

ORDINANCE NO. 2013-07-054

AN ORDINANCE RELATING TO THE ANNEXATION OF APPROXIMATELY 262.5 ACRES OF UNINCORPORATED PROPERTY LOCATED ADJACENT TO THE NORTHERN BOUNDARY OF THE BELLINGHAM CITY LIMITS AND COMMONLY KNOWN AS THE PACIFIC HIGHWAY ALDRICH ROAD ANNEXATION; ASSIGNING CITY LAND USE AND ZONING DESIGNATIONS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on November 29, 2007, the owners of property within Bellingham's Northern Urban Growth Area submitted a ten percent petition for annexation of approximately 262.5 acres to the City of Bellingham pursuant to RCW 35.13.125; and

WHEREAS, on January 28, 2008 the Bellingham City Council held a public meeting and approved Resolution 2008-4, thereby initiating the review process for this annexation request, subject to adopting City land use designations, zoning and assumption of existing City indebtedness; and

WHEREAS, on March 8, 2008, the property owners within the annexation area submitted a seventy-five percent petition to the City of Bellingham; and

WHEREAS, the City of Bellingham forwarded the petition to the Whatcom County Assessor, whereby the Assessor found the petition to comply with state law and provided a Certificate of Sufficiency to the City according to RCW 35.21.005; and

WHEREAS, on July 23, 2008, the City of Bellingham forwarded the Notice of Intention to the Whatcom County Boundary Review Board for its 45-day review of the annexation proposal; and

WHEREAS, in November, 2008, the Bellingham City Council and Whatcom County Council approved Amendment #15 to the Interlocal Agreement between the City and Whatcom County to include the Pacific Highway Aldrich Road Annexation; and

WHEREAS, on December 4, 2008, the Whatcom County Boundary Review Board deemed the Notice of Intention to Annex as described in the BRB file #2008-02 approved; and

WHEREAS, in 2009, the City of Bellingham adopted an Annexation Phasing Plan, which identified the Pacific Highway Aldrich Road annexation as a near term (3-6 year timeframe) annexation area; and

WHEREAS, on May 13, 2013, the Bellingham City Council held a public hearing and directed staff to bring the annexation proposal to the Committee of the Whole for a work session; and

State of Washington
County of Whatcom

7/17/13

(Date)

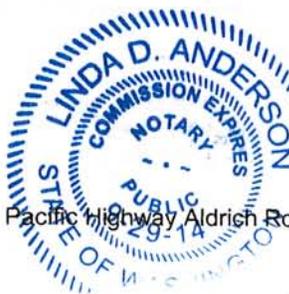
I certify that this is a true and correct copy of the original document consisting of 18 pages.

(Signature)

LINDA D. ANDERSON

Notary Public

My appointment expires: 9/29/2014



Pacific Highway Aldrich Road Annexation (1)

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-778-8270

1 **WHEREAS**, on June 3, 2013, the Bellingham City Council held a work session on the
2 proposed annexation area and directed staff to prepare an ordinance approving the Pacific
3 Highway Aldrich Road Annexation meeting the following:
4

- 5 1. Land area for a regional stormwater facility and off-site wetland mitigation are located
6 within the annexation area;
- 7
- 8 2. The water main in Northwest Road is upgraded to meet fire flow requirements;
- 9
- 10 3. City land use and zoning designations are assigned to the annexation area; and
- 11

12 **WHEREAS**, the City of Bellingham has entered into a purchase and sales agreement
13 to acquire approximately 13 acres of land within the annexation area for a regional
14 stormwater facility and opportunity site for wetland mitigation; and
15

16 **WHEREAS**, the regional stormwater facility and off-site wetland mitigation area are
17 intended to support private and public development to maximize the development potential in
18 the area and improve the management of stormwater and protection of wetlands within this
19 region; and
20

21 **WHEREAS**, the City of Bellingham will upgrade the water transmission main in
22 Northwest Road to meet current fire flow requirements and may apply a deferred assessment
23 to the annexed property owners that are served by the upgrade to recover the cost of the
24 improvement; and
25

