

**WHATCOM COUNTY**  
Planning & Development Services  
5280 Northwest Drive  
Bellingham, WA 98226-9097  
360-778-5900, TTY 800-833-6384  
360-778-5901 Fax  
PDS@whatcomcounty.us



**Mark Personius, AICP**  
Director

WHATCOM COUNTY  
PLANNING & DEVELOPMENT SERVICES

DEC 23 2019

RECEIVED

**Comprehensive Plan and/or  
Development Regulation  
Amendment Application**

Date Received: 12/23/2019 File #: PLN 2020-00003

Please check one or more of the following amendment types:

- Comprehensive Plan Map
- Comprehensive Plan Text
- Development Regulation Map
- Development Regulation Text

This form should be used for proposed amendments to the following development regulations in the Whatcom County Code:

- Title 16 - Environment,
- Title 20 - Zoning,
- Title 21 - Land Division Regulations, and
- Title 23 - Shoreline Management Program.

**Topic of Proposed Amendment:**

Changing lots that have residential homes on it and a vacant lot that is situated between residential homes from Neighborhood commercial to residential zoning.

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

**Applicant Name** CHARLES P. VOGEL & George Johnson

Mailing Address: 478 E. WISER LAKE RD City LYNDEN

State WA Zip Code 98264 Phone # 360-220-0425

Email CPV490@COMCAST.NET

**Agent/Contact Name:** CHARLES P. VOGEL

Mailing Address: 478 E WISER LAKE RD City LYNDEN

State WA Zip Code 98264 Phone # 360-220-0425

Email CPV490@COMCAST.NET

Please complete the questions below. Attach additional pages as needed

**B. For Map Amendments**

**Parcel Information**

Tax Parcel Number(s) (APN) 380127-4560160000,3801274570230000,3801274550090000

Total Acreage - Gross 1.25 ACRES OR (54450 sq ft.) Net: 1.25 acres

Site Address 3384 Northgate Rd., XXXX Northgate Rd. , 3376 Northgate Rd. Bellingham, Wa

Township: 38 Range: 1-E Section: 27 ¼ Section: \_\_\_\_\_

**Owner Name** Charles & Yolanda Vogel, George & Marion Johnson, Gary & Nancy Lee

Mailing Address: 478 E. Wiser Lake Rd. City Lynden

State Wa Zip Code 98264 Phone # 360-220-0425

Email cpv490@comcast.net

1. Existing Comprehensive Plan Designation: Rural neighborhood

2. Existing Zoning Designation: Neighborhood Commercial

3. Proposed Comprehensive Plan Designation: Rural Neighborhood

4. Proposed Zoning Designation: Rural Residential RR-1

5. The Present Use of the Property is:

2 single family residences and 1 vacant lot which is situated between the 2 homes.

6. The Intended Future Use of the Property is:

Single family residences which was the use prior to the County rezoning the properties in 1999.

7. Surrounding Land Use:

Directly North of the Property and abutting it there are single family residences. West of the Properties across the street there are single family residences. South of the properties are also single family residences. East of the properties is vacant land.

8. Services:

Please provide the following information regarding the availability of services:

The site is currently served by:  Sewer       Septic

If sewer the purveyor is: Lummi Tribla Water & Sewer District

The site is currently served by:  Public Water System    Well

If public water the purveyor is: Community Well Leeward/Northgate Water Associati

The site is located on a:  Public Road       Private Road

Name of Road: Northgate road

Fire District #: 8      Name: Marietta Gooseberry Point

School District #: 502      Name: Ferndale School District

9. Transfer of Development Rights (TDRs):

Are TDRs required under section 20.89.050 of the Whatcom County Code?

Yes       No

If so, please explain how your proposal complies with the TDR requirements and/or how you qualify for modification/exceptions from the TDR requirements

**C. For Text Amendments:**

Identify the sections of the Comprehensive Plan and/or development regulation that you are proposing to change and provide the proposed wording.

