

ORDINANCE NO. 10706

AN ORDINANCE RELATING TO LAND USE PLANNING AND REPEALING THE 1980 COMPREHENSIVE PLAN (ADOPTED AS SECTION 1 OF ORDINANCE 8868), AND ALL THE SUBSEQUENT AMENDMENTS THERETO, AND SUBSTITUTING THEREFORE AS THE OFFICIAL COMPREHENSIVE PLAN OF THE CITY OF BELLINGHAM THE VARIOUS DOCUMENTS, MAPS AND TEXT MORE PARTICULARLY DESCRIBED IN EXHIBITS A, B AND C OF SECTION 1 HEREOF, AND AMENDING SECTIONS 20.04.010 AND 20.04.050 OF THE BELLINGHAM MUNICIPAL CODE.

WHEREAS, the 1990 State Growth Management Act as amended requires the City to adopt a comprehensive plan that contains Land Use, Housing, Transportation, Capital Facilities, Utilities elements and that otherwise conforms with the Act, and

WHEREAS, in 1993 and 1994, the Planning Commission of the City of Bellingham held 14 public work sessions and three hearings on the matter of adopting and amending the comprehensive plan for Bellingham, and as a result of such hearings has recommended to the City Council a plan to be adopted as the official comprehensive plan of the City of Bellingham, and

WHEREAS, such plan includes background information and a set of community goals and policies that are consistent with the adopted County-wide Planning Policies and provide the basis for review of the existing land use districts in the form of neighborhood plans and maps, the Land Use Development Ordinance, the six-year Capital Facilities Program, and other land use regulatory ordinances of the City of Bellingham, and

WHEREAS, review of the existing neighborhood sub-area plans is continuing and it is anticipated that these plans will be adopted over the course of the next 18 to 24 months, and

WHEREAS, the existing neighborhood plans as set out in the 1980 Bellingham Plan, as amended, are adopted herein as interim sub-area plans, and

WHEREAS, the City Council of the City of Bellingham held 23 public work sessions and four hearings on the matter of adopting such plan as recommended by the Planning Commission, and as a result of such hearings and meetings finds that the proposed plan as revised by the City Council addresses the goals of the Growth Management Act, the County-wide Planning Policies and Visions for Bellingham by: 1) Encouraging responsible development in urban areas where adequate public facilities exist or can be provided and discouraging the conversion of undeveloped land into sprawling, low-density development; 2) Promoting efficient, multi-modal transportation systems and the provision of such systems concurrent with development; 3) Encouraging the provision of affordable housing and a variety of residential densities and housing types; 4) Promoting appropriate economic development and the provision of family wage jobs; 5) Protecting private property rights from unconstitutional takings and arbitrary and discriminatory actions; 6) Processing permits in a fair and timely manner; 7) Maintaining and enhancing natural resource based industries such as timber, agriculture and fisheries; 8) Encouraging environmental protection, the retention of valuable open space, fish and wildlife habitat, and the development of parks and recreation opportunities; 9) Promoting citizen participation in the planning process and encouraging cooperation between jurisdictions; 10) Ensuring provision of adequate water, sewer, police, and fire facilities and services; 11) Promoting the preservation of historic lands, sites and structures; and finds further that the plan is in the best interests of the residents of the City of Bellingham, and

WHEREAS, the City Council finds that circumstances of population growth, economics, environmental quality, transportation, housing, public utilities, public facilities and land use preferences have changed since adoption of the prior comprehensive plan in 1980, and

WHEREAS, a draft environmental impact statement dated November 1, 1993, was prepared pursuant to the State Environmental Policy Act and has been reviewed and commented upon in public hearings before the Planning Commission and the City Council, and a Final Environmental Impact Statement was issued on October 31, 1994,

WHEREAS, references to Ordinance 8868 which are contained in BMC Sections 20.04.010 and 20.04.050 should be deleted, and

WHEREAS, a draft of the plan was submitted to the State Department of Community, Trade and Economic Development and other reviewing state agencies and comments that were received from said agencies were incorporated, where appropriate, into the plan, and

WHEREAS, three or more copies of such plan hereto have been and now are on file in the office of the Bellingham City Clerk,

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1: Adoption of Plan. The following documents attached hereto, marked as exhibits A and B as follows and by this reference incorporated herein, of which not less than three copies have been and now are on file in the office of the Bellingham Finance Director, are hereby adopted as the official comprehensive plan for the City of Bellingham, amending and replacing that former Comprehensive Plan dated August 11, 1980 and adopted in Section 1 of Ordinance No. 8868 and all subsequent amendments thereto:

Exhibit A, entitled "1995 Bellingham Comprehensive Plan" which contains an Executive Summary and Land Use, Housing, Community Design, Transportation, Capital Facilities, Utilities, and Parks, Recreation and Open Space elements.