26 **WHEREAS**, on July 1, 2013, the Bellingham City Council considered the annexation
27 ordinance and determined the proposed annexation is consistent with the State Growth
28 Management Act (GMA), the policy direction in Whatcom County's Comprehensive Plan, the
29 Countywide Planning Policies, the Urban Fringe Subarea Plan as revised, and Bellingham's
30 Comprehensive Plan; and
31

32 **WHEREAS**, the Bellingham City Council approved the Pacific Highway Aldrich Road
33 Annexation ordinance, which assigned City land use and zoning designations to the
34 annexation area and established an annexation effective date.
35

36 **NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:**
37

38 **Section 1.** The property commonly known as the Pacific Highway Aldrich Road
39 Annexation as shown and legally described in Exhibit A is hereby annexed to the City of
40 Bellingham.
41

42 **Section 2.** The area annexed herein shall assume its proportional share of the existing
43 indebtedness of the City of Bellingham.
44

45 **Section 3.** New Areas 20 and 21 are added to the Cordata Neighborhood Plan as shown
46 in Exhibit B.

City of Bellingham
City Attorney
210 Lottie Street
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1
2 **Section 4.** New Areas 20 and 21 are added to Bellingham Municipal Code 20.00.045 -
3 Cordata Neighborhood Table of Zoning Regulations as shown in Exhibit C.
4

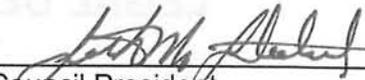
5 **Section 5.** The City of Bellingham zoning map for the Cordata Neighborhood is amended
6 to include Areas 20 and 21 as shown in Exhibit D.
7

8 **Section 6.** The Cordata Neighborhood Comprehensive Plan Land Use Map is amended
9 to include Areas 20 and 21 as shown in Exhibit E.
10

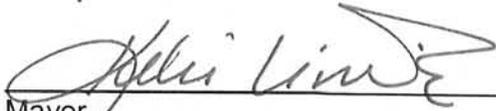
11 **Section 7.** The Cordata Neighborhood Circulation Map is amended to include the
12 annexed area as shown in Exhibit F.
13

14 **Section 8.** This ordinance shall be effective 15 days after final approval.
15