N/A

**D. For All Amendments:**

1. Why is the amendment needed and being proposed?

All the lots surrounding these 3 lots are very nice homes and are used as residential. These lots protrude into the residential neighborhood. Being the neighborhood is surrounded by upper priced homes none of the neighbors are interested in seeing these properties used a commercial because it would be at there front door step or back yard. Of the 3 properties we are proposing to be rezoned residential 2 are already being used as residential with existing homes. One property is vacant. If it was not rezoned the owner would be left with only being able to build a restaurant, gas station or some other type of commercial establishment which all the residents would oppose. It would be opposed because it does not fit the character of the neighborhood which is residential. The amendment is to undo a error in a rezone that happened in 1999 that changed homes that were built and zoned and used as residences to commercial.

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

The Comprehensive plan design is for Rural Community. This plan allows for more denser developement of residential in the area.

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

It is consistent under the policy in Appendix (C) B-3

"Whatcom County shall promote appropriate land uses and allow for infill within rural settlements "

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

It is consistent with the Comprehensive plan under Land Use Chapter 2 Policy 2-GG-1 and Policy Goal 2-JJ-1 and Policy 2 JJ-5.

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

N/A

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

Illegal Spot Zoning 20.97.186

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 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.

There should be literally No effect on population growth or employment growth or development as envisioned by the Comprehensive Plan. The main reason is 2 of the 3 properties being changed to residential are already being used as residential. The 3rd property which is a vacant lot is already served by Lummi Tribal water and sewer and is being billed in accordance to use.

The effect on the ability of the County to serve the properties being rezoned is again essential nil or zero. As 2 properties are already residences hooked up to water and sewer and the 3 is already hooked up to water and pays a monthly sewer fee. So only effect would be to schools if in the future the residence would have children living there. Yet this effect would be minimal as the assessment of the property would be higher and generate more tax dollars for the school. There is no anticipated effect on forest or agricultural lands.

8. Does the amendment include or facilitate illegal spot zoning?  Yes  No  
Please explain.

The Properties were previously used as residences prior to Whatcom County rezoning them to neighborhood commercial. In addition the properties were part of an existing neighborhood that was residential. It is not just one spot or area apart from the current residential use that surrounds these properties.

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

- 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.
- For map amendments that involve rezoning property to a Mineral Resource Land (MRL) designation, mailing labels with the typed address of each property owner within 2,000 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

- D. For Comprehensive Plan map amendments that propose to re-designate property to a MRL designation, a Comprehensive Plan MRL Application Supplement form is required.

**F. Fees**

Applicants pay a docketing fee when submitting an application and additional amendment application fees if the County Council decides to docket the application. The Whatcom County Code 22.10.020(3)(b) states that, when docketing an application, the county council may waive the application fees if it finds the proposed amendment would clearly benefit the community as a whole.

- A. Are you requesting that the County Council waive the application fees?  
 Yes       No

If so, please describe how the proposed amendment clearly benefits the community as a whole.

The amendment eliminates commercial development pocket inside of a residential neighborhood. So keeping the neighborhood residential as it is currently used. It also supports what the neighbors believe to be the best use of the properties being rezoned.

**E. Authorization:**

Signature of Applicant(s) or Agent:

