

**WHATCOM COUNTY**

Planning & Development Services  
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**J.E. "Sam" Ryan**  
Director

**Application for Comprehensive Plan and Related Zoning Amendments**

Please check one of the following:

Comp Plan Map

Comp Plan Text

Zoning Map

Zoning Text

Do not write in this section of the application-for official use only.

Date Received: \_\_\_\_\_ File : \_\_\_\_\_

Date Complete: \_\_\_\_\_ Initials of reviewer: \_\_\_\_\_

Topic of Proposed Amendment:

Designate the North Bellingham UGA Reserve as an Urban Growth Area.

**A. General Information – All applicants must complete this section.**

Applicant's Name: Caitac USA Corporation

Signature: \_\_\_\_\_

Mailing Address: 205 West Smith Rd.

Bellingham, WA 98226

Email Address: bob@carmichaelclark.com

Home Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_ Business Phone # (360) 398-8300 \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Business Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_ Home Phone #: \_\_\_\_\_

**Please complete the questions below. Attach additional pages as needed.**

**B. For Map Amendments**

1. Tax Parcel Number(s) \_\_\_\_\_

Acreage: \_\_\_\_\_

Site Address: \_\_\_\_\_

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ ¼ Section: \_\_\_\_\_  
& 39                      02                      36                      SW / SE

Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

2. Existing Comprehensive Plan Designation:

3. Existing Zoning Designation:

4. Proposed Comprehensive Plan Designation:

5. Proposed Zoning Designation:

6. The Present Use of the Property is:

7. The Intended Future Use of the Property is:

8. Surrounding Land Use:

9. Services:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer          Septic

If sewer the purveyor is:

The site is currently served by: Public Water System          Well

If public water the purveyor is:

The site is located on a: Public Road          Private Road

Name of Road:

Fire District #:                                  Name:

School District #:                                Name:

10. Transfer of Development Rights (TDRs):

Are TDRs required under sections 2.160.080, 20.89.050, and/or 20.90.064 of the Whatcom County Code? If so, please explain how your proposal complies with the TDR requirements and/or how you qualify for modifications/exceptions from the TDR requirements.

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Not Required



4. How is the proposed amendment consistent with the Whatcom County Comprehensive Plan?
  
  
  
  
  
  
  
  
  
  
5. If within an Urban Growth Area, how is the proposed amendment consistent with interlocal agreements between the County and the City?
  
  
  
  
  
  
  
  
  
  
6. What changed conditions or further studies indicate a need for the amendment?
  
  
  
  
  
  
  
  
  
  
7. How will the public interest be served by the amendment? In determining whether the public interest will be served, factors including but not limited to the following will be considered:
  - The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the Comprehensive Plan.
  - The anticipated effect upon the ability of the County and/or other service providers, such as cities, schools, water and/or sewer purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.
  - Anticipated impact upon designated agricultural, forest and mineral resource lands.

8. Does the amendment include or facilitate illegal spot zoning? Please explain.

**E. Supporting Information – Attach the Following:**

See Attached Vicinity Map, Owner List & Map and Mailing List and Map and SEPA Checklist

A. A vicinity map showing property lines, roads, existing and proposed Comprehensive Plan and Zoning designations. (This information is required for map amendments only).

B. Mailing labels with names and mailing addresses of the owners of all property included within the area proposed for re-designation and:

- For a map amendment within an existing urban growth area, mailing labels with the typed address of each property owner within 300 feet of the external boundaries of the subject property as shown by the records of the county assessor.
- For a map amendment outside existing urban growth areas, mailing labels with the typed address of each property owner within 1,000 feet of the external boundaries of the subject property as shown by the records of the county assessor.
- For map amendments that involve rezoning property to an Airport Operations District, mailing labels with the typed address of each property owner within 1,500 feet of the external boundaries of the subject property as shown by the records of the county assessor.

C. State Environmental Policy Act (SEPA) Checklist

**F. Fees**

The Whatcom County Code 2.160.110 states that: *Once an amendment is initiated by resolution of the county council, the applicant shall pay the initiation fee within 15 days. The county council may take official action to waive the initiation fee at the time it approves the initiating resolution if it finds the proposed amendment will clearly benefit the community as a whole and will not be for private financial gain.*

A. Are you requesting that the County Council waive the fees for this application?

Yes          No

If so, please describe how the proposed amendment clearly benefits the community as a whole and will not be for private financial gain.

**E. Authorization:**

Signature of Applicant(s) or Agent:

A handwritten signature in black ink, appearing to be 'N. [unclear]', written over a horizontal line.

Date: 2/16/2021

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# ADDENDUM TO APPLICATION



# **ADDENDUM TO THE APPLICATION FOR AMENDING THE WHATCOM COUNTY COMPREHENSIVE PLAN AND ZONING**

## **1. Why is the Amendment needed and being proposed?**

Affordable housing supply within the City of Bellingham has become a public crisis. Despite continued efforts toward multi-family urban infill, housing prices have been increasing and vacancy rates continue to be at near historic lows (1.5 – 2%).

Since the adoption of the 2016 Comprehensive Plan update the mix of proposed new housing types in Bellingham has been heavily skewed towards multi-family, leaving few single housing units available for new families. The current City of Bellingham Housing Statistics indicate that residential projects currently under consideration will be 85-90% multi-family. Additionally, only 11% of current residential construction is single family.

New single-family home construction is approaching the capacity of the pipeline projects approved prior to adoption of the current Comprehensive Plan in 2016 with few new single family residential projects proposed. Additional land capacity to accommodate single family projects has been further constrained with enhanced regulations since the adoption of the 2016 Comprehensive Plan update. Adding additional, well planned land will help ensure the city will achieve an appropriate variety of housing for the remaining planning period.

Bellingham families desiring to live in a single family home are finding they need to look to the unincorporated county areas or the smaller cities to find a suitable home. This has added to sprawl in the county lands and has put pressure on the smaller cities to accept larger and more rapid growth than anticipated. It is not expected that the City of Bellingham will accommodate it's allocated share of the county population growth in the future without additional lands which are appropriate for a variety of single family housing.

As Bellingham families have been growing, some are remaining in apartment units in order to remain close to jobs, schools, goods and service. Many of these families would prefer to live in single family homes but cannot find an affordable home in Bellingham. As a consequence, other lower income families are priced out of the rental market and some have become homeless. Adding land which can fulfill single family needs in town would help alleviate this crisis.

### **WHY CAITAC ? WHY NOW ?**

Caitac recognizes the responsibility of creating a well planned, inclusive and sustainable community and is prepared to move forward with the master planning process which will result in a positive benefit to the City of Bellingham and Whatcom County.

Larrabee Springs Inc. (LSI) is the home building subsidiary of Caitac. LSI has been successfully developing communities in the northern Cordata area of the City of Bellingham for the past 12 years. These neighborhoods demonstrate a proven commitment to sustainability and affordability and have been well received by the community. Our homes all feature solar power, energy efficient construction and are set in a landscape of native plantings. The development areas include natural stream and wetland features as well as a flourishing wetland creation and enhancement program.

In November, 2019 the City of Bellingham Housing Equity Update identified all of our neighborhoods as meeting the affordability measures for a family with a median household income.

Caitac and LSI continue to develop communities in the north Cordata area. Having sold all its new homes south of Kline Road from Cordata to Aldrich, LSI is now building and selling new homes north of Kline Road up to the current Bellingham city limits. However we are fast running short of buildable lands. Caitac is in a position to provide significant new housing opportunities for the city, but needs support to bring additional property into the Urban Growth Area and then annex into the city. The first step toward this goal is inclusion into the City of Bellingham's Urban Growth Area (UGA).

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In 2016, South Caitac was designated as urban growth area reserve to recognize it as a logical area for new housing. While this was a positive step, it does not allow Caitac to move forward with necessary development planning. Achieving UGA status allows Caitac to enter into meaningful discussions with the city regarding public services and capital facilities financing, community goals and visions and master site planning. Discussions which would ultimately lead to a well-planned, orderly annexation into the city boundaries.

The existing communities within the northern Cordata area as well as the Meridian Corridor are unfinished and will remain unsettled until adequate infrastructure and services are resolved. By bringing South Caitac into the UGA, these communities will be afforded an opportunity to engage in meaningful discussions and planning for the completion of their portion of the City. Ideas for arterial transportation linkages, regional utility improvements, walkable connections, residential and commercial forms, local road and utility infrastructure, public facilities, open spaces, parks, community gathering centers and other amenities have been voiced to us over the past years, with an outpouring of support from many residents of the local community. This is the legacy we should be working toward now.

During the comprehensive plan update process in 2015-16, both the city and county **planning commissions** voted unanimously to include South Caitac into the UGA. As mentioned, however, the city and county **councils** decided that the property would only be included in the UGA "Reserve" for the time being. During the deliberations it was well established that the Caitac property would be the most logical place to grow for future generations in Bellingham. It is an efficient area to accommodate new homes, especially a variety of single family housing types.

The city determined that their policies related to population projections and housing goals did not warrant the need for the land at the time. However, it was a very close call with regard to the associated calculations of existing land capacity as to whether the city needed more land for housing.

It was determined that the city would closely monitor building permits, and population trends and re-examine the growth potential of the existing UGA's through its Annexation Phasing Plan update.

When the City of Bellingham City Council adopted the 2016 Comprehensive Plan it was stated in the Ordinance: *"In the next year the city will be updating the 2009 Annexation Phasing Plan. The process and potential outcomes will impact the City's long-range capital facilities planning."* (Ordinance 2016-11-037).

The city council was told the Annexation Phasing Plan update would be completed within two years following adoption of the 2016 comprehensive plan. The Annexation Phasing Plan was intended to remove areas from the UGA with limited interest or potential for future development, and add areas to the UGA that are primed for development such as South Caitac. The Annexation Phasing Plan was also intended to evaluate the Capital Facilities Planning necessary to accommodate the recommendations from the plan. The Annexation Phasing Plan remains incomplete, but, this Comprehensive Plan Amendment proposal can serve to re-engage that analysis.

We believe the current facts support bringing the South Caitac property into the UGA now. Current long range planning efforts at the county and city would result in UGA decisions to be made no sooner than mid 2025. Annexation discussions can only begin after inclusion in the UGA. And then, as you know, annexation into the city only starts the land development process. Next come environmental assessments and review, obtaining preliminary plat approval, followed by engineering design, construction, and approval of all necessary supporting infrastructure. If the South Caitac property were included in the UGA tomorrow, Caitac will still be many years away from obtaining its first building permit on the property.

There is a tremendous amount of work to be done before annexation and housing construction can occur on the property. We need to engage with the city and county in meaningful discussions now, so that

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housing needs can be filled sooner rather than later. This type of planning and engagement only begins in earnest once UGA status is granted for the property.

We believe that the process to bring the South Caitac property into the UGA should move forward immediately and quickly. This process could work in a parallel fashion with the County's current Buildable Lands planning efforts to avoid further delay.

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## 2. How does the proposed amendment conform to the requirements of the Growth Management Act?

### **RCW 36.70A.020 Planning Goals:**

The Growth Management Act prescribes goals to guide the development and adoption of comprehensive plans and development regulations for individual cities and counties. The proposed amendment conforms to the GMA goals as follows:

### **RCW 36.70A.020 (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

The proposed amendment encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. Upgrades and expansions to existing services will be required, however services are available in the general vicinity of the subject parcels and there are few limitations for making those services available to the site. Prior to inclusion of the subject property to the City of Bellingham UGA an updated capital facilities plan shall be prepared confirming water and sewer infrastructure needs as well as an east-west arterial connection.