16
17 **PASSED** by the Council this 15th day of July, 2013.
18

19
20 
21 _____
22 Council President
23

24 **APPROVED** by me this 16th day of July, 2013.
25

26
27 
28 _____
29 Mayor
30

31 **ATTEST:** 
32 _____
33 Finance Director
34

35 **APPROVED AS TO FORM:**

36 
37 _____
38 Office of the City Attorney
39

40
41 **Published:**
42 July 19, 2013

EXHIBIT A

**PACIFIC HIGHWAY ALDRICH ROAD ANNEXATION
LOCATION MAP
&
LEGAL DESCRIPTION**

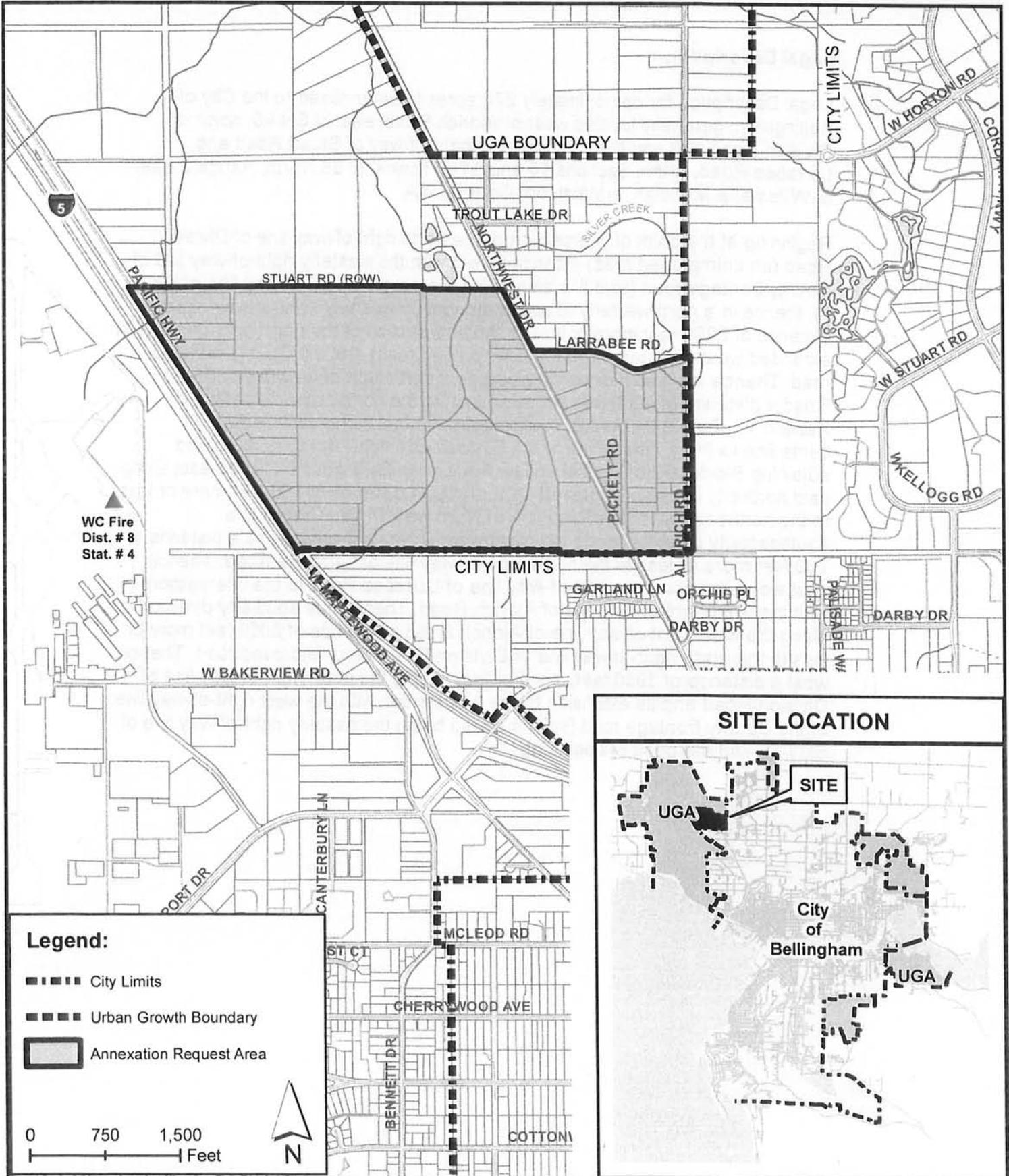


Pacific Hwy/Aldrich Rd. Annexation

LOCATION - MAP 1



City of Bellingham
Planning & Community
Development Department, 2010



WC Fire
Dist. # 8
Stat. # 4

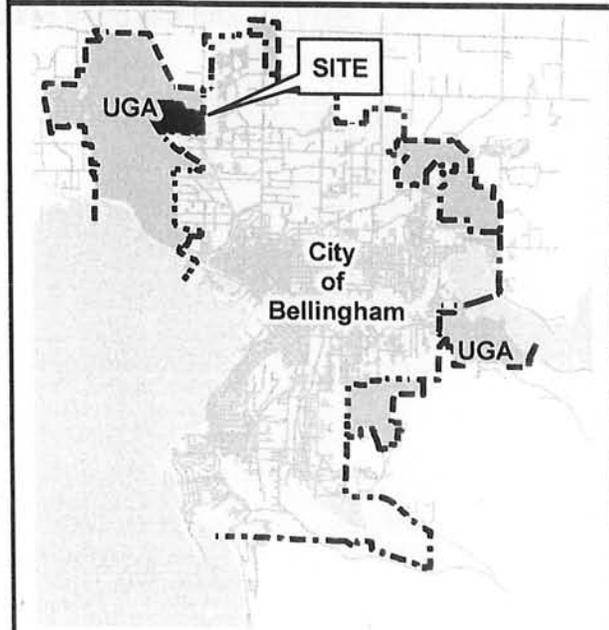
Legend:

- City Limits
- Urban Growth Boundary
- Annexation Request Area

0 750 1,500
Feet



SITE LOCATION



Legal Description

Legal Description for approximately 270 acres to be annexed to the City of Bellingham, generally located west of Aldrich Road, east of SH I-5, north of Division Road and south of the northerly right-of-way of Stuart Road and Larrabee Road, within Sections 10 and 11 of Township 38 North, Range 2 East of Willamette Meridian, in Whatcom County, WA.