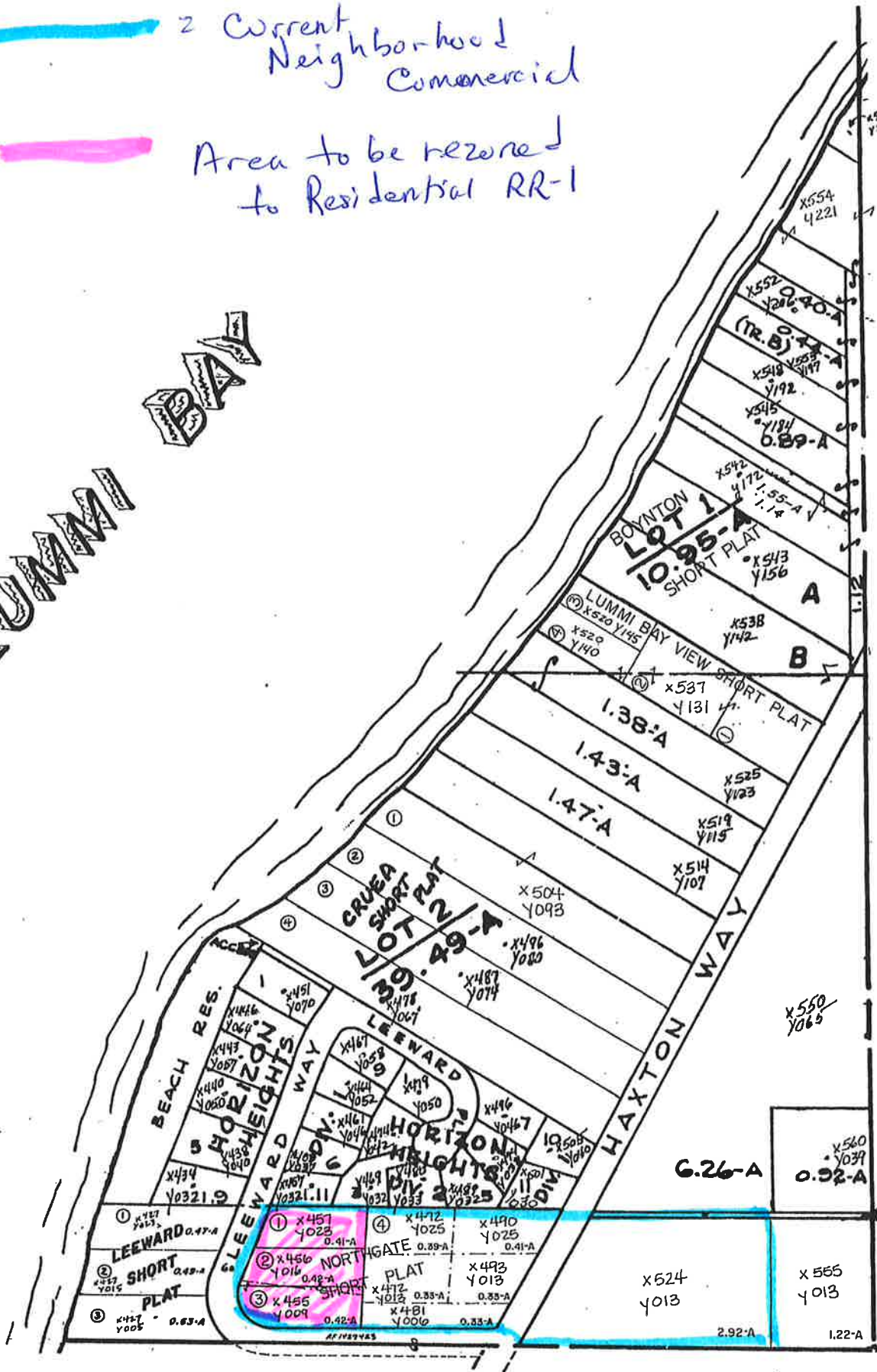
Chude Wood Date: 12/19/19  
George E Johnson Date: 12/19/19  
\_\_\_\_\_  
Date: \_\_\_\_\_



2 Current Neighborhood Commercial

Area to be rezoned to Residential RR-1

LUMMI BAY



TOWNSHIP

38

RANGE

1E

SECTION

27

MAP NO.