Exhibit B, entitled "Neighborhood Plans" which contains a neighborhood planning area boundaries map and 22 neighborhood plans, provided that the neighborhood plans contained in Exhibit B are adopted on an interim basis, pending review and consideration of these sub-area plans and proposed amendments.

Exhibit C, entitled "1995 Bellingham Comprehensive Plan Appendices" which contains the following:

1. *Population, Economic and Housing Projections for Bellingham-Whatcom County*, Property Counselors, 1991.
2. Land Supply Methodology Report and Minority Report, 1993
3. Results of Bellingham's Urban Design Forum, 1993

4. Ordinance 9461 and 1985 Interlocal Agreement with Whatcom County creating the Urban Service Area (Interim Urban Growth Area).

Section 2: Effect of Plan. The Comprehensive Plan adopted herein, and specifically the land use designations, special conditions, and prerequisite considerations contained in the land use classification system of various Neighborhood Plans, shall not regulate or restrict outright the use and development of land but rather shall serve to guide public and private proposals for development and the exercise of any governmental discretion required to approve such proposal.

Section 3: Repealer. Section 1 of Ordinance No. 8868 and all subsequent amendments thereto are hereby repealed.

Section 4. Section 20.04.010 of the Bellingham Municipal Code shall be amended to read as follows:

20.04.010 Title

This ordinance shall be known as and is hereby ordained to be the "Land Use Development Ordinance of the City of Bellingham." This ordinance may be distributed to the public in the form of the Residential Single, Residential Multi, Commercial, Industrial, Institutional, Public, and Planned Handbooks, and the General Regulation and Procedure Handbook; together with the maps and land use classification system found within the officially adopted neighborhood plans of the City of Bellingham Comprehensive Plan adopted pursuant to Ordinance 8868, as amended.

Section 5. Section 20.04.050A of the Bellingham Municipal Code shall be amended to read as follows:

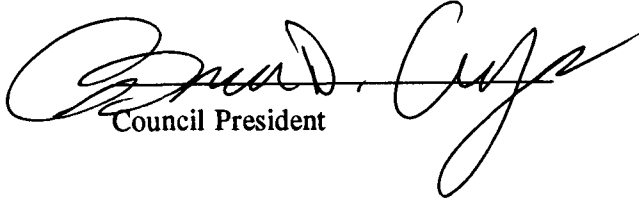
20.04.050 Official Land Use Map and Classification System.

A. The City of Bellingham is hereby divided, for the purpose of regulating land use, into the specific geographic land use areas and corresponding land use classification system, found within the comprehensive neighborhood plans adopted pursuant to City Ordinance No. 8868 as amended by the

City as part of the official comprehensive Plan which is on file in the office of the Bellingham Finance Director, and amendments thereto. Said maps and system are hereby adopted by reference and declared part of the Land Use Development Ordinance.

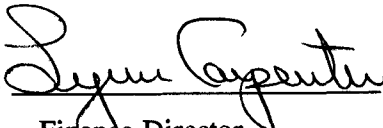
Section 6: Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.


Passed by the City Council on this 16th day of JANUARY, 1996.


Council President

Approved by me this 23rd day of JANUARY, 1996.


Mayor

Attest: 
Finance Director

Approved as to Form: 
City Attorney

Published: JAN 27, 1996

**BELLINGHAM CITY COUNCIL
FINDINGS OF FACT AND CONCLUSIONS
JANUARY 16, 1996**

Re: 1995 BELLINGHAM COMPREHENSIVE PLAN

OVERVIEW:

| | |
|---|---|
| SUMMARY | Approval of a new comprehensive plan for the City of Bellingham |
| LOCATION | Corporate limits of the City of Bellingham |
| MAJOR ISSUES | None |
| STAFF RECOMMENDATION | Approval |
| PLANNING COMMISSION RECOMMENDATION | Approval (7-0) |

Background

The City of Bellingham last adopted a comprehensive plan in 1980. Known as the *Bellingham Plan*, this document contained goals and policies, a set of neighborhood plans defining the character and zoning for each of the 22 neighborhoods, and a series of technical appendices dealing with issues such as land use, housing, public facilities, circulation and parks and open space.

