ORDINANCE NO. 2017-07-019

AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO THE BELLINGHAM COMPREHENSIVE PLAN, AMENDING THE CORDATA NEIGHBORHOOD PLAN AND REZONING A PORTION OF THE PROPERTY LOCATED AT 4260 PACIFIC HIGHWAY IN AREA 20 OF THE CORDATA NEIGHBORHOOD FROM RESIDENTIAL, SINGLE TO INDUSTRIAL, PLANNED, AND AMENDING THE NEIGHBORHOOD PLAN LAND USE MAP AND ZONING MAP.

WHEREAS, the City of Bellingham has adopted 25 neighborhood plans as a component of the Bellingham Comprehensive Plan, including the Cordata Neighborhood Plan; and

WHEREAS, the City has a process to amend the comprehensive plan and the neighborhood plans once per year in accordance with Bellingham Municipal Code (BMC) 20.20 and BMC 21.10.150; and

WHEREAS, on March 23, 2016, the Planning and Community Development Department received a docketing application from the property owner requesting a comprehensive plan amendment to rezone a portion of his property located in Area 20 of the Cordata Neighborhood Plan; and

WHEREAS, the applicant owns approximately 9.7 acres of land that is located east of Pacific Highway, located at 4260 Pacific Highway; and

WHEREAS, the proposed request includes amending the Cordata Neighborhood Plan and rezoning approximately 9.7 acres that is located in Area 20 of the Cordata Neighborhood from Residential, Single (RS) to Industrial, Planned (IP); and

WHEREAS, the applicant’s property in the Cordata Neighborhood contains two zoning designations and neighborhood sub-areas, the western half of the property (9.7 acres) is zoned IP within Area 21 and the eastern half of the property (9.7 acres) is zoned RS within Area 20; and

WHEREAS, when the subject property was annexed into the City from the urban growth area the Whatcom County zoning was Urban Residential Mixed Use (URMX). When annexing property into the City the existing and proposed zoning must be compatible. Residential single zoning under the City is considered compatible with Whatcom County URMX zoning; and

WHEREAS, the subject property was annexed into the City in July of 2013 under Ordinance No. 2013-07-054, thus creating two land use designations and sub-areas on the property; and
WHEREAS, the proposed comprehensive plan amendment and rezone would place the entire property into a single land use designation (IP) and neighborhood sub-area (Area 21); and

WHEREAS, placing the entire property into a single zoning classification creates consistency in the neighborhood plan, zoning map, corrects a zoning boundary, and allows the property owner to develop their property in a unified and efficient manner; and

WHEREAS, wetlands regulated under the Critical Areas Ordinance are located on-site and border the subject property lines to the north, east, south and west limiting development; and

WHEREAS, the subject property is bordered by the City of Bellingham regional stormwater facility to the south, wetland mitigation bank areas to the north, and wetlands and Bear creek to the east; and

WHEREAS, some portions of the subject property appear to be developable when combined with the western industrial portion of the property as represented in the Critical Areas Report that was prepared for the rezone area; and

WHEREAS, on September 19, 2016, the Planning Commission held a public hearing regarding the 2016-2017 docket requests and recommended to the City Council that the proposed comprehensive amendments to Area 20 of the Cordata Neighborhood Plan be placed on the annual 2016-2017 docket; and

WHEREAS, the City Council held a public hearing on November 7, 2016, and placed the proposed comprehensive amendments to Area 20 of the Cordata Neighborhood Plan on the annual 2016-2017 list of comprehensive plan amendments; and

WHEREAS, on February 10, 2017, the applicant submitted applications for a comprehensive amendment, rezone, and State Environmental Policy Act (SEPA) review; and

WHEREAS, the responsible official reviewed the proposed comprehensive amendments under the procedures of the SEPA, and a non-project Determination of Nonsignificance was issued on March 6, 2017; and

WHEREAS, as required by RCW 36.70A.106 notice of the City's intent to adopt the proposed comprehensive plan amendments was sent to the Department of Commerce on March 29, 2017; and
WHEREAS, after notice was posted on site, mailed, and published as required by BMC Chapter 21.10, the Planning Commission held a public hearing on the proposed comprehensive plan amendments on April 20, 2017; and

