations for the 2013-2014 Docket**

Proposals	Docket for 2013-2014?
1. <b>ZON2013-00002</b> Parks, Recreation and Open Space (PRO) Plan Amendment.	Yes
2. <b>ZON2013-00003</b> Meridian Neighborhood Plan Amendment.	Yes
3. <b>ZON2013-00005</b> Samish, Happy Valley and Cordata Neighborhood Plan Amendments.	Yes
4. <b>ZON2013-00006</b> South Neighborhood Plan Amendment.	Yes
5. <b>ZON2013-00007</b> Cornwall Park Neighborhood Plan Amendment.	Yes



1 **ADOPTED** this \_\_\_\_\_ day of June, 2013.

2  
3  
4 \_\_\_\_\_  
5 Planning Commission Chairperson  
6  
7  
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9

10 **ATTEST:** \_\_\_\_\_ Recording Secretary  
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15 **APPROVED AS TO FORM:**  
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17 \_\_\_\_\_  
18 City Attorney  
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