The State Legislature adopted the Growth Management Act (GMA) in 1990 and 1991, requiring jurisdictions in the fastest growing areas of the state to update their comprehensive plans in accordance with 13 stated goals. This legislation was intended to recognize that uncoordinated and unplanned growth poses a threat to the environment, to sustainable economic development and to the health, safety and high quality of life enjoyed by residents of this state. As the City of Bellingham developed a process to update the *Bellingham Plan* in 1991, the City Council, Planning Commission and staff recognized the value of early and continuous public participation in the process. That commitment to public participation is evident in the following review of the planning process which resulted in the 1995 Bellingham Comprehensive Plan.

Public Participation and Development of the 1995 Plan

- A. **VISIONS FOR BELLINGHAM** - In 1992 over 200 citizens working in 5 conference sessions over a 3-month period create the 50 or so goals statements which became "visions". Adoption by the City Council

early in 1993 followed joint public hearings before the Council and Planning Commission. Visions for Bellingham provides the foundation for Bellingham's 1995 Comprehensive Plan. These goals are included in the Executive Summary section of the plan.

- B. **COUNTY-WIDE PLANNING POLICIES** - A requirement of the GMA, these policies were adopted by Whatcom County with concurrence by all cities in 1993 after months of public debate. This process included the first ever joint hearings by all city and county council members. These policies are included in the plan in the Executive Summary.
- C. **WETLAND AND STREAM PROTECTION ORDINANCE** - City staff mapped, categorized, and offered protection schemes for critical wetlands and stream corridors. Adopted by the Council in 1991 after nearly a year of public hearings and debate.
- D. **VISUAL PREFERENCE SURVEY/COMMUNITY DESIGN FORUM** - This 1994 design process conducted by Anton Nelessen and Associates involved dozens of citizens. Resulting recommendations for the design of multifamily housing and development of neighborhood centers are included in the Community Design Element of the plan.
- E. **1993 NEIGHBORHOOD MEETING PROCESS/Draft EIS SCOPING** - Over 20 neighborhood meetings were held at various locations throughout the city and fringe areas to help identify growth and development related issues and to refine alternatives for accommodating future growth that were evaluated in the plan's environmental impact statement.
- F. **ENVIRONMENTAL IMPACT STATEMENT** - An analysis of the impacts on the natural and man made environments, three alternative growth scenarios (infill, expanded boundaries and no change) were initially identified for the city and the proposed urban growth areas. The Final EIS included a fourth alternative, including a review of 4 special study areas which were recommended by the Whatcom County Council. The draft EIS was the subject of a public hearing before city and county Planning Commissions. Draft document was issued in 1993 and the final in 1994.
- G. **LAND SUPPLY METHODOLOGY PANEL** - This group of land development professionals and citizens met to determine the percentage of land to be subtracted from the gross supply for infrastructure demands, environmental constraints and market factors. The panel determined that a reduction factor range of 31% to 51% was appropriate. The panel's findings are included in the Land Use Element of the plan.

- H. **DRAFT COMPREHENSIVE PLAN - Land Use, Housing, Transportation, Community Design, Capital Facilities, Utilities and Parks and Open Space elements were reviewed by the Planning Commission in 14 work sessions and three public hearings in 1993 and 1994. A recommended version of the plan was forwarded to the City Council by the Planning Commission in June 1994. The Council held 23 public work sessions to review each of the elements of the plan and four public hearings between June 1994 and November 1995. This review process resulted in over 40 pages of changes to the Planning Commission's recommended version of the plan.**
- I. **CHAMBER OF COMMERCE WORK GROUP - Representatives from business, industry and real estate worked with staff to strengthen and supplement the economic information, and goals and policies in the plan.**
- J. **URBAN FRINGE SUBAREA JOINT PLANNING PROCESS - This continuing process with Whatcom County will produce decisions on appropriate future land use patterns and an urban growth boundary for approximately 6,000 acres of county lands immediately north of the current city limits.**

Documents Considered

Planning Commission's recommended version of the plan dated June 27, 1994
Environmental Impact Statement (draft and final)
Land Supply Methodology Panel Report and Minority Opinion
Property Counselors Report *Population, Economic and Housing Projections 1991*
Over 50 letters written by various citizens
Visions for Bellingham
Whatcom County-wide Planning Policies

Testimony

Approximately 75 people testified at the four public hearings and over 50 letters were received during the review period. The testimony and written comments addressed a range of issues from neighborhood specific concerns to city-wide issues of land supply, affordable housing, environmental protection, economic development and growth management.