Beginning at the point of intersection of the north right-of-way line of Division Road (an unimproved road) extended west with the westerly right-of-way line of County frontage road (said line also being the easterly right-of-way line of SH I-5), thence in a northwesterly direction along said westerly right-of-way line a distance of 3200 feet more or less to the intersection of the north right-of-way line extended west of Stuart Road (an unimproved road) and the County frontage road. Thence in an east direction along said north right-of-way line of Stuart Road a distance of 3000 feet, more or less, to the north/south centerline of Section 11, Twp. 38N, Ra.2E, thence south 30 feet along said Section 11 centerline to the northerly line of the 30 foot wide right-of-way north of and adjoining Block 36B of the Bakerview Addition to Bellingham. Thence east along said northerly line of unimproved right-of-way a distance of 780 feet more or less to the northeasterly right-of-way line of Northwest Drive. Thence in a southeasterly direction along the Northwest Drive right-of-way line a distance of 700 feet more or less to the north right-of-way line of Larrabee Road. Thence east along the northerly right-of-way line of Larrabee Road to the intersection with the west right-of-way line of Aldrich Road. Thence in a southerly direction along the west right-of-way line of Aldrich Road a distance of 2050 feet more or less to the north right-of-way line of Division Road, an unimproved road. Thence west a distance of 3950 feet, more or less, along the north right-of-way line of Division Road and its extension to the intersection with the west right-of-way line of the County frontage road (said line also being the easterly right-of-way line of SH I-5), and the point of beginning.

CORDATA NEIGHBORHOOD PLAN

AREA 20 AND AREA 21 NEIGHBORHOOD DESCRIPTIONS

One of the primary goals of the plan is to provide a clear, consistent, and comprehensive vision for the future of the Cordata neighborhood. This vision should be based on the unique characteristics and needs of the area, and should be consistent with the overall goals and objectives of the City of Boulder. The plan should also provide a framework for the implementation of the vision, and should be flexible enough to allow for changes and adjustments as needed.

The plan should be developed in a collaborative and participatory manner, involving all stakeholders and community members. This process should be transparent and accountable, and should result in a plan that is widely supported and embraced by the community. The plan should also be regularly reviewed and updated as needed, to ensure that it remains relevant and effective over time.

When reviewing and updating the plan, the following factors should be taken into consideration: the changing needs and desires of the community, the latest research and best practices in urban planning and development, and the overall goals and objectives of the City of Boulder. The plan should be a living document, that evolves and grows with the community.

Extension of services and infrastructure and the development of new public spaces will be needed to support development in the area.

The plan should be consistent with the City of Boulder's Comprehensive Plan and other relevant policies and regulations. It should also be consistent with the goals and objectives of the Cordata Neighborhood Plan. The plan should be a key component of the City's overall planning and development process, and should be used to guide decision-making and implementation.

Cordata Neighborhood Plan

Area 20

This area is approximately 192 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 sub-basin. 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 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 (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.

AREA 20 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY

Area 21

This area is approximately 71 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 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

