



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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Determination of Non-Significance (DNS)

SEP2025-0005 & BLD2024-1120

Date of Issuance of Threshold Determination: 3/24/2025

Project Name: Demolition of Hanson Residence

Project Description: Demolition of an existing SFR that is more than 45 years old for the purpose of constructing a new SFR. The Washington State Department of Archaeology and Historic Preservation has determined that the home is not eligible for listing on the National Register of Historic Places, however the home is eligible for listing on Bellingham's Local Register of Historic Places. Pursuant to WAC 197-11-800(2)(g), SEPA review is required for the demolition of buildings that have recognized historic significance. Photo documentation of the interior and exterior and a Historic Property Report for archiving purposes will be provided to the State's Department of Archaeology and Historic Preservation. The new home will be located in the same footprint as the existing and does not encroach closer to Edgemoor Lagoon or Bellingham Bay.

Project Location: 101 Willow Road, Bellingham, 98225. Edgemoor Neighborhood, Area 4. 370211-397199

Proponent: Wyatt Rothenbuhler, AVT Planning, 360-527-9445 or [wyatt@avtplanning.com](mailto:w Wyatt@avtplanning.com)

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

Environmental Information Considered: SEPA Checklist dated 11/4/24 by applicant, HPI Report by applicant, GeoTech Evaluation by Element Solutions dated 4/12/2024.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter [36.70A](#) RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW [43.21C.240](#) and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. This decision was made after review of the environmental information considered on file with the lead agency. This information is available to the public at <http://www.cob.org/notices> or upon request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. A notice of Application and Optional DNS was issued on **2/21/2025**, there is no further comment period on the DNS.

Appeal Rights: Pursuant to BMC 16.20.210(D), there is no administrative appeal of this environmental determination.

Staff Contact: Emy Scherrer, Planner - Planning and Community Development Department
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Responsible Official: Kurt Nabbefeld, Development Services Manager, Planning and Community Development Department - 210 Lottie Street, Bellingham, WA 98225

Signature