Based upon the written record, information presented at the work sessions, and public hearings held on November 21, 1994, December 12, 1994, April 10, 1995 and September 25, 1995, the City Council makes the following:

FINDINGS OF FACT

1. Applicant/Initiator

The City of Bellingham Planning and Community Development Department

2. Proposal

Adopt a new comprehensive plan in accordance with the goals and procedures set forth in the 1990 State Growth Management Act as amended, the Whatcom County-wide Planning Policies and Visions for Bellingham.

3. Applicability

The 1995 Bellingham Comprehensive Plan applies to properties located within the corporate limits of the City of Bellingham and will eventually include subarea plans for the Urban Growth Areas.

ADDITIONAL FINDINGS

- 1. Compliance with GMA Goals -** The 13 goals set forth in the Growth Management Act are addressed by locally adopted County-wide Planning Policies and Visions for Bellingham Goals as specified in the Executive Summary section and by the goals and policies in the individual elements of the plan.
- 2. Encouraging Development in Urban Areas -** The plan encourages future development in urban areas where adequate public facilities and services are available or can be provided in an efficient manner and discourages the conversion of undeveloped land into sprawling low density development. See the Visions for Bellingham goals DP-2, DP-4, DP-6, DP-12, SE-5, County-wide Planning Policies B-2, B-4, B-5, B-6, B-7, B-9, B-11, B-12, B-13, B-14, B-15, C-2, C-3, C-6, C-7 and City Planning Goals CPG-1 on pages es.8, es.9 and es.10 in the Executive Summary, Land Use Goals LUG-26 through LUG-29 and Land Use Policies LUP-30 and LUP-32 on Pages lu.19 and lu.26 of the Land Use Element.
- 3. Population Projections -** The plan recognizes that the population of Whatcom County is projected to increase from 127,780 in the 1990 census to nearly 190,000 people by the year 2010 and to 210,700 by 2015 according to estimates done by Property Counselors (a private consultant hired by Whatcom County and the City of Bellingham) in 1991. This projection is well within the revised range of 193,000 to 225,000 issued by the State Office of Financial Management in December, 1995.

Population in Bellingham and the proposed urban growth area population is expected to increase by 30,000 people during the planning period, from 59,128 in the 1990 census to 81,000 in 2010 and nearly 90,000 in 2015. County-wide planning policies require the City to plan for 50% more than the expected growth to ensure that adequate land exists to avoid an artificial tightening of the supply and allow choice in the marketplace (see policy B-6 on page ES.9 of the Executive Summary). Accordingly, the city must plan for a total population increase of over 40,000 within the 20-year horizon. See Land Use Element policies LUP-17, LUP-18 and LUP-19 on page lu.23.

4. **Residential Land Supply and Demand** - The plan recognizes that the 1995 city boundaries do not contain sufficient land area to accommodate the projected population growth as required under the GMA. With a population growth projection of 30,000 people and a policy based factor or an additional 50%, the city and its urban growth areas must contain sufficient land area to support over 40,000 new citizens. The plan assumes the 1990 census figure of 2.3 persons per dwelling unit will remain fairly constant during the planning period. Accordingly, the city and urban growth area must contain land area for approximately 18,000 new dwelling units.

As part of the planning process, the City and County surveyed residential land supply in the city and in adjacent county lands to determine the gross number of new dwelling units possible on vacant and underutilized residential land. The Land Supply Methodology Panel (discussed in G above) established reduction factors for infrastructure requirements, environmental considerations and market factors. Based on the panel's recommendations for reductions of between 31 percent and 51 percent, the plan identifies the following land capacity for new dwelling units:

| | |
|--------------------|--------------------------------|
| City of Bellingham | 9,100 to 11,500 dwelling units |
| Proposed UGA | 6,540 to 8,200 dwelling units |
| Total | 15,640 to 19,700 |

5. **Commercial and Industrial Land Demand and Supply** - The plan acknowledges that the 1995 city limits do not contain sufficient land area to meet the demand for commercial and industrial land during the planning period. Four different methodologies were identified in the plan to provide a range of land absorption estimates for commercial and industrial land in Bellingham and the city's urban growth area to year 2015. Staff and a panel of business and real estate representatives from the Chamber of Commerce reviewed the estimates and agreed that the range produced by the various methodologies is appropriate. Using the mid-range estimate from the studies provides a range of land absorption estimates of 400 to 1,200 acres by year 2015. The four methodologies are discussed in detail in the Land Use Element, pages lu.10 to lu.13.