### **RCW 36.70A.020 (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.**

The amendment reduces the inappropriate conversion of undeveloped land into sprawling, low-density development by limiting development to an area with adjacent urban level infrastructure. The subject properties are located in an area generally characterized by urban growth and are suitable for development at urban densities.

### **RCW 36.70A.020 (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.**

The proposed amendment will promote development of a plan for an east-west connection at the north end of the city. Additionally, preliminary development plans for the amendment area depict a community encouraging reduced reliance on fossil fuels and emphasizing transit, bicycle and pedestrian movement through a system of arterials, residential streets and pedestrian routes. The amendment will promote efficient multi-modal transportation systems that are based on regional priorities.

### **RCW 36.70A.020 (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.**

The amendment will make additional housing opportunities available to a wide spectrum of economic segments of the community, promotes a variety of residential densities and housing types, and encourages preservation of existing housing stock. Proponents of the amendment anticipate utilization of a master planned development concept for creating a community that is economically diverse, inclusive and sustainable.

### **RCW 36.70A.020 (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.**

The amendment encourages economic development and promotes economic opportunity for citizens of both Bellingham and Whatcom County. The proposed amendment will initially benefit construction and public works employees residing throughout the county by providing employment sources in those fields. Upon buildout, the properties involved would provide additional employment in various other economic sectors.

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The creation of affordable family and workforce housing types will benefit existing business within the City of Bellingham and the surrounding area by providing housing opportunities near to the workplace and to goods and services. In addition, housing availability for employees is a key factor in attracting new businesses to the area. The creation of new affordable family and workforce housing types will benefit the City of Bellingham in attracting new businesses and industries.

**RCW 36.70A.020 (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.**

This goal is not directly applicable to this application.

**RCW 36.70A.020 (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.**

This goal is not directly applicable to this application.

**RCW 36.70A.020 (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.**

This goal is not directly applicable to this application, as there are no designated natural resource lands or industries within the affected properties.

**RCW 36.70A.020 (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.**

The amendment meets goals to encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks. The amendment area provides myriad opportunities for recreation and environmental preservation. A public golf course presently existing on a portion of the property will be retained, and other opportunities for recreation and leisure will be developed, including walking and jogging trails, bicycle routes, parks and playgrounds.

Existing streams traversing the property will be adequately buffered and retained in a natural state to provide undisturbed habitat for fish and wildlife. Wetland creation and enhancement on the Caitac property will provide high quality habitat and an opportunity for passive enjoyment and reflection, while other park areas will emphasize opportunities for organized sports and cultural exhibits.

**RCW 36.70A.020 (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.**

The proposed amendment facilitates protection of the environment and enhancement of the state's high quality of life, including air and water quality and the availability of water. Approval of the amendment will promote the development of appropriate residential and commercial densities located close to existing infrastructure, goods and services. This will increase the potential for people and businesses to reduce vehicle miles traveled, which will have the effect to reduce the potential impacts to air quality. Multi-modal transportation intended to reduce fossil fuel consumption will be directed to similar effect.

Implementation of low impact development stormwater strategies, integrated wetland habitat creation and management strategies and wetland enhancement programs will protect and enhance surface water quality.

Additionally, approval of the amendment would have the potential to reduce pressure for development in the Lake Whatcom watershed and other more sensitive areas by providing an attractive, and more appropriate alternative location for accepting urban growth.

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**RCW 36.70A.020 (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.**

The amendment process will implement the adopted County and City citizen participation programs.

Moving this amendment forward for consideration will enhance the public's opportunity to review this specific proposal in depth and provide site specific comments, suggestions and opinions relating to the important topic of how to most effectively increase housing supply.

**RCW 36.70A.020 (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.**

Currently, adequate urban level water supply and sewer service mains exist within the Guide Meridian and Cordata Parkway corridors to serve the proposed project area. Existing deficiencies which have been identified include water storage capacity, sewer lift station and an east-west arterial connection. These capital facilities will be evaluated and incorporated into an update of the City of Bellingham Capital Facilities Plan prior to inclusion in the UGA.

The amendment helps to ensure that those public facilities and services necessary to support development shall be adequate to serve the development concurrent with need without decreasing existing service levels below locally established minimum standards.

The proposed amendment encourages the development of services concurrently with development. All necessary services and utilities will be in place prior to development.

**RCW 36.70A.020 (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.**

This goal is not applicable to this amendment request.

### **RCW 36.70A.110 Comprehensive Plans – Urban Growth Areas.**

**RCW 36.70A.110 (1) Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350.**

The proposed amendment area lies entirely with the UGA Reserve as adopted by the County Council in 2016.

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**RCW 36.70A.110 (2)** Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses. Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve. An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.

The amendment request is consistent as it promotes the coordination of urban level services with existing systems to insure concurrency of services with development. The amendment area property abuts existing urban development and is adjacent to all necessary urban services readily capable of being extended. Inclusion in the UGA will promote the expansion and upgrading of infrastructure and will alleviate certain current system deficiencies.

The intended use for the Caitac property is a sustainable master planned residential community including a diversity of housing types, neighborhood commercial and retail facilities, parklands, playgrounds, trails, open spaces and public gathering places. The intended use for the Meridian properties vary, including residential and commercial and light industrial uses as appropriate.

**RCW 36.70A.110(3)** Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

The proposed amendment area meets this criteria. The site is adjacent to the current incorporated city limits and UGA boundaries. The surrounding area is characterized by urban growth to the south and east. The amendment area is already in a non-rural use and is ideally suited for additional more intense urban uses.

The proposed amendment area will be served by a combination of existing public facilities and services as well as privately funded facilities. Currently, adequate water supply and sewer service mains exist within the Guide Meridian and Cordata Parkway corridors to serve the proposed amendment area. Existing deficiencies which have been identified include water storage capacity, sewer lift station and an east-west arterial connection. These capital facilities will be evaluated and incorporated into an updated Capital Facilities Plan prior to inclusion in the UGA.

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## 3. How is the proposed amendment consistent with the County-Wide Planning Policies for Whatcom County?

### WHATCOM COUNTY COUNTY-WIDE PLANNING POLICIES

#### A. Citizen Involvement

The amendment process will adhere to the adopted County and City citizen participation programs. Moving this amendment forward for consideration would enhance the public's opportunity to review this specific proposal in depth and provide site specific comments, suggestions and opinions.

#### B. Urban versus Rural Distinctions

The proposed amendment is consistent with the criteria associated with converting an urban growth area reserve (UGAR) to a UGA in accordance with Whatcom County Code.

#### C. URBAN GROWTH AREAS

##### C-1 "Urban growth needs shall be met by a combination of in-fill within cities and by growth within designated municipal and non-municipal Urban Growth Areas.

The proposed amendment is consistent with the City of Bellingham goal of providing for a variety of housing.

##### C-2 The size and location of Urban Growth Areas shall be consistent with adopted local policies and with the capital facilities plans

The adopted City and County Comprehensive Plans and the Urban Fringe Subarea Plan have identified the proposed amendment area as suitable for future urban development.

##### C-3a. The most current, accurate population projections based on a range provided for Whatcom County by the Office of Financial Management shall be used as the basis for determining that Urban Growth Areas shall include sufficient area to permit the urban growth that is projected to occur in the county for the succeeding twenty-year period.

This amendment proposal assumes that the current population projections and allocations are the basis for evaluating if UGA's include sufficient area to permit the projected growth.

##### C-3b. The County and Cities shall develop a consistent approach to calculating the land supply needed within an urban growth area. This approach shall consider limitations imposed by critical area regulations, infrastructure needs, open space, existing uses, local market factors and the ability of the jurisdiction to provide services. It is recognized that the above limitations may vary by jurisdiction, but the method for applying them shall be consistent. Urban growth areas shall permit a range of densities and uses; however, in recognition of community character, these uses and densities may vary among jurisdictions.

This proposal does not address the specifics of the County's Land Capacity Analysis Methodology.



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**C-4. Urban Growth Areas shall be evaluated at least every ten years to determine if they contain sufficient area to accommodate the urban growth that is projected for the succeeding twenty-year period. The market factor for each Urban Growth Area shall also be evaluated to determine whether the land supply is adequate to meet the needs of the community or whether the land supply is excessive and contributing to sprawl.**

The land capacity analysis associated with the Comprehensive Plan update for Whatcom County and the City of Bellingham was completed in 2016 and the update of the 2009 Annexation Phasing Plan was initiated in 2017, however, it remains uncompleted. The proposed amendment will help to re-engage that analysis with specific reference to the goal of providing a variety of housing.

**C-5. Urban Growth areas should be established in a way that preserves agricultural land, forestry, mineral resources, water resources, and critical areas. Urban growth shall maintain proper buffers from natural resource areas to minimize conflicts with natural resources and industries based on them.**

No impacts to agricultural lands, forestry, or mineral resources will occur as a result of the proposed amendment. The area of the proposed amendment is not designated as agricultural, forestry, or mineral resource land. No intensive farming or mineral resource activities exist in the immediate vicinity of the amendment area. The amendment area is proximate to the state highway, a busy county road, neighboring commercial activities, location of the golf course, and unsuitable soils. The proposed amendment will only serve to improve water resources and preservation of critical areas, by enhancing natural areas, development of the water quality and treatment center, and by providing a suitable alternative to development in more environmentally sensitive areas.

### **D. CITY URBAN GROWTH AREAS**

**D-1. The Urban Growth Areas for the small cities shall be of an adequate size to allow them to become viable economic centers with a balance of jobs and housing. The small cities shall do appropriate planning to ensure adequate distribution of land uses and services at a range of urban densities and zoning classifications.**

Not applicable to this amendment application.

**D-2 Urban Growth Areas for cities shall include those areas contiguous to cities and with urban characteristics as defined by the Act. The Geneva area in Bellingham's UGA is characterized by urban development, but is also identified by the city and county as a Water Resource Protection UGA because of its location in the Lake Whatcom Watershed. Lake Whatcom is the drinking water source for much of the Bellingham urban area. Geneva is appropriate to include in an urban growth area, but is not an area where additional urban development is desirable.**

Not applicable to this amendment application.

**D-3 Cities shall develop a plan to provide urban level water and sewer services within their Urban Growth Areas. This plan should be developed in cooperation with existing water purveyors and other municipal corporations providing water or sewer services within each city's Urban Area and should be implemented through interlocal agreements. Short term and long-term boundaries may be used to facilitate provision of urban levels of service and to not preclude future urban densities as defined within the Whatcom County Comprehensive Plan.**

The City of Bellingham developed a capital facilities plan in 2006 which included the entire 600 acre Caitac property as well as the adjacent Meridian properties. The proposed amendment would promote the development of an updated capital facilities plan which incorporates the southern portion of the Caitac property and the Meridian properties.

## **ADDENDUM TO THE APPLICATION FOR AMENDING THE WHATCOM COUNTY COMPREHENSIVE PLAN AND ZONING**

**D-4 Existing cities should absorb additional population at a range of densities appropriately responsive to the city's community vision before extending city Urban Growth Areas into areas where growth would adversely impact critical areas and resource lands. In those small cities entirely surrounded by flood plains, critical area and resource lands or within Shellfish Protection Districts, the county and the city shall seek to negotiate a balance between protection of resources and the allocation of adequate land area to meet the growth needs of the city and to maintain the desired character of the community.**

The amendment area abuts the northern city limits of Bellingham. Area soils are not conducive to using the property primarily for the production of food, other agricultural products, or fiber. Nor does the property contain mineral or forestry resources. Failure of the amendment may result in unplanned rural development at R-10 density that will require retrofitting to urban standards when development exceeds the current residential land capacity within the twenty-year planning period.