EXHIBIT C

BMC 20.00.045

CORDATA NEIGHBORHOOD TABLE OF ZONING REGULATIONS FOR AREAS 20 AND 21

Bellingham 20.00.045 Cordata Neighborhood Table of Zoning Regulations

Area	Zoning	Use Qualifier	Density	Special Conditions	Prerequisite Considerations	Special Regulations
20	Residential Single	<p>Detached: cluster, cluster attached, and cluster detached; mixed: limited duplex and multi-family (see Special Regulations)</p>	<p>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 BMC 18.32 or adopted City TDR program or the "fee-in-lieu-of" option.</p> <p>Under the fee-in-lieu-of option, a property owner / developer can purchase additional density by paying a fee to the City's Lake Whatcom Watershed Property Acquisition Program (LWWPAP).*</p> <p>The fee for density bonus is calculated on a per dwelling unit basis according to a fee schedule established by the City Council. One unit of additional density will be allowed for each unit purchased through use of this option.</p>	<p>Critical areas</p> <p>Neighborhood Park</p> <p>Provide public trails as indicated in the Bellingham Comprehensive Plan.</p> <p>Limit access points on arterial streets. Shared access is encouraged.</p>	<p>Extension of water/sewer mains, and construction of sanitary pump station.</p> <p>Improvement of Northwest Ave. to principal arterial standard and Aldrich Road and Larrabee Road to collector arterial standards.</p> <p>Construction of Division Road to collector arterial standards from Northwest Ave. to Pacific Highway.</p>	<p>Duplex and multi-family units shall require design review approval under BMC 20.25 and meet BMC 20.32.</p> <p>Duplex and multi-family units shall not exceed 25% of the total allowed dwelling units for the entire site.</p> <p>Duplex and multi-family building permits shall not be issued until at least 50% of the single family homes on site have been constructed.</p> <p>Infill housing forms per BMC 20.28.</p> <p>No more than 4 single family attached dwelling units allowed.</p> <p>The density bonus may exceed the 50% total maximum under BMC 18.32 but density shall not exceed 4,300 sq. ft. per dwelling.</p>

			<p>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.</p> <p>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.</p>			
21	Industrial	Planned	N/A	<p>Critical areas</p> <p>Buffer separating industrial uses from residential zone.</p> <p>Limit access points on arterial streets. Shared access is encouraged.</p>	<p>Extension of sewer mains and construction of sanitary pump station.</p> <p>Construction of Division Road to collector arterial standards from Northwest Ave. to Pacific Highway.</p>	Expansion of any nonconforming use shall require Planned Development approval.

EXHIBIT D

CORDATA NEIGHBORHOOD ZONING MAP



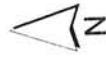
City of Chicago
Department of Planning and Economic Development
100 North Dearborn Street, 11th Floor
Chicago, IL 60610
Phone: (773) 329-3100
Fax: (773) 329-3101
www.chicago.gov

U.S. GEOLOGICAL SURVEY
NATIONAL CENTER FOR GEOGRAPHIC INFORMATION
3140 RING RD. N.E.
WASHINGTON, D.C. 20034
Phone: (202) 328-7200
Fax: (202) 328-7201
www.fgdl.gov

SOVIET UNION
NEIGHBORHOOD

NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION
1	Comm./Indus./Residential - Multi, Planned
2	Public, Park
3	Residential Multi, Planned
4	Institutional/Residential - Multi, Planned
5	Industrial, Light/Planned
6	Residential Single
7	Residential Multi, Planned
8	Institutional, Planned
9	Industrial, Light/Planned
10	Comm./Indus./Residential - Multi, Mixed/Planned
11	Residential Single
12	Institutional, Planned
13	Industrial, Light/Planned
14	Commercial, Planned
15	Residential Multi, Planned
16	Commercial, Planned
17	Residential Multi, Planned
18	Commercial, Planned
19	Residential Single
20	Industrial, Planned
21	Industrial, Planned