The City and County analyzed the available supply of land zoned for commercial and industrial uses in Bellingham and the proposed urban growth area as part of the planning process:

| | |
|---|--------------|
| Developable vacant acres in Bellingham | = 625 |
| Developable vacant acres in UGA | = <u>845</u> |
| Total developable commercial & industrial acres | = 1,470 |

In order to maintain the current ratio of land zoned for commercial and industrial uses to land developed with commercial and industrial uses (1.82), an additional 700 to 1,400 acres of land zoned for commercial and industrial uses would be needed.

The plan acknowledges the difficulty of predicting population growth and land supply needs over a 20-year period. To address this issue, the City Council has recommended that a program of Land Supply Monitoring Program be instituted to track yearly population growth and the availability of land for residential, commercial and industrial uses. See policy LUP-20 on pages lu.24 and lu.25 of the Land Use Element.

6. **Economic Development** - In terms of per capita income and wages, Whatcom County continues to lag behind averages for Washington State and the U.S., and has fallen further behind in recent years. (See Table X in the Land Use Element.) Jobs which provide a "family wage" are needed to reduce this disparity. An optional Economic Development Element is proposed to encourage and facilitate private sector business retention and creation of stable, family wage jobs. Initial work on an Economic Development Element is expected to begin in 1996. Economic development goal and policy direction can be found in the plan on pages es.14 through es.16. See Visions for Bellingham goals EV-1 through EV-6, SE-2, DP-10, County-wide Planning Policies F-1 through F-6, and City Planning Goals and Policies CPG-2, CPG-3, CPP-1 and CPP-2.
7. **Transportation** - The plan provides the goal and policy base supporting the City's commitment to providing an efficient, multi-modal transportation system. On most city arterials, Level of Service "E" will be maintained. The use of transit and bicycles will be supported by coordinating land use patterns with transit routes and by completing a bikeway system. All land use decisions will consider traffic impacts.

The Transportation Element identifies those facilities which are currently deficient and those which will become deficient in 6-year and 20-year time frames (see pages tr.19 to tr.26). The city will strive to accumulate funds to pay for anticipated traffic-related improvements in a timely manner. Accordingly, new development will be required to pay a pro rata share of the cost of needed improvements. The city encourages and can be expected to support developments that are transit and pedestrian friendly. Goals and policies within the plan which support these concepts are found in the

Executive Summary on pages es.11 and es.12. See Visions for Bellingham Goals T-1 through T-5, CH-2, DW-4, DW-7, DW-10, and County-wide Planning Policies G-1 through G-6. Additional transportation goals and policies are found in the Transportation Element, pages tr.30 to tr.39.

8. **Affordable Housing** - The plan's Housing Element reflects the City's commitment to maintain a range of housing to meet the needs of Bellingham residents at all economic levels. This will be accomplished in part by preserving the existing housing stock, and by continuing to foster the development of rental and owner-occupied units that are affordable to households with a variety of incomes.

The City will annually conduct an inventory of available residential land to assure that sufficient supply exists to meet the wide range of housing needs. The City encourages and can be expected to support infill residential development in areas where adequate public facilities and services are present or can be provided by the development.

The City places a high priority on facilitating provision of a wide range of housing styles and price levels in all of its policies, regulations and infrastructure programs.

9. **Parks and Recreation** - Although not a required element of the comprehensive plan under GMA, the Open Space, Parks and Recreation Element was adopted with the 1995 Bellingham Comprehensive Plan. In fact, citizens of Bellingham take great pride in their parks and open space system. This attitude is supported in the element's goals and policies, which contain a commitment to maintenance of the existing system while providing new facilities, especially in areas of the city where population growth is anticipated. Special emphasis is placed on acquiring and developing lands for neighborhood parks and indoor recreation facilities. Use of discretionary funding sources such as the general fund and Real Estate Excise Taxes along with an impact fee program and support for special bonds and levies when necessary, reflect the City's commitment to the parks and open space system.