**Clearly it is not feasible to address each and every County-wide Planning Policy as part of this application, however the most pertinent policies are discussed above. The proponent for the amendment is aware of the Policies, and stipulates to objectives stated therein for housing, infrastructure, annexation, and economic development.**

### **4. How is the proposed amendment consistent with the Whatcom County Comprehensive Plan?**

The land use chapter of the Whatcom County Comprehensive Plan has provided guidance related to the proposed amendment. It is stated on page 2-84: *“ Prior to re-designating the south Caitac area to UGA, need for additional land capacity must be demonstrated and planning for adequate public facilities and services must be completed. UGA Reserve areas should retain rural zoning until such time the unincorporated area is placed in the UGA.”*

The applicant, through this application and subsequent review and coordination with the agencies will meet the criteria for designating south Caitac to UGA status.

The proposed amendment is consistent with WCC 22.10 which governs the procedures for processing comprehensive plan amendments. Additionally, the proposed amendment is consistent with the current Urban Fringe Subarea Plan and the Interlocal Agreement 2012-04013.

### **5. If within an Urban Growth Area, how is the proposed amendment consistent with interlocal agreements between the County and the City?**

The proponent recognizes the importance of the interlocal agreement for implementing the policies adopted by residents in the Whatcom County County-wide Planning Policies. Interlocal agreements primarily address annexation procedures while recognizing that occasionally the community's best interest is served by extending services prior to annexation where effective guidelines are in place.

Inclusion in the UGA will provide assurance that the needs of the city and county are met when land is converted from rural to urban uses. Upon approval of the proposed amendment, the proponent anticipates development of an annexation agreement addressing infrastructure and service-related financing, costs, and ultimate responsibility. The next step will be submittal of an application for a master planned community, and the City will be invited to participate and respond in Technical Review Committee meetings regarding such projects. The interlocal agreement specifies that the County, to the extent practical, will require new developments to conform to City design standards. The applicant has no conflicts with requirements specified in interlocal agreements between the City and County. Additionally, the proponent encourages interlocal agreement policies for transferring densities from rural areas, resource lands, and from the watershed to urban areas inside the UGA.

# ADDENDUM TO THE APPLICATION FOR AMENDING THE WHATCOM COUNTY COMPREHENSIVE PLAN AND ZONING

## 6. What changed conditions or further studies indicate a need for the amendment?

Housing supply within the City of Bellingham has become a public crisis. Despite efforts for urban infill housing prices have been increasing and vacancy rates continue to be at near historic lows (1.5 – 2%).

The City of Bellingham Comprehensive Plan anticipates that 68% of new housing should be multi-family in order to ultimately achieve an equal balance between single family and multi-family homes within the current planning period. Current City of Bellingham development statistics indicate that the city has nearly achieved its goal of an equal balance between single family and multi-family housing.

Yet, currently 90% of ongoing residential construction activity is multi-family and approximately 85% of proposed land use applications are for multi-family projects.

- 1,306 residential units in pending applications, of which 1,104 are multi-family (85%)
- 1,455 residential units under construction, of which 1,312 are multi-family (90%)

Land Capacity Analysis prepared in support of the City's 2016 Comprehensive Plan assumes a vacancy rate of 4% for single family and 7.25% for multi-family housing. However, the average vacancy rate for residential units has been below 2% since the adoption of the plan, creating continued pressure on housing and rental prices.

The demand for housing has been significantly greater than anticipated and the supply of housing has not kept up with the needs of the community. Creation of additional appropriate housing choices would help achieve an improved vacancy rate.

Since the adoption of the 2016 Comprehensive Plan, significant urban residential development has been constructed up to the southern boundary of the proposed amendment area. Public roadways, water mains, sewer mains and electric service have been constructed and dedicated to the city. These planned roadways currently run northerly to the city limits and abut the amendment area. This planned infrastructure is sized for and intended to continue northerly into the amendment area site as an extension of the city service area.

Since the adoption of the Comprehensive Plan, the City of Bellingham has adopted revisions to the Critical Areas Ordinance, Grading Ordinance and Subdivision Ordinances. These revisions have a significant negative effect on available land capacity and housing opportunities. Pending revisions to the Shoreline Master Plan will add further constraints to the land capacity and housing opportunities. Additional land is necessary to offset the necessary reductions.

## 7. How will the public interest be served by the amendment? Please address the factors identified below.

- **The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the Comprehensive Plan.**

The proposed amendment has the potential to affect the rate and distribution of population growth within the City of Bellingham by providing additional lands appropriate to meet the needs of the community. The proposed amendment has the potential to affect the rate and distribution of population growth within the unincorporated areas of Whatcom County by reducing sprawl.

The lack of affordable housing and worker housing is a top impediment to recruiting, retaining, and developing a skilled workforce. The creation of affordable family and workforce housing types would benefit existing business within the City of Bellingham and the surrounding area by providing housing opportunities near to the workplace and to goods and services. Additionally, the creation of affordable family and workforce housing types would benefit the City of Bellingham by attracting new businesses and industries.

## **ADDENDUM TO THE APPLICATION FOR AMENDING THE WHATCOM COUNTY COMPREHENSIVE PLAN AND ZONING**

Development of the property would be guided through a comprehensive master plan process which will ensure that neighborhoods, including infrastructure, services, open spaces and trail corridors are provided in a cohesive, phased manner. The Master Plan Planning approach will help avoid disjointed, piecemeal development patterns.

- **The anticipated effect upon the ability of the County and/or other service providers, such as schools, water and/or sewer purveyors, fire districts, and other as applicable, to provide adequate services and public facilities including transportation facilities.**

The proposed amendment would affect existing agencies, districts and service providers in terms of levels of service, staffing, facility needs and tax base. As the proposed amendment is reviewed, the applicant will work with the stakeholders to develop plans to serve the area.

The proposed amendment area is located adjacent to available services, and with some modification to existing infrastructure, will be relatively uncomplicated to serve. The proponent anticipates numerous technical studies for traffic, surface water management, water supply and sanitary sewer collection early in the evaluation process for determining appropriate services levels. Approval of a Master Plan Development on the property will precede any development on the Caitac portion of the amendment area. Most likely, substantial improvements will include resizing and extending current water service, construction of an additional water storage tank, extending sanitary sewer and installing lift stations. It is anticipated land will be made available for a new middle school. Traffic studies will be conducted, and the necessary improvements installed, but it is likely transportation systems will be vastly improved as a result of developing the amendment site because the new arterial will help offset current congestion on the Guide Meridian.

- **The suitability of the site to provide on-site wells and/or on-site sewage disposal, if applicable.**

No additional on-site wells or on-site sewage disposal facilities are anticipated. Future development will utilize public water and sewer facilities.

- **Anticipated impact upon critical areas.**

A wetland reconnaissance was conducted on the site by the city consultant in 2015. Wetland areas and stream channels were identified. Future development will be subject to the Critical Areas Ordinance and Shoreline Master Program. The potential impacts of future development will be avoided or mitigated pursuant to the Critical Areas Ordinance.

- **Anticipated impact upon designated agricultural, forest and mineral resource lands.**

No resource lands are located within or directly adjacent to the subject property.

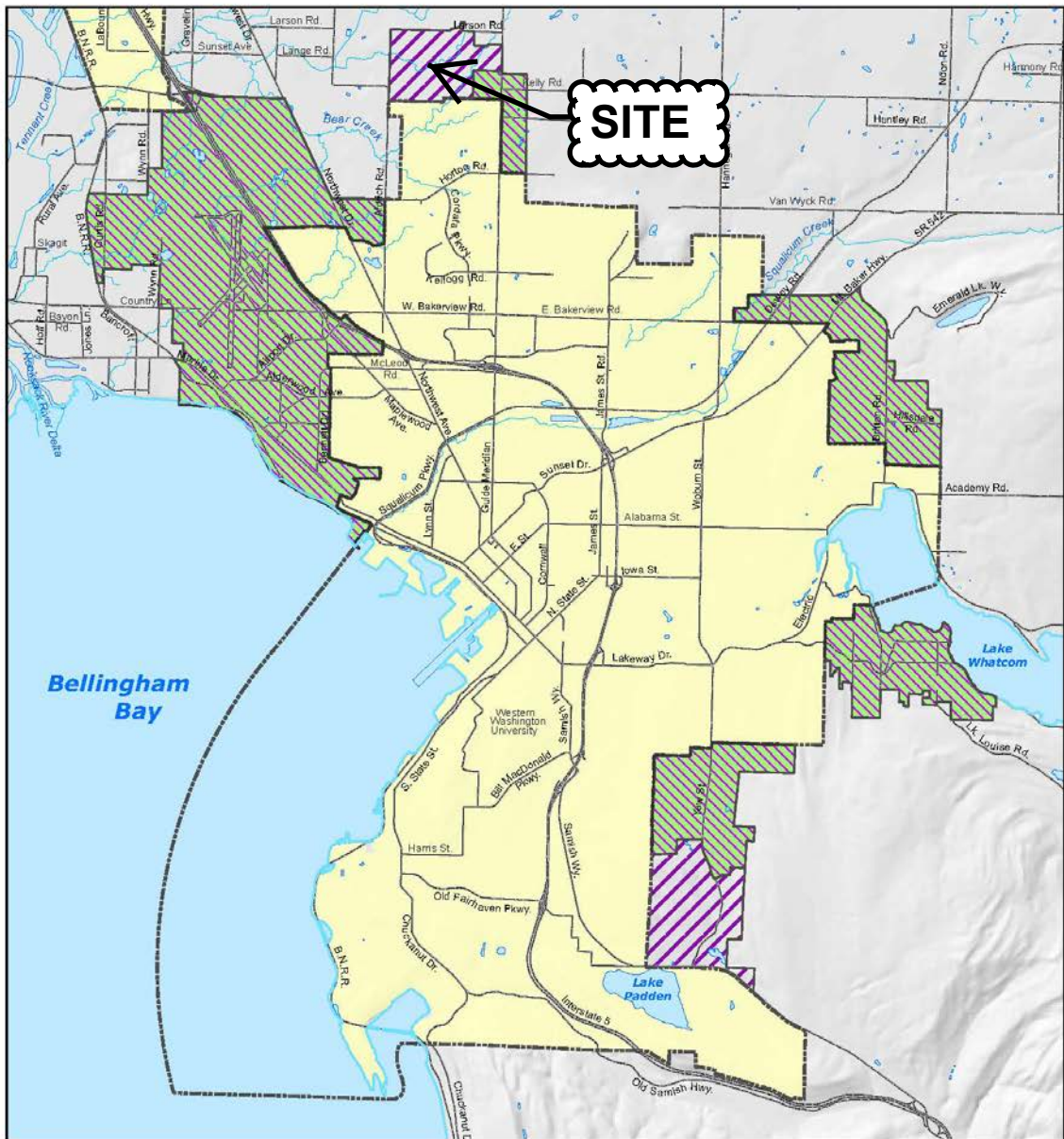
### **8. Does the amendment include or facilitate illegal spot zoning? Please explain.**

No. Appropriate zoning designations will be applied concurrent with the adoption of the comprehensive plan amendment.