WHEREAS, the Planning Commission considered the staff report and comments received and thereafter made Findings, Conclusions and Recommendations for the approval of the proposed comprehensive plan amendments to the Cordata Neighborhood Plan; and

WHEREAS, the Planning Commission finds that the proposed comprehensive plan amendments to the Cordata Neighborhood Plan meets all the Comprehensive/Neighborhood Plan review criteria in BMC 20.20.040 B. and the rezone decision criteria in BMC 20.19.030; and

WHEREAS, after notice was posted on site, mailed, and published as required by BMC 21.10, the City Council held a public hearing on the proposed comprehensive plan amendments on June 5th, 2017; and

WHEREAS, the City Council considered the recommendation of the Planning Commission, the staff report, and the public comment and hereby adopt the Findings, Conclusions and Recommendations of the Planning Commission; and

WHEREAS, the City Council finds that the proposed comprehensive plan amendments to the Cordata Neighborhood Plan meets all the Comprehensive/Neighborhood Plan review criteria in BMC 20.20.040 B. and the rezone decision criteria in BMC 20.19.030.

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. The Cordata Neighborhood Plan description for Area 20 & 21 is hereby amended as shown in EXHIBIT A.

Section 2. The Table of Zoning for Area 20 & 21 of the Cordata Neighborhood (BMC 20.00.045) is hereby amended as shown in EXHIBIT B.

Section 3. The Cordata Neighborhood Comprehensive Plan Land Use Map is hereby amended as shown in EXHIBIT C.

Section 4. The City of Bellingham zoning map for the Cordata Neighborhood is hereby amended as shown in EXHIBIT D.

Section 5. The City Council adopts the Planning Commission’s Findings, Conclusions, and Recommendations, attached as EXHIBIT E.
PASSED by the Council this 24th day of July, 2017

[Signature]

Council President, Michael Lillquist

APPROVED by me this 1st day of August, 2017

[Signature]

Mayor, Kelli Linville

ATTEST: [Signature]
Finance Director, Brian Henshaw

APPROVED AS TO FORM:

[Signature]
Office of the City Attorney

Published: July 28, 2017
Cordata Neighborhood Plan

Area 20

This area is approximately 18.92 acres in size and was annexed into the City in 2013. The area is relatively flat with rolling topography characteristic of the glaciomarine drift plain north of Bellingham. This area lies within the Silver Creek watershed, and within the Bear Creek subbasin. Several tributaries of Bear Creek traverse the area with associated forested and emergent wetlands. Due to the extensive critical areas throughout this area, special attention should be given to street and pedestrian improvements, access, internal circulation, drainage, utility services, and preservation of streams and wetlands early in the development concept phase. Incorporation of natural features should be provided as part of site design to ensure connectivity with existing city open space/trail systems and meeting the City’s adopted residential service levels of providing parks, trails, and open space. These facilities should be provided as development occurs in this area as recommended in the Parks, Recreation and Open Space Plan and North Bellingham Trail Plan. As determined by the City, an east-west collector arterial corridor should be established generally along the Division Street/Mahogany Avenue right-of-way between Northwest Avenue and Pacific Highway. Public streets required by new development need to connect to existing public streets wherever possible or provisions need to be made for future connections to the public streets. Cul-de-sacs and dead-end streets are not encouraged and should only be allowed if critical areas warrant. The construction of new street improvements in this area should be coordinated with Whatcom Transportation Authority to ensure that existing transit operations are enhanced or that new transit needs can be accommodated. When development and redevelopment occur, new and existing substandard streets that would serve the property are required to meet the minimum street standards per Title 13 of the Bellingham Municipal Code (BMC). Vehicle access points on arterial streets should be limited and shared access is encouraged. Extension of new water and sewer mains and the development of sewer pump stations will be needed to support development in this area. This area contains a mixed “use qualifier” and “special regulations”, outlined in the BMC Table of Zoning Regulations, which allows a multi-family development option. A density bonus is also an option within this area to increase residential density under the cluster subdivision provisions in Title 18 of the BMC or through the use of transfer of development rights or purchase of development rights. Cordata Neighborhood Plan [25]