This element contains an inventory and level of service standards for existing facilities, identifies deficiencies in the system, and projects future needs. Goals and policies which address the GMA goal for open space and recreation are found in the Executive Summary, pages es.17 and es.18, including Visions for Bellingham goals DP-3, DP-7, DP-8, DW-6, DW-9, ENR-2, ENR-3, PR-1, PR-2, and County-wide Planning Policies E-1 to E-3. Additional goals and policies are found in the Open Space, Parks and Recreation Element, pages OPR-44 to OPR-53.

10. **Environmental Protection** - The plan acknowledges the value of the natural environment. Goals and policies in the plan advocate maintenance of current high standards of air and water quality, with special emphasis on the Lake Whatcom Watershed. Environmental goals and policies in the Executive

Summary include Visions for Bellingham goals CH-7 through CH-9, ENR-1, and County-wide Planning Policies K-1, K-2, K-5 on page es.19. Other environmental policies are found in the Land Use Element, LUP-113 to LUP-117 on page lu.32, Community Design Element goals CDG-24 and CDG-25, Transportation Element policies TP-18 to TP-22, and Capital Facilities Element goals CFG-28 to CFG-33.

11. **Public Facilities and Services** - The plan reflects a commitment to provide adequate, affordable public facilities and services to meet the primary needs of the city. When financially feasible, the City will provide or contribute to infrastructure needed to address goals involving economic vitality and infilling. Development proposals which do not have access to urban level services such as water, sanitary sewer, storm drainage and treatment, police and fire protection will not be supported.

The Capital Facilities Element of the plan contains a description of existing public facilities and services such as police, fire, libraries, schools, water, sewer and drainage. The element also references the Open Space, Parks and Recreation Element for discussion of parks and recreation facilities and needs and references the Transportation Element for a discussion of those facilities. As the element indicates, the city has the necessary capacity or has programmed improvements to meet the demand in terms of water distribution, sanitary sewer treatment and disposal during the planning period. Other public services such as fire protection, primary and secondary education, and library services require additional major capital investment to meet future needs.

The Capital Facilities Element also projects future needs for facilities and services, integrates the location and capacity of the facilities with the Land Use Element, and provides a financing plan to prioritize and accomplish the projects.

Visions for Bellingham goals and County-wide Planning Policies which address public facilities and services are found in the Executive Summary, pages es.22 and es.23. Specifically, Visions for Bellingham goals SE-4 and CH-1, County-wide Planning Policies C-4, C-9, C-13, H-1 through H-5, and I-1 through I-3. Other public facilities and services goals and policies are located in the Capital Facilities Element, pages cf.45 to cf.52.

12. **Citizen Participation** - The 1995 Bellingham Comprehensive Plan took nearly four years to develop, largely because public participation was encouraged in every step of the process. Citizens participated in the Visions for Bellingham process, the Community Design Forum, the Land Supply Methodology Panel, the Chamber of Commerce Work Group, the Urban Fringe Planning Process, and in the over 20 neighborhood meetings, 37 work sessions and seven public hearings before the Planning Commission and City Council.

The Executive Summary lists Visions for Bellingham goals DP-13 and County-wide Planning Policies A-2 through A-6 in support of continued public participation in the planning process. Other goals and policies which support citizen participation include LUP-31 in the Land Use Element, CFG-27, CFG-32, and CFP-68 in the Capital Facilities Element, and Objective 1 under Goal #1 in the Open Space, Parks and Recreation Element (page OPR-44).