## VICINITY MAPS AND EXHIBITS

# VICINITY MAP

## V. Bellingham Urban Fringe Subarea Planning Area Map

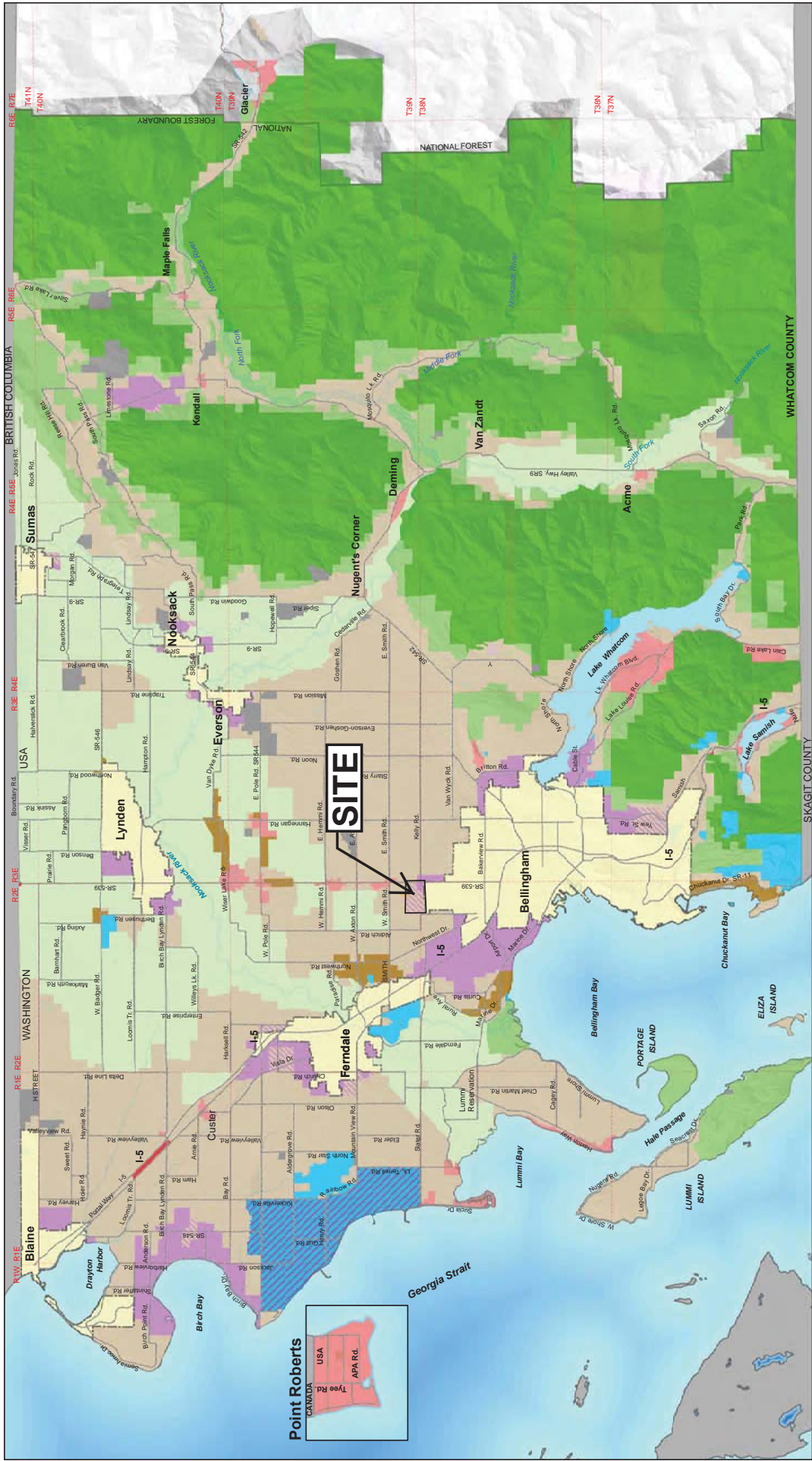


### - Bellingham Urban Fringe Subarea

-  Bellingham Urban Fringe Subarea
-  Urban Growth Area
-  Urban Growth Area Reserve
-  Incorporated City

USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:  
 Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use, storage, and further agreement to hold Whatcom County harmless from and against any damages, costs, or liability arising from any use of this map.





Source: Whatcom County PDS 2015 (Revised)

**USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:**  
 The information on this map is provided as a general guide only. No representation or warranty is made concerning the accuracy or completeness of the information. The user assumes all responsibility for the use of the information. Any user who relies on this information does so at their own risk. Whatcom County does not warrant the accuracy or completeness of the information. Any user who relies on this information does so at their own risk. Whatcom County does not warrant the accuracy or completeness of the information.

- Mineral Resource Lands
- Public Recreation

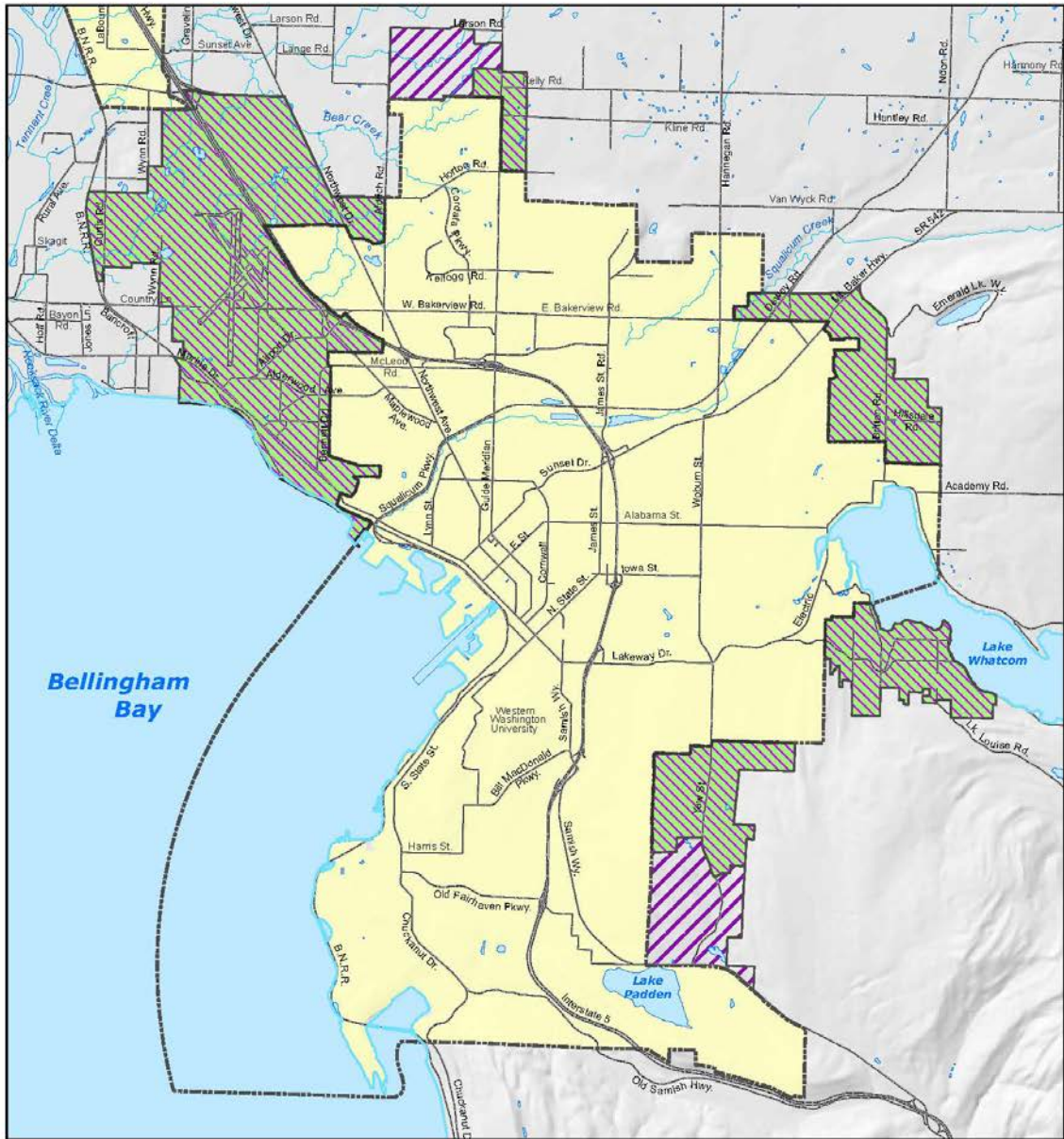
- Rural Business
- Agriculture
- Rural Forestry
- Commercial Forestry

- Rural
- Rural Neighborhood
- Rural Community
- Rural Tourism

- Incorporated City
- Urban Growth Area
- Urban Growth Area Reserve
- Major/Port Industrial UGA



# V. Bellingham Urban Fringe Subarea Planning Area Map



## - Bellingham Urban Fringe Subarea

-  Bellingham Urban Fringe Subarea
-  Urban Growth Area
-  Urban Growth Area Reserve
-  Incorporated City

USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:  
 Whatcom County disclaims any warranty of MERCHANTABILITY or WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use, storage, and further agreement to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

0 2,000 4,000 8,000 feet





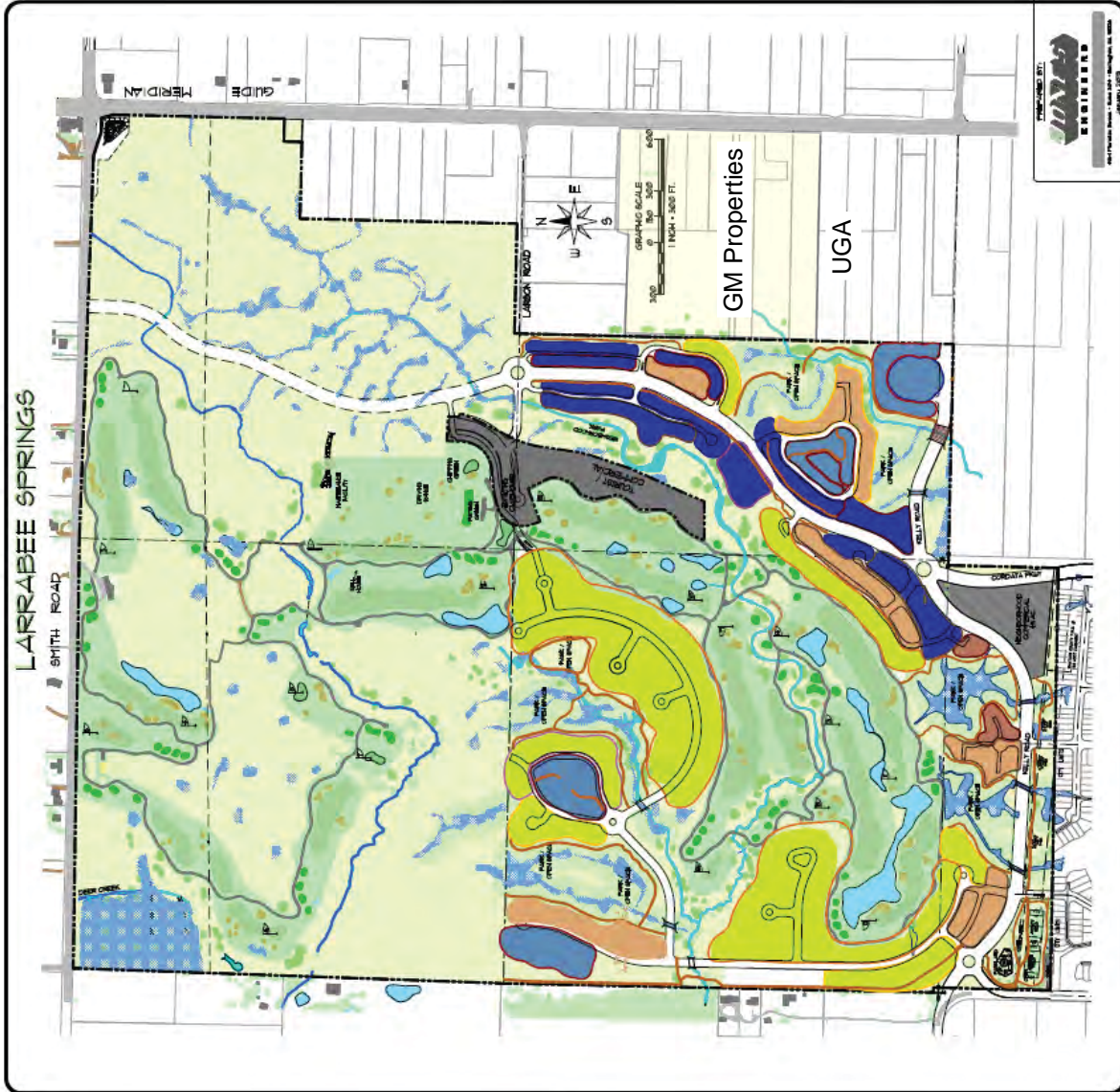
# Master Plan Vision

**The Caitac portion of the Proposed Amendment Area is situated on the southerly portion of Larrabee Springs Property.**

**“We envision a community which emphasizes economic sustainability, social responsibility and environmental awareness.”**

