

ORDINANCE NO. 2007-12-102

**AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO BELLINGHAM'S COMPREHENSIVE PLAN, AMENDING SECTIONS II AND III OF THE GUIDE MERIDIAN NEIGHBORHOOD PLAN AND NEIGHBORHOOD NAME CHANGE.**

**WHEREAS**, the City of Bellingham has adopted 23 neighborhood plans as a component of the Bellingham Comprehensive Plan, including the Guide Meridian Neighborhood (GMN); and

**WHEREAS**, the City has a process to amend the comprehensive plan and the neighborhood plans once per year in accordance with BMC 20.20.060 and BMC 21.10.150; and

**WHEREAS**, on November 29, 2006, the City of Bellingham received an application requesting the Planning and Community Development Director to initiate amendments to the GMN plan; and

**WHEREAS**, the Planning and Community Development Director initiated the neighborhood plan amendments on January 10, 2007; and

**WHEREAS**, the proposal included text amendments to the GMN plan to remove inaccurate information from the Open Space and Public Facilities (Water) sections of the neighborhood plan and recommended a neighborhood name change to the Guide Meridian/Cordata Neighborhood; and

**WHEREAS**, the GMN Association supports the proposed text amendments and neighborhood name change; and

**WHEREAS**, the responsible official reviewed the proposed amendments under the procedures of the State Environmental Policy Act, and a Determination of Nonsignificance was issued on September 7, 2007; and

**WHEREAS**, the Bellingham Planning Commission held a public hearing on June 7, 2007, and recommended approval of the proposed amendments and neighborhood name change; and

**WHEREAS**, the Bellingham Planning Commission determined that the proposed neighborhood plan amendments comply with, and will implement, the goals and policies of the Bellingham Comprehensive Plan; and

**WHEREAS**, the City Council agrees with and hereby adopts the Findings of Fact, Conclusions and Recommendations of the Bellingham Planning Commission ( Exhibit 1).

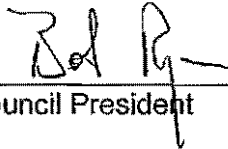
City of Bellingham  
City Attorney  
210 Lottie Street  
Bellingham, Washington 98225  
360-676-6903

**NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:**

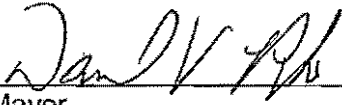
**Section 1.** The Open Space and Public Facilities (Water) sections of the Guide Meridain Neighborhood Plan are hereby amended as shown on Exhibit 2.

**Section 2.** The Guide Meridian Neighborhood name is changed to the Guide Meridian/Cordata Neighborhood.

**PASSED** by the Council this 10th day of December, 2007

  
\_\_\_\_\_  
Council President

**APPROVED** by me this 31st day of December, 2007

  
\_\_\_\_\_  
Mayor

**ATTEST:**   
\_\_\_\_\_  
Finance Director

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Office of the City Attorney

**Published:** December 14, 2007

City of Bellingham  
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**BELLINGHAM PLANNING COMMISSION FINDINGS OF FACT,  
CONCLUSIONS, AND RECOMMENDATION**

SEPTEMBER 20, 2007

File #ZON2007-00004

**SUMMARY**

Paul Sorensen ("applicant") of the Guide Meridian Neighborhood proposed amendments to the Open Space and Public Facilities section of the Guide Meridian Neighborhood Plan in order to remove inaccurate information. The applicant as well as the Guide Meridian Neighborhood Association also requested that the name of the neighborhood be formally changed to the Guide Meridian/Cordata Neighborhood.

**I. FINDINGS OF FACT**

**1. Proposal Description -**

The proposal includes text amendments to the Guide Meridian Neighborhood (GMN) Plan in order to remove inaccurate information from the Open Space and Public Facilities (Water) sections of the neighborhood plan. Staff provided testimony that the Open Space area identified as United States Department of Agriculture nursery was no longer accurate and that the 6" wooden waterline identified in the Utility section of the plan had been replaced.