AREA 20 LAND USE DESIGNATION: RESIDENTIAL SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY
This area is approximately 71-81 acres in size adjacent to Pacific Highway and was annexed in 2013. The area lies within the Silver Creek watershed and within Bear Creek sub-basin. The topography is relatively flat with dispersed forested areas. Some wetland areas may be located beneath the forest canopy. The industrial land use designation for this area is intended to accommodate certain industrial uses in areas where special consideration and sensitivity must be taken for physical site conditions and their relationship to less intense surrounding uses. Currently, a mix of industrial uses are located adjacent to Pacific Hwy. Several single-family residences are also located within the industrial zone. Required land use buffers separating industrial uses from the east residential zoned properties in Area 20 should be maintained as development and redevelopment occur. As determined by the City, an east-west collector arterial corridor should be established generally along the Division Street/Mahogany Avenue right-of-way between Northwest Avenue and Pacific Highway. Public streets required by new development need to connect to existing public streets wherever possible or provisions need to be made for future connections to public streets. Cul-de-sacs and dead-end streets are not encouraged and should only be allowed if critical areas warrant. The construction of new street improvements in this area should be coordinated with Whatcom Transportation Authority to ensure that existing transit operations are enhanced or that new transit needs can be accommodated. When development and redevelopment occur, new and existing substandard streets that would serve the property are required to meet the minimum street standards per Title 13 of the Bellingham Municipal Code. Vehicle access points on arterial streets should be limited and shared access is encouraged. Extension of new water and sewer mains and the development of sewer pump stations will be needed to support development in this area.

AREA 21 LAND USE DESIGNATION: INDUSTRIAL
## BMC 20.00.045 Cordata neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use Qualifier</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Residential</td>
<td>Detached: cluster, cluster attached, and cluster detached; mixed: limited duplex and multifamily (see Special Regulations)</td>
<td>7,200 sq. ft. per dwelling unit for detached and cluster lots up to 4,300 sq. ft. per dwelling unit using cluster bonus provisions in the Chapter 18.32 BMC or adopted city TDR program or the “fee-in-lieu-of” option.</td>
<td>Critical areas, Neighborhood park</td>
<td>Extension of water/sewer mains, and construction of sanitary pump station.</td>
<td>Duplex and multifamily units shall require design review approval under Chapter 20.25 BMC and meet Chapter 20.32 BMC.</td>
</tr>
<tr>
<td></td>
<td>Single</td>
<td></td>
<td></td>
<td></td>
<td>Improvement of Northwest Ave. to principal arterial standard and Aldrich Rd. and Larrabee Rd. to collector arterial standards.</td>
<td>Duplex and multifamily units shall not exceed 25 percent of the total allowed dwelling units for the entire site.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Limit access points on arterial streets.</td>
<td>Construction of Division Mahogany Rd. to collector arterial standards from Northwest Ave. to Pacific Highway.</td>
<td>Duplex and multifamily building permits shall not be issued until at least 50 percent of the single-family homes on site have been constructed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Shared access is encouraged.</td>
<td></td>
<td>Infill housing forms per Chapter 20.28 BMC.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No more than four single-family attached dwelling units allowed.</td>
</tr>
</tbody>
</table>
BMC 20.00.045 Cordata neighborhood table of zoning regulations.

| An applicant's submittal for land use review shall include a letter from the Bellingham finance department documenting the amount to be contributed to the LWWPAP. Lots not created by cluster subdivision: 5,000 sq. ft. minimum detached lot size and a maximum density of 7,200 sq. ft. per unit. | The density bonus may exceed the 50 percent total maximum under Chapter 18.32 BMC but density shall not exceed 4,300 sq. ft. per dwelling. |
BMC 20.00.045 Cordata neighborhood table of zoning regulations.