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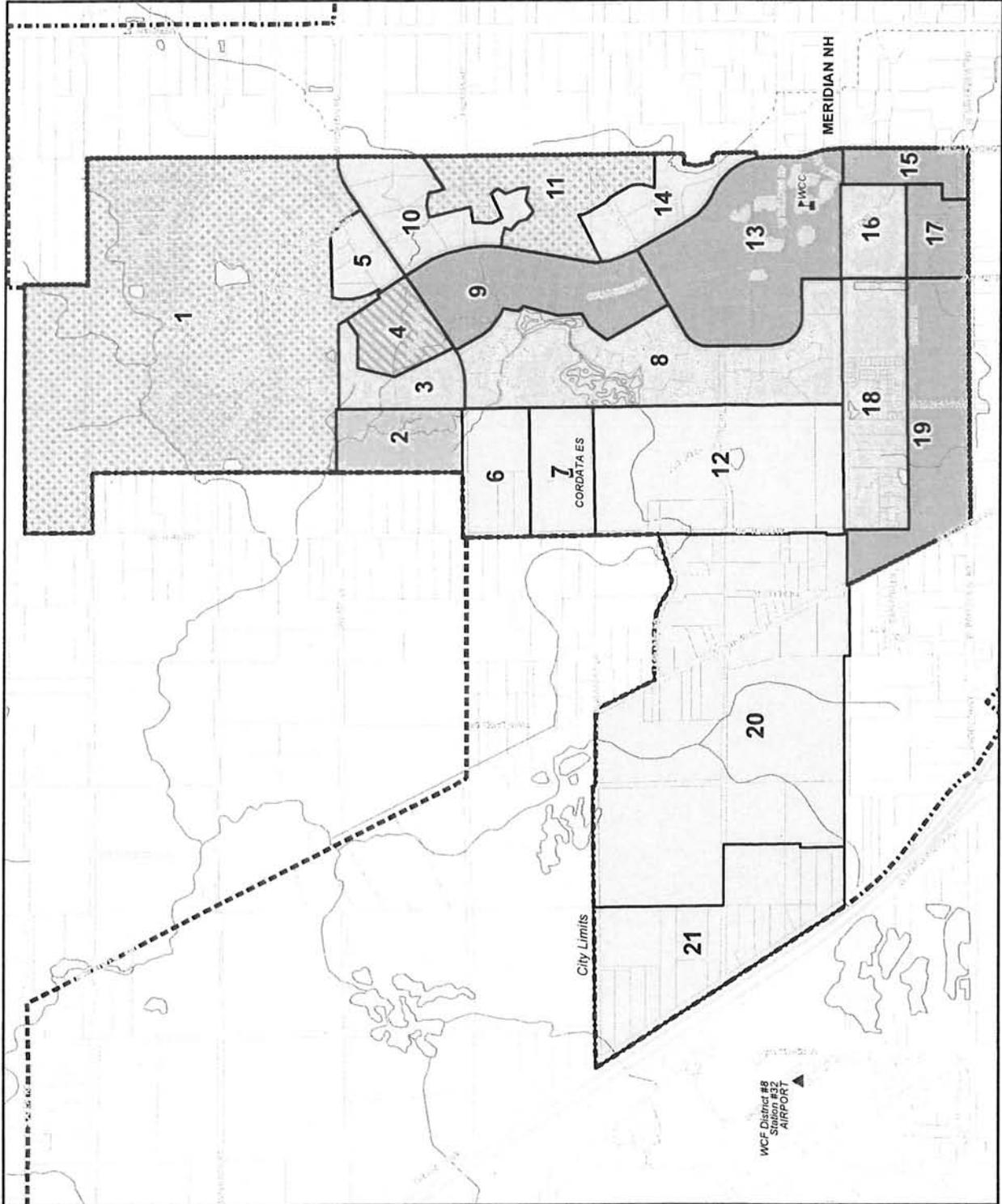


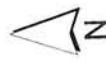
EXHIBIT E

CORDATA NEIGHBORHOOD COMPREHENSIVE LAND USE MAP



NEIGHBORHOOD LAND USE

AREA	COMPREHENSIVE PLAN LAND USE DESIGNATION
1	Comm./Indus./Res.
2	Public
3	Multi-Family Res., High Density
4	Institutional/Multi-Family- Res., High Density
5	Industrial
6	Single Family Res., Med. D- ensity
7	Single Family Res., Med. D- ensity
8	Multi-Family Res., High Density
9	Institutional
10	Industrial
11	Comm./Indus./Res.
12	Single Family Res., Med. D- ensity
13	Institutional
14	Industrial
15	Commercial
16	Multi-Family Res., High Density
17	Commercial
18	Multi-Family Res., High Density
19	Commercial
20	Single Family Res., Med. Density
21	Industrial