The specific changes to the GMN plan are as follows:

II. Open Space

The Guide Meridian Neighborhood is unique in that, while a large percentage of the area is undeveloped, over 60% of the neighborhood is projected for relatively intensive (commercial) land uses. Less than 20% of the area is proposed as residential. ~~The United States Department of Agriculture nursery makes up the remaining 20% of the neighborhood area. That site, due to covenants on the deed, is anticipated to continue as a nursery or similar use indefinitely. The nursery site will be the most significant and obvious open space feature in the neighborhood.~~

III. Public Facilities, Water

The Guide Meridian Neighborhood is due for a major improvement in the water distribution system. ~~The existing 6" wooden line north of Bakerview will be replaced with a 12-inch diameter main, providing fire flow desirable for commercial development. The area south of Bakerview has limited flow capabilities.~~ Careful building design and on-site water distribution design will be required.

1 Following the public hearing and deliberation, the Bellingham Planning Commission has  
2 determined that the proposed changes comply with, and will implement, the goals and policies  
3 of the Bellingham Comprehensive Plan. Additionally, Planning Commission members  
4 approved the recommended name change from the Guide Meridian Neighborhood to the Guide  
5 Meridian/Cordata Neighborhood  
6

7 **2. Background Information/Procedural History -**  
8

9 On November 29, 2006, Paul Sorensen of the Guide Meridian Neighborhood submitted an  
10 application requesting the Planning and Community Development Director to initiate a text  
11 amendment to the Guide Meridian Neighborhood Plan.  
12

13 The Guide Meridian/Cordata Neighborhood Association submitted a letter on December 15,  
14 2006, stating that the association endorsed the proposed text amendments to the Guide  
15 Meridian Neighborhood Plan.  
16

17 On January 10, 2007, the Planning and Community Development Director determined that the  
18 proposed amendment met the three (3) criteria specified in the application and initiated the  
19 neighborhood plan amendments.  
20

21 A Neighborhood meeting for the proposal was conducted on May 1, 2007. At the meeting no  
22 negative comments were received regarding the proposal.  
23

24 The Bellingham Planning Commission held a public hearing regarding the proposal on June 7,  
25 2007. During the meeting, Paul Sorensen additionally requested a formal neighborhood name  
26 change to the Guide Meridian/Cordata Neighborhood.  
27

28 June 26, 2007, the Board of Directors of the Guide Meridian/Cordata Neighborhood Association  
29 submitted a letter requesting the City to recognize their name change from the Guide Meridian  
30 Neighborhood to Guide Meridian/Cordata Neighborhood.  
31

32 **3. Public Comment -**  
33

34 Notice of the Planning Commission hearing was mailed to neighborhood representatives and  
35 associations, neighboring jurisdictions, and other parties with an interest in this topic. The  
36 notice was also published the Bellingham Herald. No negative public comment was received  
37 regarding the proposed amendments.  
38

39 **4. State Environmental Policy Act (SEPA) Determination if applicable**  
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41 A non-project SEPA determination of Non-Significance and Notice of Adoption was issued by  
42 the City of Bellingham on September 7, 2007.  
43

44 **5. Consistency with the Bellingham Comprehensive Plan, and/or Review Criteria**  
45

46 Neighborhood plans must be consistent with and carry out the goals and policies of the  
47 comprehensive plan. In addition, neighborhood plan amendments must be consistent with the  
48 factors and review criteria in BMC 20.20.060. Specific criteria are as follows:  
49



## EXHIBIT 2

The specific changes to the GMN plan are as follows:

### II. Open Space

The Guide Meridian Neighborhood is unique in that, while a large percentage of the area is undeveloped, over 60% of the neighborhood is projected for relatively intensive (commercial) land uses. Less than 20% of the area is proposed as residential.

### III. Public Facilities, Water

The Guide Meridian Neighborhood is due for a major improvement in the water distribution system. Careful building design and on-site water distribution design will be required.

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