

ORDINANCE NO. _____

AN ORDINANCE RELATING TO THE ANNEXATION OF APPROXIMATELY 163.5 ACRES OF UNINCORPORATED PROPERTY LOCATED ADJACENT TO THE NORTHERN BOUNDARY OF THE BELLINGHAM CITY LIMITS AND COMMONLY KNOWN AS THE E. BAKERVIEW ROAD / MT. BAKER HIGHWAY ANNEXATION; ASSIGNING CITY LAND USE AND ZONING DESIGNATIONS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2009, the City of Bellingham adopted an Annexation Phasing Plan, which identified the proposed annexation area as an "Immediate" area for annexation; and

WHEREAS, on November 7, 2014, the owners of property within Bellingham's Northern Urban Growth Area submitted a ten percent petition for annexation of approximately 163.5 acres to the City of Bellingham pursuant to RCW 35.13.125; and

WHEREAS, on December 15, 2014, the Bellingham City Council held a public meeting and approved Resolution 2014-45, 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 January 27, 2015, the property owners within the annexation area submitted a sixty 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 June 19, 2015, 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, on August 7, 2015, the Whatcom County Boundary Review Board deemed the Notice of Intention to Annex as described in the BRB file #2015-02 approved; and

WHEREAS, on October 26, 2015, the Bellingham City Council held a public hearing on the proposed annexation; and

WHEREAS, on November 9, 2015, the City Council Planning Committee held a work session on the proposed annexation area and directed staff to prepare an ordinance approving the E. Bakerview Road / Mt. Baker Highway Annexation; and

WHEREAS, on November 9, 2015, the Bellingham City Council considered the annexation ordinance and determined the proposed annexation is consistent with the State Growth Management Act (GMA), the policy direction in Whatcom County's Comprehensive Plan, the Countywide Planning Policies, the Urban Fringe Subarea Plan as revised, and Bellingham's Comprehensive Plan; and

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

WHEREAS, the Bellingham City Council approved the E. Bakerview Road / Mt. Baker Highway Annexation ordinance, which assigned City land use and zoning designations to the annexation area and established an annexation effective date.

NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:

Section 1. The properties within the E. Bakerview Road / Mt. Baker Highway Annexation area as shown and legally described in Exhibit A are hereby annexed to the City of Bellingham.

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

Section 3. Prior to a third and final reading of this ordinance and the annexation effective date, the property owners of land parcels 380316293294 and 380316274286 abutting Mt. Baker Highway and Trickle Creek BLVD shall rescind Whatcom County Administrative Permit (ADM#98-0047) for a neighborhood center. Future development of the subject properties shall meet City development standards and uses as assigned by this ordinance.

Section 4. The Barkley Neighborhood Plan is amended to include Areas 27 and 28 as shown in Exhibit B.

Section 5. The Barkley Neighborhood Comprehensive Plan Land Use Map is amended to include Areas 27 and 28 as shown in Exhibit C.

Section 6. The City of Bellingham zoning map for the Barkley Neighborhood is amended to include Areas 27 and 28 as shown in Exhibit D.

Section 7. The Bellingham Municipal Code 20.00.015 - Barkley Neighborhood Table of Zoning Regulations is amended to include Areas 27 and 28 as shown in Exhibit E.

Section 8. The Irongate Neighborhood Plan is amended to include Area 19 as shown in Exhibit F.

Section 9. The Irongate Neighborhood Comprehensive Plan Land Use Map is amended to include Area 19 as shown in Exhibit G.

Section 10. The City of Bellingham zoning map for the Irongate Neighborhood is amended to include Area 19 as shown in Exhibit H.

Section 11. Bellingham Municipal Code 20.00.092 - Irongate Neighborhood Table of Zoning Regulations is amended to include Area 19 as shown in Exhibit I.

Section 12. This ordinance shall be effective on February 1, 2016.

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

PASSED by the Council this _____ day of _____, 2015.

Council President

APPROVED by me this _____ day of _____, 2015.

Mayor

ATTEST: _____
Finance Director

APPROVED AS TO FORM:

Office of the City Attorney

Published:

EXHIBIT A

E. Bakerview Road / Mt. Baker Highway Annexation Legal Description

EXHIBIT B

Barkley Neighborhood Plan adding Areas 27 and 28

EXHIBIT C

Barkley Neighborhood Comprehensive Plan Land Use Map
adding Areas 27 and 28

EXHIBIT D

City of Bellingham zoning map for the Barkley Neighborhood
adding Areas 27 and 28

EXHIBIT E

Bellingham Municipal Code 20.00.015
Barkley Neighborhood Table of Zoning Regulations adding
Areas 27 and 28

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EXHIBIT F

Irongate Neighborhood Plan
adding Area 19

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EXHIBIT G

Irongate Neighborhood Comprehensive Plan Land Use Map
adding Area 19

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EXHIBIT H

City of Bellingham zoning map for the Irongate Neighborhood
adding Area 19

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EXHIBIT I

Bellingham Municipal Code 20.00.092
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