08

SCALE

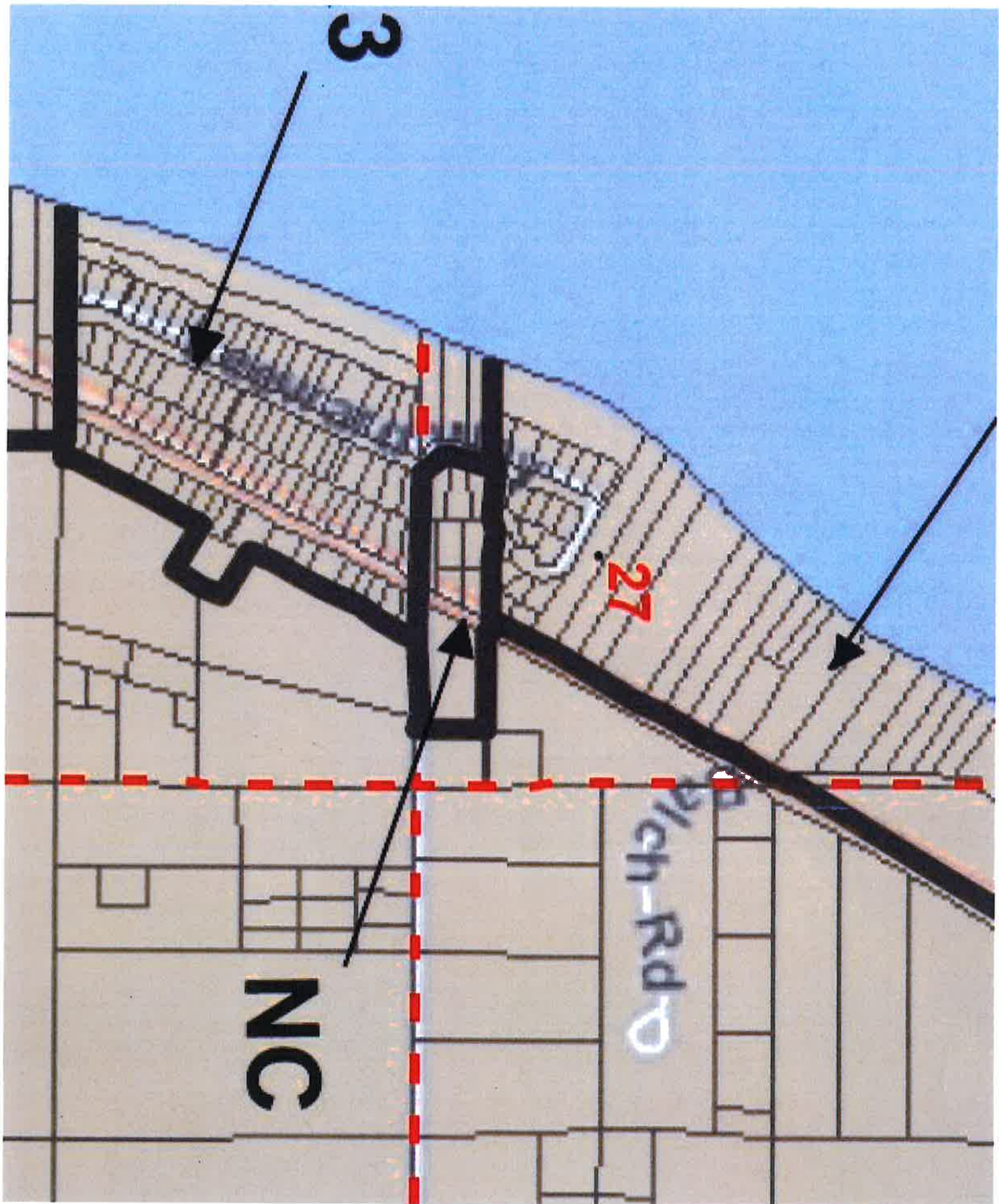
1"=200'

DATE

9/23/64

MAR 03 2011

TX. 3.1  
 1536  
 1027  
 THIS MAP IS FOR ASSISTANCE IN PROPERTY LOCATION AND NOT GUARANTEED FOR ACCURATE MEASUREMENTS





## Whatcom Land Title

2011 Young Street Bellingham, WA 98225  
Ph: (360) 876-8484 Toll Free: (800) 334-6314

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

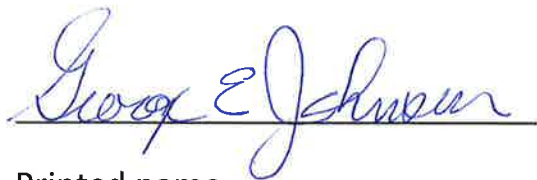
12/19/2019

To whom it may concern,

We are neighbors to the properties Northgate rd that Charles Vogel is applying to rezone. We were very surprised to learn it was commercial. It would be very upsetting if the properties were used as commercial being they are in a very quiet neighborhood. We definitely would not like a commercial business across the street from our front doors.