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning</th>
<th>Use</th>
<th>Density</th>
<th>Special Conditions</th>
<th>Prerequisite Considerations</th>
<th>Special Regulations</th>
</tr>
</thead>
</table>
| 21   | Industrial | Planned | N/A     | Critical areas
Buffer separating industrial uses from residential zone.
Limit access points on arterial streets. Shared access is encouraged. | Extension of sewer mains and construction of sanitary pump station.
Construction of Division Rd-Mahogany Ave. to collector arterial standards from Northwest Ave. to Pacific Highway. | Expansion of any nonconforming use shall require planned development approval. |
<table>
<thead>
<tr>
<th>AREA ZONING DESIGNATION</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Comm. Indus./Res. Multi, Planned</td>
</tr>
<tr>
<td>2</td>
<td>Public, Park</td>
</tr>
<tr>
<td>3</td>
<td>Res. Multi, Planned</td>
</tr>
<tr>
<td>4</td>
<td>Institutional/Res. Multi, Planned</td>
</tr>
<tr>
<td>5</td>
<td>Industrial, Light/Planned</td>
</tr>
<tr>
<td>6</td>
<td>Res. Single</td>
</tr>
<tr>
<td>7</td>
<td>Res. Multi, Planned</td>
</tr>
<tr>
<td>8</td>
<td>Institutional, Planned</td>
</tr>
<tr>
<td>9</td>
<td>Industrial, Light/Planned</td>
</tr>
<tr>
<td>10</td>
<td>Comm. Indus./Res. Multi, Mixed/Planned</td>
</tr>
<tr>
<td>11</td>
<td>Res. Single</td>
</tr>
<tr>
<td>12</td>
<td>Institutional, Planned</td>
</tr>
<tr>
<td>13</td>
<td>Industrial, Light/Planned</td>
</tr>
<tr>
<td>14</td>
<td>Commercial, Planned</td>
</tr>
<tr>
<td>15</td>
<td>Res. Multi, Planned</td>
</tr>
<tr>
<td>16</td>
<td>Commercial, Planned</td>
</tr>
<tr>
<td>17</td>
<td>Comm. Indus./Res. Multi, Planned</td>
</tr>
<tr>
<td>17A</td>
<td>Institutional, Planned</td>
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<tr>
<td>18</td>
<td>Industrial, Planned</td>
</tr>
<tr>
<td>19</td>
<td>Commercial, Planned</td>
</tr>
<tr>
<td>20</td>
<td>Res. Single</td>
</tr>
<tr>
<td>21</td>
<td>Commercial, Planned</td>
</tr>
</tbody>
</table>

Subject area rezoned to Industrial Planned (Area 21)
SUMMARY

Following the public hearing and deliberation on the proposed Comprehensive Plan amendments REZ2016-0003 to rezone a portion of property located at 4260 Pacific Highway within Area 20 of the Cordata Neighborhood from Residential, Single to Industrial, Planned, the Bellingham Planning Commission has determined by a vote (7-0) that the proposed comprehensive plan amendment and rezone comply with, and will implement the goals and policies of the Bellingham Comprehensive Plan and should be adopted.

I. FINDINGS OF FACT

1. Project or Proposal Description

Ronald T. Jepson, on behalf of Terra Firma Bellingham LLC (the Applicant), submitted a request for a comprehensive plan amendment to rezone approximately 9.7 acres of land from Residential, Single (RS), to Industrial, Planned (IP), within Area 20 of the Cordata Neighborhood.

2. Background Information/Procedural History

- On February 22, 2016, the Planning and Community Development Department received a docketing request from Ronald T. Jepson for a comprehensive plan amendment to rezone a portion of property owned by Terra Firma Bellingham LLC from Residential, Single to Industrial, Planned.

- The subject property is one lot of record approximately 19.4 acres in size with the eastern half of the property located in Area 20 of the Cordata Neighborhood and zoned Residential, Single. The western half of the property is located in Area 21 of the Cordata Neighborhood and zoned Industrial, Planned.

- On September 19, 2016, the Planning Commission held a public hearing regarding the 2016-2017 docket requests and recommended to the City Council that the proposed comprehensive amendments to Area 20 of the Cordata Neighborhood Plan be placed on the annual 2016-2017 docket.

- The City Council held a public hearing on November 7, 2016, and placed the proposed comprehensive amendments to Area 20 of the Cordata Neighborhood Plan on the annual 2016-2017 docket of comprehensive plan amendments (Resolution 2016-26).

- On December 15, 2016, the applicant held a neighborhood meeting located at 4264 Pacific Highway. The purpose of the meeting was to introduce the proposed
comprehensive plan amendment to the public and address any public comment related to the proposal.

- On February 10, 2017, the Applicant submitted the required application forms for a comprehensive plan amendment, a rezone, and a non-project environmental determination (SEPA checklist) to officially start the amendment review process.

3. Public Comment

A pre-application neighborhood meeting for the Proposal was held on December 15, 2016, located at 4264 Pacific Highway. The adjacent property owner to the south attended the neighborhood meeting and did not express any specific concerns regarding the proposed amendment.

