

Written Comments

1204 Yew Street

Proposed project: Wellington Preliminary Plat

To whom it may concern,

This letter is regarding the proposed housing development of Wellington Preliminary Plat (currently 1204 Yew Street).

Section B: Environmental Elements

The proposed development area requires significant grading likely to cause erosion (as stated in section B.1.f). The wetland and the proposed development both drain to West Cemetery Creek (section 3.a.1) an area already experiencing drastic canopy removal due to ongoing development of Xenia Street property just above the creek where 30 homes are currently being built. Removal of all canopy coverage threatens this creek. Figure 2, Page 1 of the proposal shows an aerial photo of the neighborhood, with 1204 Yew and Xenia Street projects shown as green spaces. The Xenia Street project is projected to add 30 single-family homes to the Xenia property and has already been denuded of most of its mature trees. The loss of trees from 1204 Yew significantly impacts runoff to West Cemetery Creek. The Whatcom Falls Neighborhood Plan Goal 3 (<https://cob.org/wp-content/uploads/whatcom-falls.pdf>) states “environmentally sensitive areas, natural drainage systems, and open space should be maintained and preserved.” Please try to imagine both properties without trees when viewing this image for an accurate representation of what this area will look like should this project move to completion.

Section B.4: Plants

The mature stand of evergreen trees along the lot line of 2505 Alvarado (Trees # 52-56 behind Alvarado Lot 3 and Lot 4, on proposed Lots 6 and 4 of Wellington Plat) provide a natural windbreak and vital habitat for local wildlife. Trees #21-61 that fall between the proposed Wellington Preliminary Plat and the already existing properties on Alvarado Drive should be protected to afford climate resiliency to both groups of homes.

Emphasis must be placed on retaining mature trees. This neighborhood is experiencing significant habitat and canopy loss from the previous development of Elmhurst Court, across Yew Street at the Xenia Street Development, and now the proposed Wellington Preliminary Plat.

Mature trees are crucial to climate resiliency. 2023 is projected to be the hottest year ever recorded, now more than ever we must work to protect vital canopy coverage for the health and well-being of people and the planet.

The Whatcom Falls Neighborhood Plan (<https://cob.org/wp-content/uploads/whatcom-falls.pdf>) states “Goal No. 1. Natural forested areas and significant trees should be preserved and incorporated into future development where feasible,” but planting young trees to replace felled mature trees does not meet this goal.”

Section B. 5: Animals

The permit for Wellington Preliminary Plat does not adequately outline the species impacted by development. In addition to the species listed in the proposal (songbirds, deer likely) this property also serves as a habitat for other avian species including but not limited to hawks, eagles, herons, corvids, and woodpeckers. Multiple species of ducks and geese use this property annually in their migration and mating. Mammals on the site include bats, deer, raccoons, native grey squirrels, and opossums.

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Proposed project: Wellington Preliminary Plat

This property serves as a major wildlife corridor, particularly for numerous deer, between East Cemetery Creek and West Cemetery Creek.

Section B. 8. I states "approximately 20" people are expected to reside in the completed area. The proposal of 11 single-family homes suggests that an estimate of 20 individuals is low. The state average is 2.5 persons per domicile, which would suggest that the proposed area would be closer to 27 persons. These averages, however, include studio apartments and condos, not intended to house multiple persons. If each of the proposed single-family homes contains a family of just 3, this neighborhood size balloons from the estimated 20 persons to 33. The proposed Wellington Preliminary Plat will be in the same neighborhood as Kulshan Middle School and is likely to draw larger families with school-aged children making the estimate of 20 persons seem woefully inadequate.

Please reconsider the size and scope of the proposed development of 1204 Yew Street. Should the development of the property take place, the City of Bellingham must ensure climate resiliency for the people and wildlife already living in this neighborhood and preserve mature trees on the property of 1204 Yew.

Sincerely,

Stephenie Burgess

2504 Alvarado Drive

Bowker, Kristina J.

From: Bell, Kathy M.
Sent: Monday, November 27, 2023 9:19 AM
To: Tamela S. Smart
Cc: Lena A. Tso; Jolivette, Stephanie (DAHP); Bowker, Kristina J.
Subject: RE: Notice DNS SEP2023-0008 1204 Yew St

Thank you for your comment. This information will be forwarded to the Hearing Examiner for consideration.