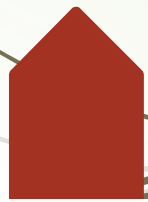


**The Guide Meridian Properties of the Proposed Amendment Area are situated in this area, west of the Guide Meridian.**



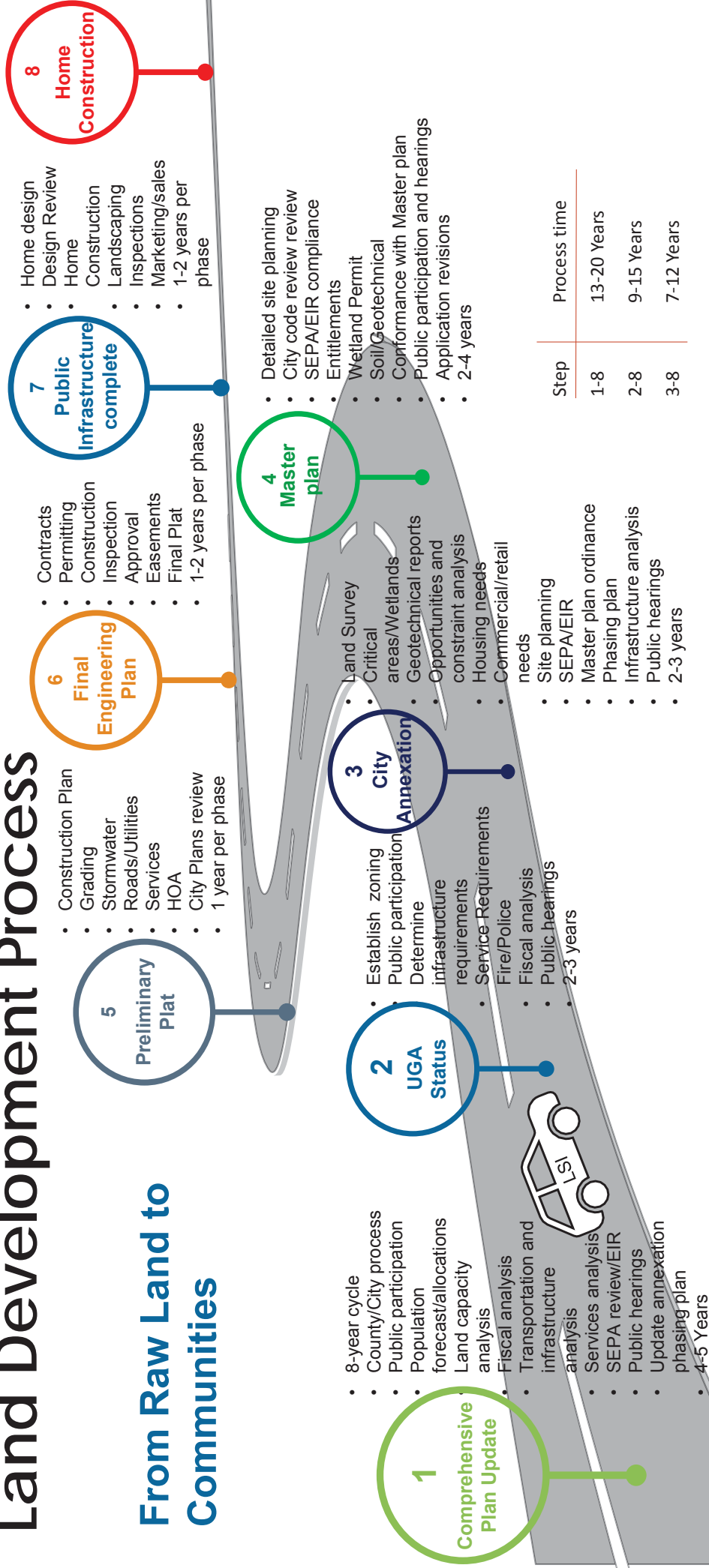
- HOMES - SF FAIRWAY  
51 AC.
- BUNGALOW COURTYARD  
14 AC.
- DUPLEX - STACKED  
13 AC.
- TOWNHOME/CONDO  
18 AC.
- COMMERCIAL  
14 AC.

# Housing Allocations



# Land Development Process

## From Raw Land to Communities



1

### Comprehensive Plan Update

- 8-year cycle
- County/City process
- Public participation
- Population forecast/allocation
- Land capacity analysis
- Fiscal analysis
- Transportation and infrastructure analysis
- Services analysis
- SEPA review/EIR
- Public hearings
- Update annexation phasing plan
- 4-5 Years

2

### UGA Status

- Establish zoning
- Public participation
- Determine infrastructure requirements
- Service Requirements
- Fire/Police
- Fiscal analysis
- Public hearings
- 2-3 years

3

### City Annexation

- Land Survey
- Critical areas/Wetlands
- Geotechnical reports
- Opportunities and constraint analysis
- Housing needs
- Commercial/retail needs
- Site planning
- SEPA/EIR
- Master plan ordinance
- Phasing plan
- Infrastructure analysis
- Public hearings
- 2-3 years

4

### Master plan

- Detailed site planning
- City code review
- SEPA/EIR compliance
- Entitlements
- Wetland Permit
- Soil/Geotechnical
- Conformance with Master plan
- Public participation and hearings
- Application revisions
- 2-4 years

6

### Final Engineering Plan

- Construction Plan
- Grading
- Stormwater
- Roads/Utilities
- Services
- HOA
- City Plans review
- 1 year per phase

7

### Public Infrastructure complete

- Contracts
- Permitting
- Construction
- Inspection
- Approval
- Easements
- Final Plat
- 1-2 years per phase

8

### Home Construction

- Home design
- Design Review
- Home
- Construction
- Landscaping
- Inspections
- Marketing/sales
- 1-2 years per phase

# PARCEL LIST AND MAP

## OWNER PARCEL LIST

### CAITAC:

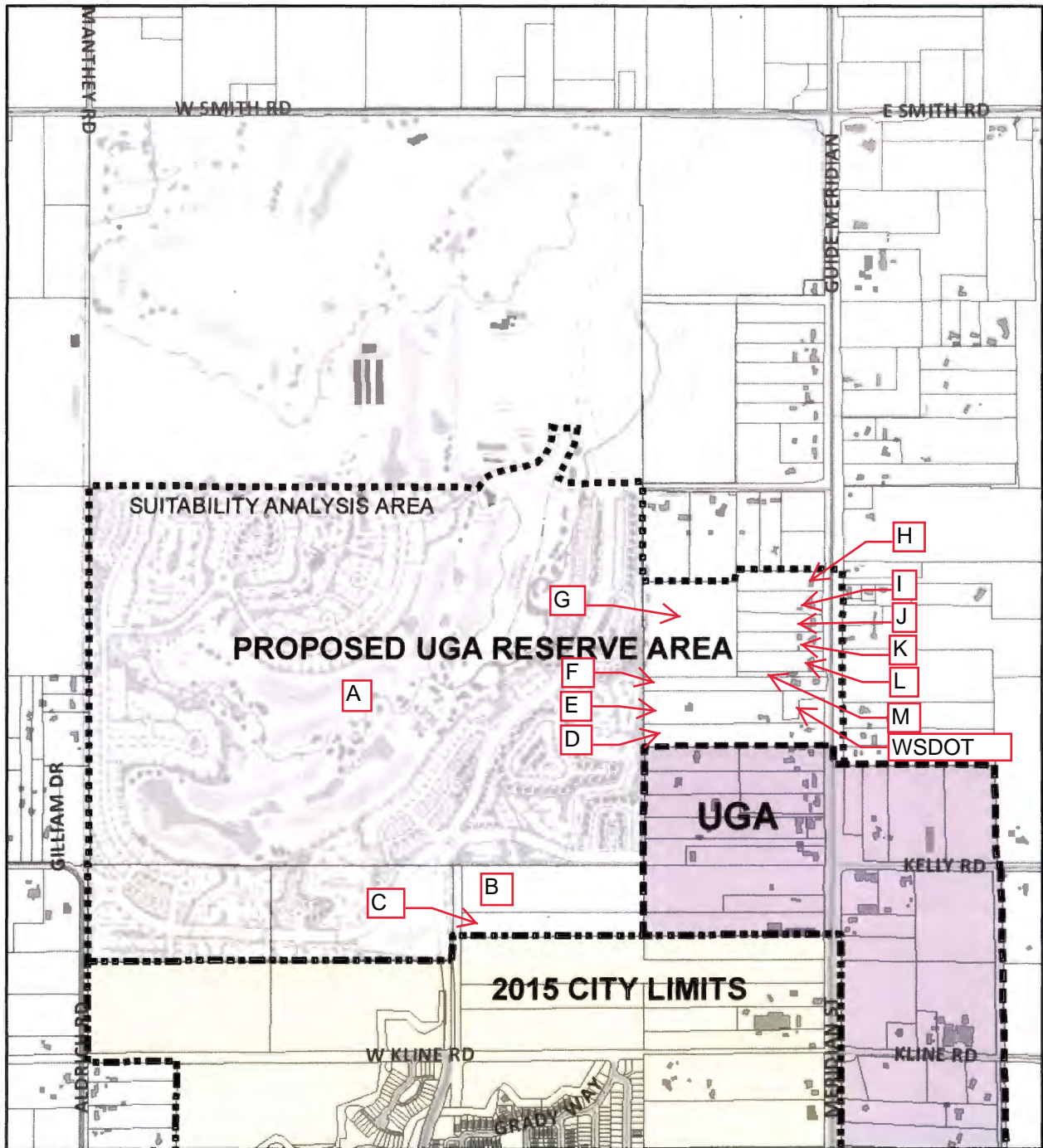
### MAP KEY

3902362002700000	CAITAC USA CORP	205 W SMITH RD	478.35 AC	<b>A</b>
3802010745040000	CAITAC USA CORP	205 W SMITH RD	20.09 AC	<b>A</b>
3802012025080000	CAITAC USA CORP	205 W SMITH RD	18.98 AC	<b>A</b>