Please give consideration and allow the 3 properties to be rezoned to residential as that is what fits the character of our neighborhood.

Sincerely

A handwritten signature in blue ink that reads "George E. Johnson". The signature is written in a cursive style and is positioned above a horizontal line.

Printed name

A handwritten name in blue ink that reads "GEORGE E. JOHNSON". The name is written in all capital letters and is positioned above a horizontal line.

12/19/2019

To whom it may concern,

We are neighbors to the properties Northgate rd that Charles Vogel is applying to rezone. We were very surprised to learn it was commercial. It would be very upsetting if the properties were used as commercial being they are in a very quiet neighborhood. We definitely would not like a commercial business across the street from our front doors.

Please give consideration and allow the 3 properties to be rezoned to residential as that is what fits the character of our neighborhood.

Sincerely

Barbara L Demorest

Dennis L Demorest

Printed name

Barbara L Demorest

DENNIS L DEMOREST

2939 Leeward Way  
Bellingham, WA 98224

**WHATCOM COUNTY**  
Planning & Development Services  
5280 Northwest Rd., Suite B

Bellingham, WA 98226

360-778-5900

**CUSTOMER RECEIPT**

Receipt: 520100000000025994

Payor: C&Y INVESTMENTS WA LLC

Date: 12/23/2019

Description	Amount
<b>PLN2020-00003</b>	
Docketing App. Fee #8438	<b>405.00</b>
3% Tech Fee #2843	<b>12.15</b>
<b>Total:</b>	<b>\$ 417.15</b>

**Check # 8823      Paid      \$ 417.15**

C&Y INVESTMENTS WA LLC

***Thank you!***

Updated 4.10.17



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.

WHATCOM COUNTY  
PLANNING & DEVELOPMENT SERVICES

DEC 23 2019

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## A Background

- 1 Name of proposed project, if applicable:  
Northgate Residential Rezone of 2 family homes and one vacant lot.
- 2 Name of applicant: CHARLES VOGEL  
Applicant phone number: 360-220-0425  
Applicant address: 478 E WISER LAKE RD  
City, State, Zip or Postal Code: LYNDEN, WA. 98264  
Applicant Email address: CPV490@COMCAST.NET
- 3 Contact name: CHARLES VOGEL  
Contact phone number: 360-220-0425  
Contact address: 478 E WISER LAKE RD  
City, State, Zip or Postal Code: LYNDEN, WA. 98264  
Contact Email address: CPV490@COMCAST.NET
- 4 Date checklist prepared: CHARLES VOGEL
- 5 Agency requesting checklist: WHATCOM COUNTY PLANNING DEPT.
- 6 Proposed timing or schedule (including phasing, if applicable):  
REZONE IN 2020
- 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:  
Acquiring a single family home building permit for vacant lot. No changes to existing homes
- 8 List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
No environmental information applicable, 2 homes already exist were permitted and built 1990's and vacant lot was cleared 30-40 years ago and is just lawn.
- 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.

Approval of Whatcom County to amend zoning map from Neighborhood Commercial to Residential.

- 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.)

Rezone 3 properties consisting of 2 family homes and a vacant lot situated in the middle of Residential zoning. Change the zoning from Neighborhood Commercial to residential RR-1.

The rezone will be a total of 1.25 acres.

- 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.

Address of properties are 3384 Northgate Rd. and 3376 Northgate rd. Bellingham, Wa. and XXXX Northgate rd the vacant lot situated between 3384 Northgate rd and 3376 Northgate rd.

Parcel #s 3801274560160000, 380127457023000, 3802744550090000

See Attached plat map.

## B Environmental Elements

### 1 Earth

a. General description of the site:

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

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

2% slope overall for about 200 ft then where the county road was cut in on west side the slope is about 45% for about 25 ft.

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.

Sandy loam soils currently covered by lawn and residences. There were be not longer significance as use will be the same except one additional residence will be built in the future.

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.

No immediate excavation but when home is built in the future excavation would be rought an area of about 2000 sqt ft.

Indicate source of fill.

NO FILL WILL BE NEEDED.

Indicate were excavation material is going.

Excavation material will be leveled and left on site.