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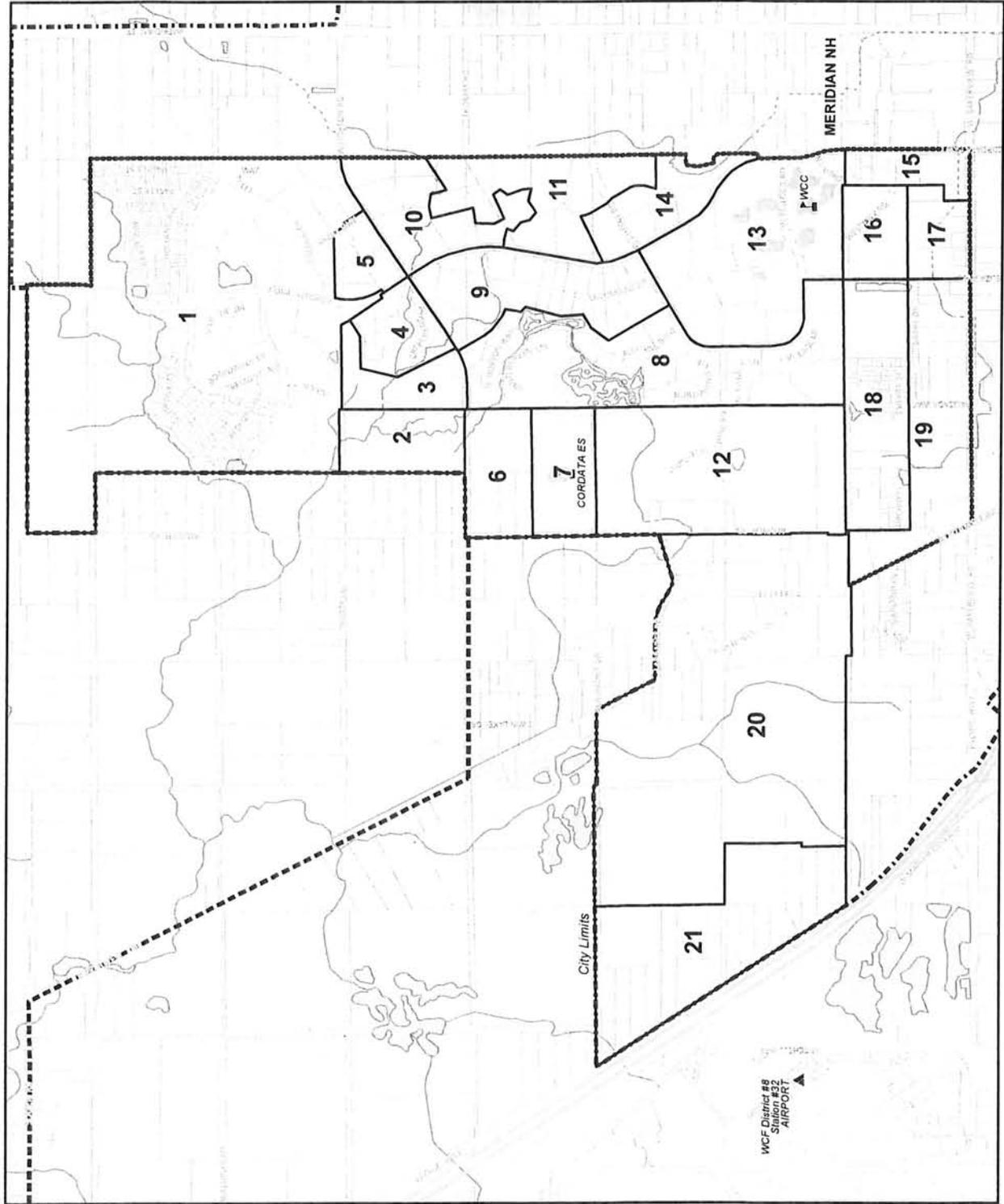


EXHIBIT F

CORDATA NEIGHBORHOOD CIRCULATION MAP



CORDATA NEIGHBORHOOD CIRCULATION

Legend:

- City Limits
- Urban Growth Bndy.
- Neighborhood Bndy.
- Growth Forum Villages
- Bike Routes**
 - Marked Bike Lane Routes
 - Other Bike Routes
 - Bike Friendly Trails
 - Other Trails
- Transit Routes**
 - Peak Frequency Route
 - Standard Routes
- Arterial Street Classification**
 - Primary Route ●●●● (Proposed)
 - Primary Truck Route
 - Secondary Route ●●●● (Proposed)
 - Secondary Truck Route
 - Collector Route ●●●● (Proposed)
 - Other Streets
 - Railroads



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6/18/2013, kn