### MERIDIAN PROPERTIES:

3802013335150000	BECKY A & DALE R BALDWIN	ALLAN'S ROAD	10.02 AC	<b>B</b>
3802013344940000	RATZ HOLDINGS LLC	ALLAN'S RD	4.78 AC	<b>C</b>
3902364680930000	RYAN & DEBORA J BELIK	4971 GUIDE MERIDIAN	4.79 AC.	<b>D</b>
3902364671130000	CANDICE GERARD & THERESA HORNER JT	4979 GUIDE MERIDIAN	6.01 AC	<b>E</b>
3902364651310000	MARYLEE MOBERG	4999 GUIDE MERIDIAN	3.06 AC	<b>F</b>
3902364331690000	E.BURKHART / JOANN ROE TRUST	GUIDE MERIDIAN	10.42 AC	<b>G</b>
3902365012040000	JOHN H & SUE ELLEN WEAVER	5051 GUIDE MERIDIAN	1.90 AC	<b>H</b>
3902364981870000	JOANN ROE	5041 GUIDE MERIDIAN	1.901 AC	<b>I</b>
3902365031730000	NOBLE & VIKAS GUPTA	5029 GUIDE MERIDIAN	1.72 AC.	<b>J</b>
3902365001600000	RICHARD C WIGGINS	5021 GUIDE MERIDIAN	1.89 AC	<b>K</b>
3902365001460000	MARIA & MARCOS RODRIGUEZ	5009 GUIDE MERIDIAN	1.90 AC	<b>L</b>
3902364971380000	MARYLEE MOBERG	GUIDE MERIDIAN	0.54 AC	<b>M</b>

# OWNER PARCEL MAP



## Proposed North Bellingham UGA Reserve

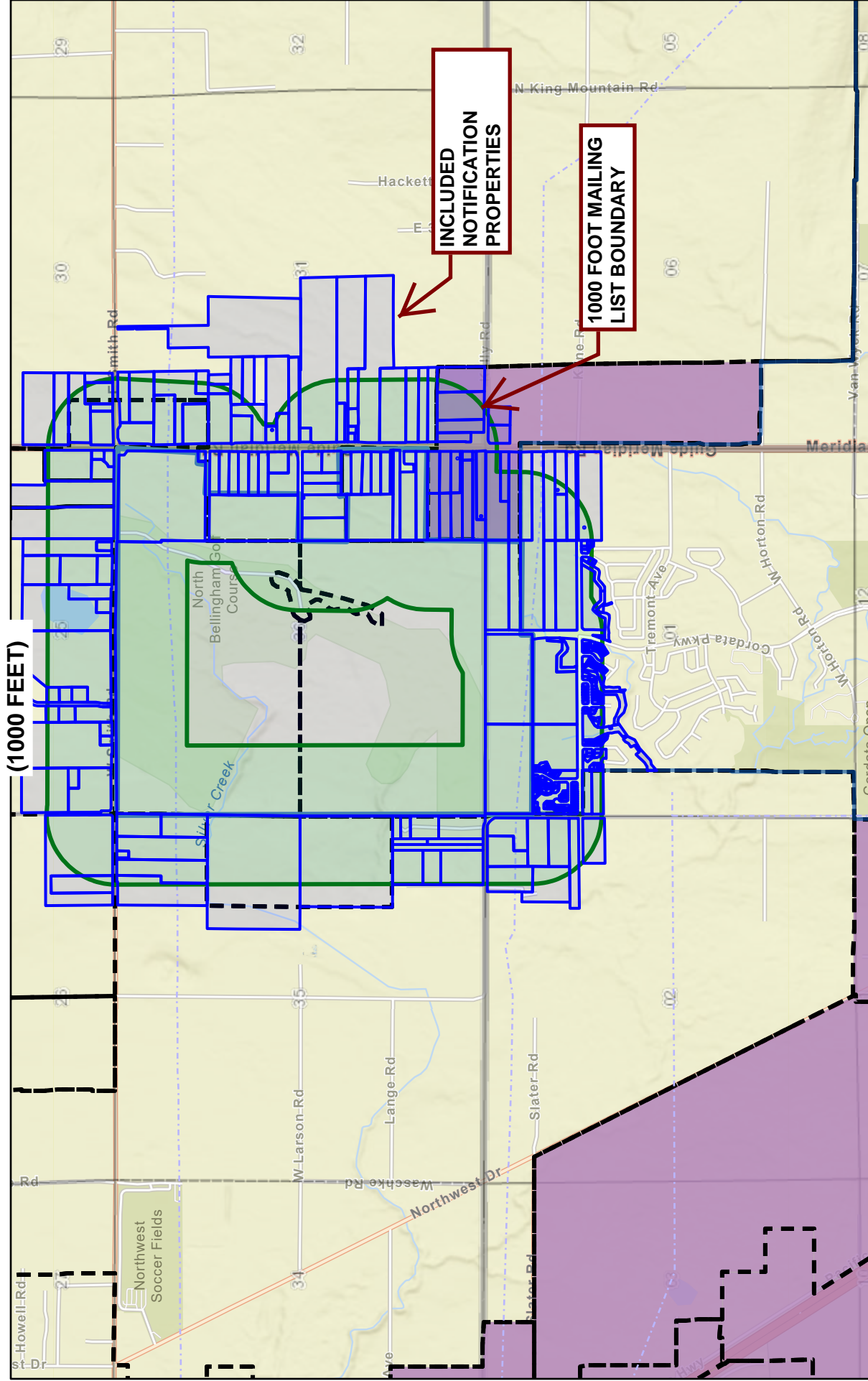
Estimated Growth Capacity (339 total acres):  
 Caitac USA ownership (284 acres) would accommodate an estimated 710 hsg units (374 single family, 256 townhome, 44 duplex and 36 six-plex units). Remaining 55 acres could support 120 additional housing units assuming URMX 6-10 zoning and 25% multi-family. Land for employment in this area could support an estimated 255 new jobs.

August 31, 2015



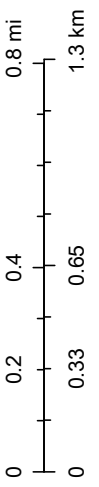
# PUBLIC NOTIFICATION MATERIALS

# Notification Map



2/13/2021, 12:15:18 PM

1:36,112



- Sections
- Pipelines
- City Boundaries
- Unincorporated County Zoning
- Unincorporated County UGA
- INCLUDED NOTIFICATION PROPERTIES
- 1000 FOOT MAILING LIST BOUNDARY