13. **Intergovernmental Coordination** - The plan acknowledges that intergovernmental coordination is an important aspect of effective planning for the city and for Whatcom County. Accordingly, the plan calls for cooperation between governmental entities with respect to education, flood control and stormwater management, growth management, development in urban growth areas and annexations, transportation planning, open space planning, and economic development. Goals and policies which support this position include Visions for Bellingham goals DP-11, SE-1, and County-wide Planning Policies A-1, B-8, B-10, C-1, C-5, C-8, C-10 through C-12, J-1, J-2, K-3 and K-4 on pages es.20 through es.22 of the Executive Summary. Additional goals and policies are located in the Land Use Element, LUP-23, LUP-24, LUP-27, LUP-29, LUP-35, LUP-81, LUP-90 through LUP-93, LUP-116, in the Transportation Element, TG-13, TG-15, TP-15 through TP-17, TP-52, TP-55, TP-77, TP-81, in the Capital Facilities Element, CFP-10, CFP-11, CFP-20, CFP-23, CFP-27, CFP-31, in the Utilities Element, UP-3, and in the Open Space, Parks and Recreation Element, Objective 3 under Goal #3, and Objective 9 under Goal #4.
14. **Historic Preservation** - The plan contains goals and policies encouraging the preservation of lands, sites and structures that have historical or archaeological significance. See Visions for Bellingham goal DP-5 on page es.23 of the Executive Summary, Land Use Element policy LUP-47, Housing Element Goal HG-4 and policy HP-3, and Community Design Element Goal CDG-28.
15. **Private Property Rights** - The plan recognizes that private property rights must be protected in accordance with local, state and federal law. This issue is addressed in the Executive Summary on page es.16 by CPP-3 and County-wide Planning Policies M-1 and M-2.
16. **Permit Processing** - The plan identifies several goals and policies dealing with the fair and timely processing of development permits and specifically acknowledges the need to periodically review policies and procedures to promote simplicity and eliminate duplication. See Visions for Bellingham goal H-6 and City Planning Policy CPP-4 on page es.16 of the Executive Summary. Also, Land Use Element goal LUG-45, item P under Land Use Policy #20, LUP-117, Housing Element goals HG-6 and HG-10, and Housing policy HP-27

Based upon the preceding findings, the Council makes the following:

CONCLUSIONS

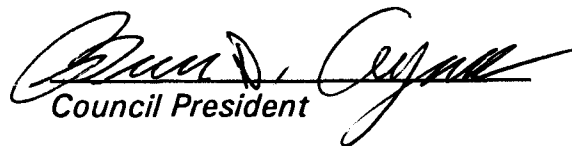
The 1995 Bellingham Comprehensive Plan uses the Visions for Bellingham goals, the County-wide Planning Policies, and other goals and policies generated in the process of developing the plan to address the goals of the State Growth Management Act.


The process to develop, review, and revise the plan drafts allowed ample opportunity for public participation and involvement.

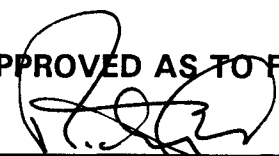
The plan's population projections are within the range provide by the State Office of Financial Management.

The land area currently within the city limits does not contain sufficient land zoned for residential, commercial or industrial uses to meet the demand, given the projected population growth. When added to the remaining capacity in the city, the existing urban service area provides enough land area to meet the projected residential demand during the planning period. Land within the city limits and current urban service area zoned for commercial and industrial uses, combined with identification of new areas appropriate for such uses to be added to the current urban service area, will be needed to maintain the current ratio of land zoned for commercial and industrial use to land developed with commercial and industrial uses.

ADOPTED this _____ 16th _____ day of _____ January _____, 1996.


Council President

ATTEST: 
Finance Director

APPROVED AS TO FORM:

Office of the City Attorney

Becky L Haines/jss/cob
06/15/2006 08:18 AM

To Linda D Anderson/finance/cob@cob
cc Diane M Somers/jss/cob@cob
bcc
Subject Re: Mail to Record Center Ord. 10706 Question

1980 Comp PLAN

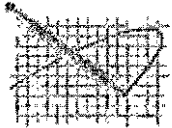
History: This message has been replied to.



That ordinance is about 2 1/2 inches thick with lots of attachments.

*Please note: ATTACHMENTS
HAVE BEEN MICROFILMED
AND RESIDE IN ARCHIVES
BUT WERE NOT SCANNED.
Linda Anderson 6/15/06*

notesmail/cob



notesmail/cob
06/14/2006 04:50 PM

To Diane M Somers/jss/cob@cob, Becky L Haines/jss/cob@cob
cc
Subject Mail to Record Center: Ord. 10706 Question



Linda D
Anderson/finance/cob
06/14/2006 04:50 PM

To Records@cob
cc
bcc
Subject Ord. 10706 Question

I'm checking on Ordinance #10706 RC 3499, Box 1



I don't need the actual ordinance, but could you check and see if this ordinance consists of about 15 pages or if there are a lot of attachments? Could you let me know?

Thank you.

Linda Anderson
City Clerk Representative
Finance Department
City of Bellingham
landerson@cob.org
360/676-6900 x269