On March 29, 2017, City staff notified the Washington State Department of Commerce of the proposed comprehensive plan amendments.

On March 20, 2017, notice of the Planning Commission hearing was mailed to neighborhood representatives and associations, as well as property owners within 500' of the site. The notice was also published in the Bellingham Herald.

4. State Environmental Policy Act (SEPA) Determination if applicable

A non-project Determination of Non-Significance was issued on March 6, 2017.

5. Consistency with the Comprehensive Plan, and/or Review Criteria

Bellingham Municipal Code 20.20.040 and BMC 20.19.030, notes the Planning Commission and the City Council shall use the following criteria to evaluate Comprehensive Plan amendments and rezone requests:
Comprehensive and Neighborhood Plan Decision Criteria
BMC 20.20.040

Petitioners requesting amendments to the Comprehensive Plan and/or a Neighborhood Plan shall be prepared to offer justification for the request using the following criteria. These criteria will be used by the Planning Commission and the City Council to evaluate amendment requests:

A. There exists an error, omission or inconsistency in the pertinent Comprehensive Plan or neighborhood plan provision; OR

The Commission finds the applicant's property is located in two neighborhood sub-areas and has two different zoning designations associated with the property. Being governed under two different land use designations creates zoning inconsistencies as each sub-area is governed by specific development standards and uses.

Rezoning the eastern half (9.7 acres) to an Industrial, Planned would place the entire property into a single land use designation and neighborhood sub-area, improve development options, and correct an inconsistent zoning boundary.

The Commission finds that the proposed request meets this criterion.

B. All of the following criteria have been met:

1. The proposed amendment is consistent with the Growth Management Act and other applicable laws;

The Commission finds that the City's Comprehensive Plan, developed in accordance with the GMA contains several land use and economic development goals and policies that support the proposed comprehensive plan amendment and rezone. Encouraging efficient use of vacant or underutilized property, supporting industrial job creation while preserving and protecting the environment will be achieved through the proposed amendment. The existing residential zoned area is significantly encumbered by critical areas that are onsite and within the immediate vicinity. However, some portions of the subject area appear to be developable when combined with the industrial portion of the property as represented in the Critical Areas Report that was prepared for the rezone area. The rezone proposal implements the goals and polices of the Comprehensive Plan listed in Section V above.

The Commission finds that the proposed request meets this criterion.

2. The proposed amendment addresses changing circumstances, changing community values, and is consistent with and will help achieve the Comprehensive Plan goals and policies.

The Commission finds that the amendment proposal addresses changing circumstances associated with the subject property. The site is currently surrounded by environmental features that separate this area from other residential areas. The City's regional detention system is situated to the south, wetland mitigation bank areas are located to the north, and wetlands and Bear Creek are adjacent to the area to the east. Fundamentally, this residential area is surrounded on three sides by environmental features and the only access to this area is through the industrial zoned portion of the property. Rezoning the subject area to an industrial zone allows for consistent zoning for the entire property, corrects a zoning boundary,
and provides the property owner some additional options to develop the property in a unified and efficient manner.

The Commission finds that the proposed request meets this criterion.

3. The proposed amendment will result in long term benefit to the community and is in the community's overall best interests.

The Commission finds that the proposed amendment will increase the amount of property available for industrial development and associated industrial jobs. The change in zoning will facilitate logical use of the property given the unique environmental constraints associated with the property and surrounding area.

The Applicant has estimated that only 25% (15 dwelling units) of the estimated 60 dwelling units associated with the rezone area could be built due to the environmental constraints. However, as the site is surrounded by environmental features on three sides and industrial zoning on the other portion of the property, the site may not be suitable for residential development.

The Commission finds that the proposed request meets this criterion.

4. The amendment will not adversely affect the public health, safety or general welfare.

The proposed rezone will not adversely affect the public health, safety or general welfare. Access to the site from Pacific Highway will be consistent with the surrounding primarily industrial uses. The proximity of Interstate 5 and the airport and associated noise and exposure are complimentary to industrial uses and not necessarily as appropriate for residential uses.

The Commission finds that the proposed request meets this criterion.

5. If a concurrent rezone is requested, the proposal must also meet the criteria for rezones in BMC 20.19.030.

See below.