CURRENT RESIDENT  
1033 RED TAIL LN  
BELLINGHAM WA 98226-7592

CURRENT RESIDENT  
1050 LARRABEE AVE STE 105  
BELLINGHAM WA 98225-7367

CURRENT RESIDENT  
1090 E SMITH RD  
BELLINGHAM WA 98226-7439

CURRENT RESIDENT  
11010 TUKWILA INTERNATIONAL BLVD  
TUKWILA WA 98168-1942

CURRENT RESIDENT  
11901 TOY DR  
ANCHORAGE AK 99515-3275

CURRENT RESIDENT  
1200 OLD FAIRHAVEN PKWY #207  
BELLINGHAM WA 98225-7446

CURRENT RESIDENT  
1211 W AXTON RD  
FERNDAL WA 98248-9100

CURRENT RESIDENT  
12619 71ST DR SE  
SNOHOMISH WA 98296-7690

CURRENT RESIDENT  
1265 KELLY RD  
BELLINGHAM WA 98226-9778

CURRENT RESIDENT  
1304-1233 CORDOVA ST W  
VANCOUVER BC V6C 3R1

CURRENT RESIDENT  
131 W LARSON RD  
BELLINGHAM WA 98226-9113

CURRENT RESIDENT  
13350 SE 26TH ST APT 311  
BELLEVUE WA 98005-4266

CURRENT RESIDENT  
1340 PARKSTONE LN  
BELLINGHAM WA 98229-2580

CURRENT RESIDENT  
13420 NE 111TH CT  
REDMOND WA 98052-2434

CURRENT RESIDENT  
1371 PARADISE RD  
FERNDAL WA 98248-9485

CURRENT RESIDENT  
1406 INDIAN PAINTBRUSH CT  
FORT COLLINS CO 80524-5405

CURRENT RESIDENT  
1406 LANGARA CIR  
BELLINGHAM WA 98229-5134

CURRENT RESIDENT  
144 E 51ST TERRACE  
BELLINGHAM WA 98226-9796

CURRENT RESIDENT  
146 E 51ST TERRACE  
BELLINGHAM WA 98226-9796

CURRENT RESIDENT  
146 E SMITH RD  
BELLINGHAM WA 98226-9717

CURRENT RESIDENT  
1495 LAHTI DR  
BELLINGHAM WA 98226-8824

CURRENT RESIDENT  
1505 BRADNER RD  
ABBOTSFORD BC V4X 1H8

CURRENT RESIDENT  
1552 FRUITLAND DR  
BELLINGHAM WA 98226-1201

CURRENT RESIDENT  
1580 SHERMAN AVE APT 1208  
EVANSTON IL 60201-4494

CURRENT RESIDENT  
159 W LARSON RD  
BELLINGHAM WA 98226-9113

CURRENT RESIDENT  
168 E SMITH RD  
BELLINGHAM WA 98226-9717

CURRENT RESIDENT  
1717 EDGEWATER LN  
BELLINGHAM WA 98226-9432

CURRENT RESIDENT  
1770 FRONT ST #207  
LYNDEN WA 98264-2103

CURRENT RESIDENT  
184 E SMITH RD  
BELLINGHAM WA 98226-9717

CURRENT RESIDENT  
1904 18TH ST APT B208  
BELLINGHAM WA 98225-8053

CURRENT RESIDENT  
205 W SMITH RD  
BELLINGHAM WA 98225-9615

CURRENT RESIDENT  
210 LOTTIE ST  
BELLINGHAM WA 98225-4009

CURRENT RESIDENT  
210 W SMITH RD  
BELLINGHAM WA 98226-9615

CURRENT RESIDENT  
21450 40TH PL S UNIT F  
SEATAC WA 98198-4253

CURRENT RESIDENT  
221 E SMITH RD  
BELLINGHAM WA 98226-9763

CURRENT RESIDENT  
223 E BAKERVIEW RD APT 242  
BELLINGHAM WA 98226-7758

CURRENT RESIDENT  
224 W SMITH RD  
BELLINGHAM WA 98226-9615

CURRENT RESIDENT  
232 W SMITH RD  
BELLINGHAM WA 98226-9615

CURRENT RESIDENT  
2408 MERIDIAN ST  
BELLINGHAM WA 98225-2405

CURRENT RESIDENT  
2435 LEE WAY  
BELLINGHAM WA 98226-9560

CURRENT RESIDENT  
2436 LEE WAY  
BELLINGHAM WA 98226-9560

CURRENT RESIDENT  
2605 HUNTINGTON ST  
BELLINGHAM WA 98226-9480

CURRENT RESIDENT  
2615 LIKELY CT  
BELLINGHAM WA 98229-2304

CURRENT RESIDENT  
2630 BIRCHWOOD AVE  
BELLINGHAM WA 98225-1402

CURRENT RESIDENT  
2651 HUNTINGTON ST  
BELLINGHAM WA 98226-9480

CURRENT RESIDENT  
2704 OLD FAIRHAVEN PKWY APT 2A  
BELLINGHAM WA 98225-8272

CURRENT RESIDENT  
297 N HAYDEN BAY DR  
PORTLAND OR 97217-8301

CURRENT RESIDENT  
301 HORTON RD  
BELLINGHAM WA 98226-9119

CURRENT RESIDENT  
3119 TANGLEWOOD LN  
BELLINGHAM WA 98226-4168

CURRENT RESIDENT  
312 KELLY RD  
BELLINGHAM WA 98226-9779

CURRENT RESIDENT  
3323 BRANDYWINE WAY  
BELLINGHAM WA 98226-3880

CURRENT RESIDENT  
336 GRADY WAY  
BELLINGHAM WA 98226-2206

CURRENT RESIDENT  
3460 E SMITH RD  
BELLINGHAM WA 98226-9504

CURRENT RESIDENT  
3663 JERROLD RD  
LIVERMORE CA 94550-9722

CURRENT RESIDENT  
3920 AIRPORT WAY  
BELLINGHAM WA 98226-9159

CURRENT RESIDENT  
4010 KRAMER LN  
BELLINGHAM WA 98226-7761

CURRENT RESIDENT  
4015 ELIZA AVE TRLR 75  
BELLINGHAM WA 98226-8166

CURRENT RESIDENT  
404 GRADY WAY  
BELLINGHAM WA 98226-2202

CURRENT RESIDENT  
406 W SMITH RD  
BELLINGHAM WA 98226-9615

CURRENT RESIDENT  
4161 W MAPLEWOOD AVE  
BELLINGHAM WA 98226-9112

CURRENT RESIDENT  
420 W SMITH RD  
BELLINGHAM WA 98226-9615

CURRENT RESIDENT  
4282 SPRING CREEK LN  
BELLINGHAM WA 98226-8100

CURRENT RESIDENT  
4309 BLACKSTONE WAY  
BELLINGHAM WA 98226-7779

CURRENT RESIDENT  
460 W SMITH RD  
BELLINGHAM WA 98226-9615

CURRENT RESIDENT  
461 KLINE RD  
BELLINGHAM WA 98226-7700

CURRENT RESIDENT  
4680 N KING MOUNTAIN RD  
BELLINGHAM WA 98226-7707

CURRENT RESIDENT  
4721 SPRING VISTA WAY  
BELLINGHAM WA 98226-2232

CURRENT RESIDENT  
4725 SPRING VISTA WAY  
BELLINGHAM WA 98226-2232

CURRENT RESIDENT  
4736 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
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BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
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BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
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BELLINGHAM WA 98226-2232

CURRENT RESIDENT  
4750 HADLEY ST  
BELLINGHAM WA 98226-2228

CURRENT RESIDENT  
4752 HADLEY ST  
BELLINGHAM WA 98226-2228

CURRENT RESIDENT  
4752 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4752 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
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BELLINGHAM WA 98226-2232

CURRENT RESIDENT  
4754 HADLEY ST  
BELLINGHAM WA 98226-2228

CURRENT RESIDENT  
4754 SPRINGSIDE ST  
BELLINGHAM WA 98226-2237

CURRENT RESIDENT  
4756 HADLEY ST  
BELLINGHAM WA 98226-2228

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4756 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

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4756 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

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BELLINGHAM WA 98226-2232

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BELLINGHAM WA 98225-2237

CURRENT RESIDENT  
4759 SPRING BROOK CT  
BELLINGHAM WA 98226-4701

CURRENT RESIDENT  
4760 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4760 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4761 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4762 SPRINGSIDE ST  
BELLINGHAM WA 98226-2237

CURRENT RESIDENT  
4763 SPRING BROOK CT  
BELLINGHAM WA 98226-4701

CURRENT RESIDENT  
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BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
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BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
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BELLINGHAM WA 98226-2232

CURRENT RESIDENT  
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BELLINGHAM WA 98226-4701

CURRENT RESIDENT  
4768 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4768 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4769 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4771 SPRING BROOK CT  
BELLINGHAM WA 98226-4701

CURRENT RESIDENT  
4772 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4772 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4776 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4777 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4780 SPRING BROOK ST  
BELLINGHAM WA 98226-4700

CURRENT RESIDENT  
4780 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4782 ALDRICH RD  
BELLINGHAM WA 98226-9683

CURRENT RESIDENT  
4784 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4785 ALDRICH RD  
BELLINGHAM WA 98226-9638

CURRENT RESIDENT  
4788 SPRING VISTA LOOP  
BELLINGHAM WA 98226-2231

CURRENT RESIDENT  
4790 ALDRICH RD  
BELLINGHAM WA 98226-9638

CURRENT RESIDENT  
4805 ALDRICH RD  
BELLINGHAM WA 98226-9638

CURRENT RESIDENT  
481 KLINE RD  
BELLINGHAM WA 98226-7700

CURRENT RESIDENT  
4845 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8082

CURRENT RESIDENT  
4850 BRISTOL PL  
BELLINGHAM WA 98226-6328

CURRENT RESIDENT  
4855 ALDRICH RD  
BELLINGHAM WA 98226-9684

CURRENT RESIDENT  
4870 ALDRICH RD  
BELLINGHAM WA 98226-9684

CURRENT RESIDENT  
4871 ALDRICH RD  
BELLINGHAM WA 98226-9684

CURRENT RESIDENT  
4875 ALDRICH RD  
BELLINGHAM WA 98226-9684

CURRENT RESIDENT  
4916 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8089

CURRENT RESIDENT  
4919 GILLIAM DR  
BELLINGHAM WA 98226-7383

CURRENT RESIDENT  
4933 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
4935 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
4939 GILLIAM DR  
BELLINGHAM WA 98226-9638

CURRENT RESIDENT  
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BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
4945 GILLIAM DR  
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CURRENT RESIDENT  
4945 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
4949 GILLIAM DR  
BELLINGHAM WA 98226-9638

CURRENT RESIDENT  
49-5298 OAKMOUNT CRES  
BURNABY BC V5H 4S2

CURRENT RESIDENT  
4961 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
4971 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
4980 FAT DOG LN  
BELLINGHAM WA 98226-7320

CURRENT RESIDENT  
4980 GILLIAM DR  
BELLINGHAM WA 98226-9638

CURRENT RESIDENT  
4988 GILLIAM DR  
BELLINGHAM WA 98226-7383

CURRENT RESIDENT  
4994 GILLIAM DR  
BELLINGHAM WA 98226-7383

CURRENT RESIDENT  
4999 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
5009 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8090

CURRENT RESIDENT  
5034 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8077

CURRENT RESIDENT  
5042 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8077

CURRENT RESIDENT  
5044 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8077

CURRENT RESIDENT  
5080 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8077

CURRENT RESIDENT  
5110 HANNEGAN RD  
BELLINGHAM WA 98226-9753

CURRENT RESIDENT  
5119 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9173

CURRENT RESIDENT  
5124 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9169

CURRENT RESIDENT  
5136 GUIDE MERIDIAN #B  
BELLINGHAM WA 98226-9169

CURRENT RESIDENT  
5147 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9173

CURRENT RESIDENT  
5183 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
519 W SMITH RD  
BELLINGHAM WA 98226-9614

CURRENT RESIDENT  
5190 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9169

CURRENT RESIDENT  
5194 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9169

CURRENT RESIDENT  
5198 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9169

CURRENT RESIDENT  
5200 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8091

CURRENT RESIDENT  
5207 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9109

CURRENT RESIDENT  
521 37TH ST  
BELLINGHAM WA 98229-2903

CURRENT RESIDENT  
5214 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8091

CURRENT RESIDENT  
5242 RAUCH DR  
BELLINGHAM WA 98226-7427

CURRENT RESIDENT  
5250 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8091

CURRENT RESIDENT  
5296 GUIDE MERIDIAN  
BELLINGHAM WA 98226-8091

CURRENT RESIDENT  
5321 MANTHEY RD  
BELLINGHAM WA 98226-9620

CURRENT RESIDENT  
5330 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9769

CURRENT RESIDENT  
5330 SMITH RIDGE DR  
BELLINGHAM WA 98226-9352

CURRENT RESIDENT  
5338 SMITH RIDGE DR  
BELLINGHAM WA 98226-9352

CURRENT RESIDENT  
5346 SMITH RIDGE DR  
BELLINGHAM WA 98226-9352

CURRENT RESIDENT  
5348 MANTHEY RD  
BELLINGHAM WA 98226-9620

CURRENT RESIDENT  
5353 SMITH RIDGE DR  
BELLINGHAM WA 98226-9352

CURRENT RESIDENT  
5354 SMITH RIDGE DR  
BELLINGHAM WA 98226-9352

CURRENT RESIDENT  
5356 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9769

CURRENT RESIDENT  
541 W BAKERVIEW RD  
BELLINGHAM WA 98226-9171

CURRENT RESIDENT  
541 W SMITH RD  
BELLINGHAM WA 98226-9614

CURRENT RESIDENT  
5431 PETTICOTE DR  
BLAINE WA 98230-9680

CURRENT RESIDENT  
544 MIDWOOD CT  
BELLINGHAM WA 98229-7102

CURRENT RESIDENT  
5444 BEL WEST DR  
BELLINGHAM WA 98225-9034

CURRENT RESIDENT  
545 W SMITH RD  
BELLINGHAM WA 98226-9614

CURRENT RESIDENT  
5500 BLUE HERON LN  
DEMING WA 98244-9713

CURRENT RESIDENT  
561 W SMITH RD  
BELLINGHAM WA 98226-9673

CURRENT RESIDENT  
571 W SMITH RD  
BELLINGHAM WA 98226-9673

CURRENT RESIDENT  
584 W SMITH RD  
BELLINGHAM WA 98226-9673

CURRENT RESIDENT  
5955 GUIDE MERIDIAN  
BELLINGHAM WA 98226-9787

CURRENT RESIDENT  
600 RAILROAD AVE STE B  
WINTERS CA 95694-1845

CURRENT RESIDENT  
627 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
629 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
635 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
639 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
640 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
647 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
649 OLD SAMISH RD  
BELLINGHAM WA 98229-9327

CURRENT RESIDENT  
651 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
655 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
656 SPRINGSIDE LANE  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
659 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
660 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
663 SPRINGSIDE LN  
BELLINGHAM WA 98226-2235

CURRENT RESIDENT  
6805 E GAGE AVE  
COMMERCE CA 90040-3708

CURRENT RESIDENT  
700 SPRINGSIDE LN  
BELLINGHAM WA 98226-2236

CURRENT RESIDENT  
704 SPRINGSIDE LN  
BELLINGHAM WA 98226-2236

CURRENT RESIDENT  
705 SPRINGSIDE LN  
BELLINGHAM WA 98226-2236

CURRENT RESIDENT  
7062 GUIDE MERIDIAN  
LYNDEN WA 98264-9006

CURRENT RESIDENT  
715 SPRINGSIDE LN  
BELLINGHAM WA 98226-2236

CURRENT RESIDENT  
719 SPRINGSIDE LN  
BELLINGHAM WA 98226-2236

CURRENT RESIDENT  
727 E SNOWY FARM DR  
SAN TAN VALLEY AZ 85140-7211

CURRENT RESIDENT  
848 BROKEN SOUND PKWY NW APT  
404  
BOCA RATON FL 33487-3679

CURRENT RESIDENT  
8569 PRIMROSE DR  
CHILLIWACK BC V2R 4A3

CURRENT RESIDENT  
901 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
905 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
912 CHUCKANUT DR  
BELLINGHAM WA 98229-8930

CURRENT RESIDENT  
9128 SIERRA ST  
EDMONDS WA 98026-6679

CURRENT RESIDENT  
913 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
915 JUDSON ST  
LYNDEN WA 98264-1839

CURRENT RESIDENT  
916 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
917 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
920 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
921 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
924 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
925 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
928 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
932 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
933 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
937 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
947 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
951 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
955 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
963 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
967 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
971 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
975 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
985 SUNSEEKER LN  
BELLINGHAM WA 98226-9360

CURRENT RESIDENT  
9981 E LUCILLE DR  
TUCSON AZ 85730-6101

CURRENT RESIDENT  
BOX 228  
BELLINGHAM WA 98226-6481

CURRENT RESIDENT  
PO BOX 1794  
BELLINGHAM WA 98227-1794

CURRENT RESIDENT  
PO BOX 24327  
SEATTLE WA 98124-0327

CURRENT RESIDENT  
PO BOX 28154  
BELLINGHAM WA 98228-0154

CURRENT RESIDENT  
PO BOX 28506  
BELLINGHAM WA 98228-0506

CURRENT RESIDENT  
PO BOX 30230  
BELLINGHAM WA 98228-2230

CURRENT RESIDENT  
PO BOX 5181  
BELLINGHAM WA 98227-5181

CURRENT RESIDENT  
PO BOX 5402  
BELLINGHAM WA 98227-5402

CURRENT RESIDENT  
PO BOX 97034  
BELLEVUE WA 98009-9734



# SEPA CHECKLIST



SEP \_\_\_\_\_ - \_\_\_\_\_

## SEPA Environmental Checklist

### Purpose of Checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of Checklist for Non-Project Proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the Supplemental Sheet for Non-project Actions (Part C). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal", "proponent" and "affected geographic area", respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements that do not contribute meaningfully to the analysis of the proposal.