Have a great day.

Kathy Bell | Senior Planner
Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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Note: My incoming/outgoing e-mail messages are subject to public disclosure requirements per RCW 42.56

From: Tamela S. Smart <TamelaS@lummi-nsn.gov>
Sent: Monday, November 27, 2023 8:41 AM
To: Bell, Kathy M. <kbell@cob.org>
Cc: Lena A. Tso <LenaT@lummi-nsn.gov>; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: Fw: Notice DNS SEP2023-0008 1204 Yew St

Dear Kathy Bell,

The Lummi Nation has received notice of the proposed Wellington Preliminary Plat Project, located at 1204 Yew Street in Bellingham, Washington and is responding as an affected tribe. The Lummi Nation Tribal Historic Preservation Office (LNTHPO) has reviewed the distributed project documents as well as records on file at our office.

Based on this review, an archaeological assessment of the project area is not recommended at this time. We recommend that the following Inadvertent Discovery Plan (IDP) be on-site and followed should archaeological resources or human remains be encountered.

Inadvertent Discovery of Archaeological Resources:

Should archaeological resources (e.g. shell midden, animal remains, stone tools) be observed during project activities, all work in the immediate vicinity should stop, and the area should be secured. The

Washington State Department of Archaeology and Historic Preservation (Stephanie Jolivette, Local Government Archaeologist 360-628-2755) and the Lummi Nation Tribal Historic Preservation Office (Lena Tso, THPO 360-961-7752; Tamela Smart, Deputy THPO 360-927-2944) should be contacted immediately in order to help assess the situation and to determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources is required.

Inadvertent Discovery of Human Skeletal Remains on Non-Federal and Non-Tribal Land in the State of Washington (RCWs 68.50.645, 27.44.055, and 68.60.055)

"If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains" (DAHP).

These comments are based on the information available at the time of the review. The LNTHPO should review any changes related to the proposed project. Should you have any questions or concerns, please do not hesitate to contact me at 360-927-2944 or via email at tamelas@lummi-nsn.gov.

Sincerely,

Tamela S. Smart, M.A.

Deputy THPO/Compliance Officer

Culture Department, Lummi Nation

2665 Kwina Road, Bellingham, WA 98226

Cell: 360-927-2944

Email: TamelaS@lummi-nsn.gov

From: Starr, Fiona E. <fstarr@cob.org>

Sent: Wednesday, November 22, 2023 11:24 AM

To: Chad Yunge <cyun461@ecy.wa.gov>; Luerkens, Chris (ECY) <clue461@ecy.wa.gov>; Printz, Jacalen M CIV USARMY CENWS (USA) <jacalen.m.printz@usace.army.mil>; Department of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Agata McIntyre <AgataM@nwcleanairwa.gov>; Hagin, Emily (EmilyE.Hagin@pse.com) <EmilyE.Hagin@pse.com>; Agata McIntyre <AgataM@nwcleanairwa.gov>; Gregg Dunphy <GreggD@lummi-nsn.gov>; Lena A. Tso <LenaT@lummi-nsn.gov>; Tamela S. Smart <TamelaS@lummi-nsn.gov>; Vincent J. Feliciano Jr. <VincentF@lummi-nsn.gov>; DFW R4Nplanning <R4Nplanning@dfw.wa.gov>; LaCroix, Renee S. <rlacroix@cob.org>

Cc: Bell, Kathy M. <kbell@cob.org>

Subject: Notice DNS SEP2023-0008 1204 Yew St

Determination of Non-Significance (DNS)
SUB2023-0011/DR2023-0008/CAP2023-0008/SEP2023-0008

Date of Issuance of Threshold Determination: 11/21/2023

Name of Proposal: Wellington Preliminary Plat

Project Description: Development of a 2.51-acre parcel into 10 single-family cluster lots with 3 of those lots developed as Small Lots pursuant to BMC 20.28.070. Retention of the existing residence is proposed. Vehicular access for all units is proposed from a new public street off Yew Street. Public and private infrastructure necessary to serve the lots is proposed compliant with code. The proposed site plan includes both the retention and removal of significant trees. Mitigation for the replacement of significant trees is proposed; the number and species of replacement trees will be determined through the land use application review process. Approximately 600 square feet of wetland buffer impact is proposed with mitigation occurring onsite.

