RESOLUTION NO. 2017-42

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF PROPERTIES WITHIN BELLINGHAM'S NORTHERN URBAN GROWTH AREA WITHIN THE BRITTON ROAD RESIDENTIAL PLANNING AREA TO THE CITY OF BELLINGHAM AND INITIATING THE ANNEXATION REVIEW PROCESS FOR THE MT. BAKER HIGHWAY / BRITTON ROAD ANNEXATION

WHEREAS, the City received a petition for annexation of properties located in the City's Northern Urban Growth Area (UGA); and

WHEREAS, on October 17, 2017, the owners of property located in the City's UGA submitted a petition for annexation of approximately 65-acres to the City of Bellingham; and

WHEREAS, the annexation petition represents over 10% of the assessed valuation of the area proposed for annexation to the City of Bellingham; and

WHEREAS, according to the Revised Code of Washington (RCW) 35.13.125 not less than 10% of the residents of an area to be annexed or the owners of not less than 10% in property value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, shall notify the legislative body of the city or town in writing of their intention to commence annexation proceedings; and

WHEREAS, under RCW 35.13.125, the legislative body is to hold a meeting not later than sixty days after the filing of the petition with the initiating parties to determine whether the city would accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of the comprehensive plan, and whether it shall require the assumption of all or any portion of existing city indebtedness; and

WHEREAS, the City and Whatcom County identified this area appropriate for urban development in Whatcom County's Urban Fringe Subarea Plan; and

WHEREAS, in April 2009, the City adopted an Annexation Phasing Plan to be used as a reference document and a guide for City and County staff, service providers, and the City Council; and

WHEREAS, on December 5, 2017, the City received a request and a 10% petition for annexation from property owners to add their properties consisting of approximately 7.1-acres (9-acres including right-of-ways) to the October 17, 2017, petitioned annexation area; and

WHEREAS, the Bellingham City Council held a meeting on December 11, 2017, to determine whether the City would accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of new comprehensive plan and zoning designation, and whether it shall require the assumption of all or any portion of existing city indebtedness.

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City of Bellingham
City Attorney
210 Lottie Street
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Resolution for Annexation Review
Mt. Baker Highway / Britton Road Annexation
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLINGHAM:

1. The City hereby modifies the boundaries of the proposed annexation area submitted on October 17, 2017, to also include the land area petitioned for annexation on December 5, 2017, as shown on Exhibit A; and

2. The City accept the petitions for annexation of properties to the City of Bellingham for further evaluation in accordance with City regulations and State law with the proposed annexation boundary as shown on Exhibit A; and

3. City staff is directed to provide additional information regarding the proposed annexation, including an evaluation of the potential benefits and service impacts of the proposed annexation; and

4. If the annexation is approved, the City will require simultaneous adoption of new comprehensive plan, zoning and development regulations consistent with Bellingham’s Comprehensive Plan and require the annexed area to assume its fair share of the City’s indebtedness.

PASSED by the Council this 11th day of December, 2017.

Michael Liliquist, Council President

APPROVED by me this 15th day of December, 2017.

Kelli Linville, Mayor

ATTEST: Brian Henshaw, Finance Director

APPROVED AS TO FORM:

Office of the City Attorney

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Resolution for Annexation Review
Mt. Baker Highway / Britton Road Annexation
Annexation Request Area Statistics
Total area = 74.0 Acres
Total Valuation = $25,361,579
Taxable Value = $25,209,380
No Protest Properties = $23,016,632 (90.7%)
93 Existing housing units accommodating an estimated 210 people.
Development potential on vacant land for an estimated 82 to 142 housing units accommodating an estimated 185 to 320 people.
Redevelopment potential (Gundies) for an additional 115 to 143 housing units accommodating an additional estimated 259 to 323 people.

Legend:
- Annex Request Area
- No Protest Properties
- Expanded Annex Area
- City Limits
- UGA
- Cascade Natural Gas
- Control Structure
- Transmission Pipeline
- High-Pressure Main

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