## A Background

- 1 Name of proposed project, if applicable:
  
- 2 Name of applicant:  
Applicant phone number:  
Applicant address:  
City, State, Zip or Postal Code:  
Applicant Email address:
  
- 3 Contact name:  
Contact phone number:  
Contact address:  
City, State, Zip or Postal Code:  
Contact Email address:
  
- 4 Date checklist prepared:
  
- 5 Agency requesting checklist:
  
- 6 Proposed timing or schedule (including phasing, if applicable):
  
- 7 Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes  No   
If yes, explain:
  
- 8 List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
  
- 9 Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes  No   
If yes, explain.

- 10 List any government approvals or permits that will be needed for your proposal, if known.
- 11 Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. *There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.* (Lead agencies may modify this form to include additional specific information on project description.)
- 12 Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

## B Environmental Elements

### 1 Earth

a. General description of the site:

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other

**The site is generally flat with a series of rolling hills. Slopes are slightly greater in the immediate vicinity of the three drainage basins located on the site.**

b. What is the steepest slope on the site (approximate percent slope)?

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity?      Yes       No

If so, describe.

e. Describe the purpose, type, total area, approximate quantities and total affected area of any filling excavation or grading proposed.

Indicate source of fill.

Indicate where excavation material is going.

- f. Could erosion occur as a result of clearing, construction, or use?  
Yes  No

If so, generally describe.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed (i.e., dust, automobile, odors, or industrial wood smoke)?

If any, generally describe and give approximate quantities if known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? Yes  No

If so, generally describe.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

### 3. Water

#### a. Surface:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? Yes  No

If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? Yes  No

If yes, please describe and attach available plans.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Indicate the source of fill material.

- (4) Will the proposal require surface water withdrawals or diversions? Yes  No

Give general description, purpose, and approximate quantities if known.

Does the proposal lie within a 100-year floodplain?

Yes  No

If so, note location on the site plan.

(5) Does the proposal involve any discharges of waste materials to surface waters?

Yes  No

If so, describe the type of waste and anticipated volume of discharge

b. Ground Water:

(1) Will ground water be withdrawn from a well for drinking water or other purposes? Yes  No

If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water runoff (including stormwater):

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).



Where will this water flow?

Will this water flow into other waters? Yes  No

If so, describe.

(2) Could waste materials enter ground or surface waters?

Yes  No

If so, generally describe.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site: Yes  No

If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

#### 4 Plants

a. Check types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
  
  
  
  
  
  
  
  
  
  
- c. List threatened or endangered species known to be on or near the site.
  
  
  
  
  
  
  
  
  
  
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
  
  
  
  
  
  
  
  
  
  
- e. List all noxious weeds and invasive species known to be on or near the site.

5. Animals

- a. Check any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Birds:

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Hawk,  | <input type="checkbox"/> Heron,     |
| <input type="checkbox"/> Eagle, | <input type="checkbox"/> Songbirds; |
| <input type="checkbox"/> Other: |                                     |

Mammals:

- |                                 |                                  |
|---------------------------------|----------------------------------|
| <input type="checkbox"/> Deer,  | <input type="checkbox"/> Bear,   |
| <input type="checkbox"/> Elk,   | <input type="checkbox"/> Beaver; |
| <input type="checkbox"/> Other: |                                  |

Fish:

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Bass,      | <input type="checkbox"/> Salmon,  |
| <input type="checkbox"/> Trout,     | <input type="checkbox"/> Herring, |
| <input type="checkbox"/> Shellfish; | <input type="checkbox"/> Other:   |

- b. List any threatened or endangered species known to be on or near the site.

- c. Is the site part of a migration route?      Yes       No

If so, explain.

- d. Proposed measures to preserve or enhance wildlife, if any:

- e. List any invasive species known to be on or near site.

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties?      Yes       No

If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal?      Yes       No

If so, describe.

- (1) Describe any known or possible contamination at the site from present or past uses.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
  
- (3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the projects development or construction, or at any time during the operating life of the project.
  
- (4) Describe special emergency services that might be required.
  
- (5) Proposed measure to reduce or control environmental health hazards, if any:

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
  
- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
  
- (3) Proposed measures to reduce or control noise impacts, if any:

## 8 Land and Shoreline Use

### a. What is the current use of the site and adjacent properties?

Will the proposal affect current land uses on nearby or adjacent properties? Yes  No

If so, describe.

### b. Has the project site been used as working farmlands or working forest lands? Yes No

If so, describe.

How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

\_\_\_\_\_

- (1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? Yes  No

If so, how:

### c. Describe any structures on the site.

- d. Will any structures be demolished?      Yes       No   
If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county?      Yes       No   
If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?

## 9 Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

- High  
 Middle  
 Low-income

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

- High  
 Middle  
 Low-income

- c. Proposed measures to reduce or control housing impacts, if any:

## 10 Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

- b. What views in the immediate vicinity would be altered or obstructed?

- c. Proposed measures to reduce or control aesthetic impacts, if any:

## 11 Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

- c. What existing off-site sources of light or glare may affect your proposal?
  
- d. Proposed measures to reduce or control light and glare impacts, if any:

## 12 Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
  
- b. Would the proposed project displace any existing recreational uses? If so, describe.
  
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

## 13 Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? Yes  No   
If so, specifically describe.
  
- b. Are there any landmarks, features, or other evidence of Indian, historic use or occupation, this may include human burials or old cemeteries? Yes  No   
Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Yes  No   
Please list any professional studies conducted at the site to identify such resources.



- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples: Include consultation with tribes and the Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.
  
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

#### 14 Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plan, if any.
  
- b. Is site or geographic area currently served by public transit?  
Yes  No   
If not, what is the approximate distance to the nearest transit stop?
  
- c. How many parking spaces would the completed project have? How many would the project eliminate?
  
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? Yes  No   
If so, generally describe (indicate whether public or private).

e. Will the project use (or occur in the immediate vicinity of)

- Water,
  - Rail, or
  - Air transportation?
- If so, generally describe.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

g. Proposed measures to reduce or control transportation impacts, if any:

## 15 Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)?

Yes  No

If so, generally describe.

b. Proposed measures to reduce or control direct impacts on public services, if any.

## 16 Utilities

a. Check utilities currently available at the site:

- |   |  |
|---|--|
| <input type="checkbox"/> Electricity,   | <input type="checkbox"/> Natural gas,    |
| <input type="checkbox"/> Water,         | <input type="checkbox"/> Refuse service, |
| <input type="checkbox"/> Telephone,     | <input type="checkbox"/> Sanitary sewer, |
| <input type="checkbox"/> Septic system, | <input type="checkbox"/> Other           |

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water Service: City of Bellingham; Sanitary Sewer: City of Bellingham; Schools: Meridian School District, Ferndale School District; Fire Protection: City of Bellingham / Whatcom Fire District; Electricity: Puget Sound Energy; Natural Gas: Cascade Natural Gas; Telephone: GTE; Refuse: Sanitary Service Company; Cable TV: Comcast.

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Darryl Jones

Date Submitted: 2.16.21

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**FOR OFFICE USE ONLY**

Reviewed by Whatcom County Planning & Development Services Staff

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Staff Signature

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Date

### C Supplemental Sheet for Non-project Actions

*(It is not necessary to use this sheet for project actions)*

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1 How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

# APPENDIX

# ADJACENT LAND OWNER CONFIRMATIONS

*This group of owners own land or homes between Kelly (UGA) + Larson or Smith Rd. North of Smith is commercial or light industrial. This group is a residential "island" for*

TO THE COUNTY AND CITY COUNCILS, WHATCOM COUNTY/BELLINGHAM:  
January 2016.

THE FOLLOWING LAND OWNERS, ALL FACING THE GUIDE MERIDIAN ROAD BETWEEN APPROXIMATELY KELLY ROAD AND ABOUT HALFWAY NORTH OF LARSON ROAD AND SMIH ROAD, ARE STRONGLY IN FAVOR OF MOVING THE UGA FROM JUST NORTH OF KELLY ROAD TO CLOSER TO SMITH ROAD.

The reason is that the property owners above are prevented from either selling or developing their properties because of illogical R-5 zoning. All are boxed between the Guide Meridian and various Caitac properties at the west ends of the Meridian-facing properties. Almost all of the properties mentioned above are occupied by various renters because owners have no opportunity either to sell as an ATTRACTIVE area residence nor open a small business themselves nor develop to other types of businesses. All we do is pay ever-increasing taxes with little or no opportunity to benefit from natural increases in values.

This pocket of the Guide Meridian never has been an R-5, R-10 prospect; the zoning is severely affected by the doubling in width and traffic of the Guide Meridian Road, the enforced acquisition of about half of most residences front yards facing the Guide. We do not even have the right to hook into the sewer system that *has been installed at the time the highway was widened.*

At least two known owners of this pocket of properties have received offers for sale or development of their properties, one an elderly widow, the other a couple who moved to a different area, and can do nothing without taking severe reductions in values.

Please consider adding the lands north of Kelly road to the UGA as proposed, after much research by the County. From what we have heard, the half dozen owners facing the Larson Road -- NOT the busy Guide Meridian -- are opposed to this addition. We on the Guide, not this small group, are the ones affected b the situation above. Virtually all of us Guide people filed a similar appeal in 1991 and again about 2005?? SEE YOUR FILES! WE DID NOT EVEN RECEIVE ACKNOWLEDGMENT, as far as known.

*Juan Carrillo 5141*  
*Linda M. Kozak / Giggles the Clown 5021 Guide Meridian*  
*Juan Rod 5041*  
*W. E. Burkhardt Trust Deceased - 5041A 10 acres*  
*Rhens Finings - Crown discount - Albrecht - 4999*  
*Owner note from area - 4969 Rented*  
*Patricia Hart, CIH Investments, Owner 4945 Guide Meridian*  
*2 properties no contact possible - between 4945 & 4999 behind front owners.*  
*6 other properties to Smith Rd. not proposed for UGA zone.*

Not all of us received any notice of this opportunity to voice our opinions before this 1/26 hearing, so we will be missing some signatures above.

*Within area Kelly Rd UGA zone north to Smith is almost all business including the large BMX public attraction - across from the above.*

*Absent: Gopal Chudha, Vancouver, BC 5011  
 Owner - 5009  
 Not sure status of Rhens Finings*

Received  
 JAN 21 2016  
 Whatcom County PDS