Proponent: Darcy Jones, JEI; 4164 Meridian Street, Suite 304; Bellingham WA 98226; 360-733-8888

Project Location: 1204 Yew Street/ Area 7 of the Whatcom Falls Neighborhood; Residential-single detached/cluster land use designation with a 10,000 square-foot cluster density.

Lead Agency: City of Bellingham, Planning and Community Development Department (PCDD)

Staff Contact:

Kathy Bell, Senior Planner
Planning and Community Development Department
210 Lottie Street - Bellingham, WA 98225
Email / Phone: kbell@cob.org or 360-778-8347

Fiona Starr (*she/her*)

Office Assistant, Planning & Community Development, City of Bellingham

210 Lottie Street, Bellingham WA 98225

360-778-8300 (main) 360-778-8357 (direct) 711 (Washington State Relay)

fstarr@cob.org

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CAUTION: This email has been received from outside the Lummi Indian Business Council – Think before clicking on links, opening attachments, or responding.

Bowker, Kristina J.

From: Bell, Kathy M.
Sent: Wednesday, November 29, 2023 7:14 AM
To: Bowker, Kristina J.
Subject: FW: Hydrid Hearing for SUB2023-0011: Wellington Prelim.Plat

Follow Up Flag: Follow up
Flag Status: Completed

Kristi,

Please include in this email in the public record for the Wellington Preliminary Plat.

Thank you.

Kathy Bell | Senior Planner
Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org

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-----Original Message-----

From: Kelle <dragonlady@nuwworld.com>
Sent: Tuesday, November 28, 2023 11:48 AM
To: Bell, Kathy M. <kbell@cob.org>
Subject: Hydrid Hearing for SUB2023-0011: Wellington Prelim.Plat

[You don't often get email from dragonlady@nuwworld.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Kathy Bell, Sr.Planner,

We are Kelle and Heino Sunter (adjoining property owners to project). We would just like to add our approval to this project. It truly feels like the best use of the property, especially given it's location and proximity to downtown. Developing more density in this neighborhood, rather than "farther out" where more infrastucture to provide services would be required, seems like a great solution!

We know that the developer has been working closely with the City to make this Project a success in both zoning allowance and infrastucture improvements, so we definitely look forward to seeing it become a reality.

Sincerely,

Kelle and Heino Sunter
360-223-7437

Email: dragonlady@nuwworld.com

Bowker, Kristina J.

From: Bell, Kathy M.
Sent: Wednesday, November 29, 2023 3:35 PM
To: Bowker, Kristina J.
Subject: FW: Comments to SUB2023-0011

Please include in the public record for the Wellington preliminary plat.

Thanks.

Kathy Bell | Senior Planner

Planning & Community Development Dept., City of Bellingham
360.778.8347 kbell@cob.org



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Note: My incoming/outgoing e-mail messages are subject to public disclosure requirements per RCW 42.56

From: Kevin Gowan <kage2kiwi@gmail.com>
Sent: Wednesday, November 29, 2023 2:49 PM
To: Bell, Kathy M. <kbell@cob.org>
Subject: Comments to SUB2023-0011

You don't often get email from kage2kiwi@gmail.com. [Learn why this is important](#)

To the Hearing Examiner and the City Planners,

These comments are in regards to SUB2023-0011.

My name is Kevin Gowan. I am a homeowner neighbor to this project and live at: 1102 Yew St, Bellingham which is 0.1 miles away from this project.

As someone who grew up in Bellingham in the 90s it is clear the city continues to grow at a rapid pace with many folks moving to our area for the same reasons us locals choose to stay or move back to this beautiful town.

I am familiar with this project and I want to give the following input.

I believe how we build for the future is important and it is meaningful to do this in an intentional way. I see this infill project as having benefits for our city and neighborhood in a way that can set a good example by:

- Reducing conversion of agricultural land, sensitive habitat, and open/green space land in Whatcom County.
- Doesn't require significant new impervious surfaces per lot added.
- Uses existing city infrastructure which costs the city and its people less.
- Will be on a preexisting strong bus line servicing this area.
- Creates a nice dead-end neighborhood.

I see this project as one that helps to meet a communal need while also prevent urban sprawl. I am in support of this project and others like it within city limits.

Sincerely,

Kevin Gowan

1102 Yew St