REZONE REVIEW CRITERIA
BMC 20.19.030

In evaluating proposed rezones, the Planning Commission and City Council should consider the following criteria:

A. It is consistent with the Comprehensive Plan or corresponds to a concurrent Comprehensive Plan amendment application.

The proposed amendment is consistent with multiple land use and economic development sections of the comprehensive plan as identified in Section V above.

B. It will not adversely affect the public health, safety or general welfare.
See the response to BMC 20.20.040.B.4 above.

C. **It is in the best interests of the residents of Bellingham.**

See the response to BMC 20.20.040.B.3 above.

D. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district.

The Commission finds that due to the unique environmental constraints and infrastructure improvements required for residential development the subject property is more suitable for industrial development as proposed. The future development of the property will be required to comply with zoning standards under BMC 20.38 for Industrial, Planned uses and BMC 18.55 (Critical Areas Ordinance). As previously mentioned, the applicant has prepared a Critical Areas report for the property, which shows possible areas for development when combined with the Industrial zoned portion of the property.

The Commission finds that the proposed request meets this criterion.

E. **Adequate public facilities and services are, or would be, available to serve the development allowed by the proposed zone.**

The Commission finds that development of public streets and utilities necessary to facilitate residential units on the subject property are significantly constrained by topography and critical areas. However, utilizing access from 4284 Pacific Highway to the subject property will minimize impacts to adjacent critical areas. A water main is currently located in the June Road right-of-way and sewer service is anticipated at the intersection of Pacific Highway and Mahogany Street in the future. Development of the subject property will be required to comply with the Building and Fire codes in effect at the time of development.

The Commission finds that the proposed request meets this criterion.

F. **It will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

The Commission finds that the proposed rezone will have minimal impact on the adjacent properties and associated uses due to the regulated critical areas and associated buffers. As of the date of writing this staff report no comments have been received by the public in opposition to the proposed rezone. Given the existing state of the site, due to prior fill placement, limited access opportunities and limited development potential due to critical areas, development of the subject property for industrial purposes will not be materially detrimental to uses or property in the vicinity.

The Commission finds that the proposed request meets this criterion.

G. **It is appropriate because either:**

1. **Conditions in the immediate vicinity have changed sufficiently since the property was classified under the current zoning that a rezone is in the public interest; or**

   The Commission finds as mentioned above in Comprehensive Plan amendment criteria B.2, the site is currently surrounded by environmental features that separate this area from other
residential areas. The City’s regional detention system is situated to the south, wetland mitigation bank areas are located to the north, and wetlands and Bear Creek are adjacent to the area to the east. Fundamentally, this residential area is surrounded on three sides by environmental features and the only access to this area is through the industrial zoned portion of the property.

The Commission finds that the proposed request meets this criterion.

2. The rezone will correct a zone classification or zone boundary that was inappropriate when established; or

The Commission finds as mentioned above in response to Comprehensive Plan amendment criteria B.2, rezoning the subject area to an industrial zone allows for consistent zoning for the entire property, corrects a zoning boundary, and provides the property owner some additional options to develop the property in a unified and efficient manner.

The Commission finds that the proposed request meets this criterion.

3. The rezone will implement the policies of the Comprehensive Plan.

The Commission finds that the rezone proposal implements the goals and policies of the Bellingham Comprehensive Plan as referenced in Comprehensive Plan Amendment criteria B.1. and as shown in Section V of this report.

The Commission finds that the proposed request meets this criterion.

II. CONCLUSIONS

Based on the staff report and the information presented at the public hearing, the Planning Commission concludes that:

1. Rezoning the eastern 9.7 acres to a IP land use designation would place the entire property into a single land use designation and neighborhood sub-area, improve development options, and corrects an inconsistent zoning boundary.

2. The proposed comprehensive plan amendment and rezone meets all of the Comprehensive Plan and Neighborhood Plan amendment criteria in BMC 20.20.040 B. and all the rezone criteria in BMC 20.19.030.
III. RECOMMENDATIONS

Based on the findings and conclusions, the Bellingham Planning Commission recommends that the City Council approve the proposed comprehensive plan amendment and rezone as referenced in the staff report.

ADOPTED this 20th day of April, 2017.

Planning Commission Chairperson

APPROVED AS TO FORM:

City Attorney