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

If so, generally describe.

There is vegetation that surrounds area and seeded grass.

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

Currently no change but in the future impervious surface would be roughly 3000 sq ft which would consist of new family residence and driveway.

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

Silt fence and hay berms

## 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)?

NO EMISSIONS.

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

N/A

- 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:

N/A

### 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.

N/A

- (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.

There is an existing well that serves the 3 lots that are being rezoned and 3 other single family residences.

The system is called the LEEWARD/ NORTHGATE WATER ASSOCIATION.

- (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.

N/A

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?

NO VEGETATION WILL BE REMOVED.

c. List threatened or endangered species known to be on or near the site.

NO ENDANGERED SPECIES.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

NONE NEEDED.

e. List all noxious weeds and invasive species known to be on or near the site.

NONE KNOWN

## 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:

Hawk,

Heron,

Eagle,

Songbirds;

Other:

### Mammals:

Deer,

Bear,

Elk,

Beaver;

Other:

### Fish:

Bass,

Salmon,

Trout,

Herring,

Shellfish;

Other:

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

NONE KNOWN

- c. Is the site part of a migration route?    Yes     No
- If so, explain.

- d. Proposed measures to preserve or enhance wildlife, if any:  
NONE NEEDED

- e. List any invasive species known to be on or near site.  
NONE OBSERVED

## 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.  
Electric and propane.

- 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:  
Being just a rezone no immediate features are included

## 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.  
N/A NONE



- (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.

NONE

- (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.

NONE

- (4) Describe special emergency services that might be required.

NONE REQUIRED

- (5) Proposed measure to reduce or control environmental health hazards, if any:

NOT NEEDED

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

- (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.

None right now but in the future when new residence is built 1 week of machinery noise will foundation is dug from 9-5pm

- (3) Proposed measures to reduce or control noise impacts, if any:

None right now but in the future Work during normal business hours

## 8 Land and Shoreline Use

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

Single family Residences

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?

NONE

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 oversized equipment access, the application of pesticides, tilling and harvesting? Yes  No

If so, how:

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

Currently 2 single family homes and 1 vacant lot.

- d. Will any structures be demolished? Yes  No   
If so, what?
- e. What is the current zoning classification of the site?  
Neighborhood Commerical
- f. What is the current comprehensive plan designation of the site?  
Rural Neighborhood
- g. If applicable, what is the current shoreline master program designation of the site?  
N/A
- 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?  
None.
- j. Approximately how many people would the completed project displace?  
NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Rezone the 3 properties so they are zoned the same use as all the properties to the North and south and west which is residential
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any?  
N/A

## 9 Housing

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

High                      Number of Units 1  
 Middle  
 Low-income

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

High                      Number of Units N/A  
 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?

Currently none proposed. But in the future would not exceed county regulations.

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

NONE.

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

N/A

## 11 Light and Glare

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

NONE

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

NO

- c. What existing off-site sources of light or glare may affect your proposal?

NONE

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

## 12 Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

NONE

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

## 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.

N/A

- 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.

N/A

#### 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.

Northgate rd. and Leeward Way. See attached plat map.

- 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?

n/a

- 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.

n/a

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?

No new trips immediately but in the future after new residence is built 2-4 trips a day.

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

None needed Transportation impact will be negligible.

## 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.

n/a

## 16 Utilities

a. Check utilities currently available at the site:

- Electricity,
- Water,
- Telephone,
- Septic system,

- Natural gas,
- Refuse service,
- Sanitary sewer,
- 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.

No new utilities proposed.

**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: Charles P. [Signature]

Date Submitted: 12/19/19

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**FOR OFFICE USE ONLY**

Reviewed by Whatcom County Planning & Development Services Staff

\_\_\_\_\_  
Staff Signature

\_\_\_\_\_  
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?

Not likely

Proposed measures to avoid or reduce such increases are:

None Needed

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

No new affect to any of the above.

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

None needed.

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

Will not deplete energy or natural resources

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

NONE NEEDED

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?

Will not affect any of the above.

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

N/A

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?

Will not affect any of the above.

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

n/a

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

Unlikely that an increase in demands on any of the above mentioned

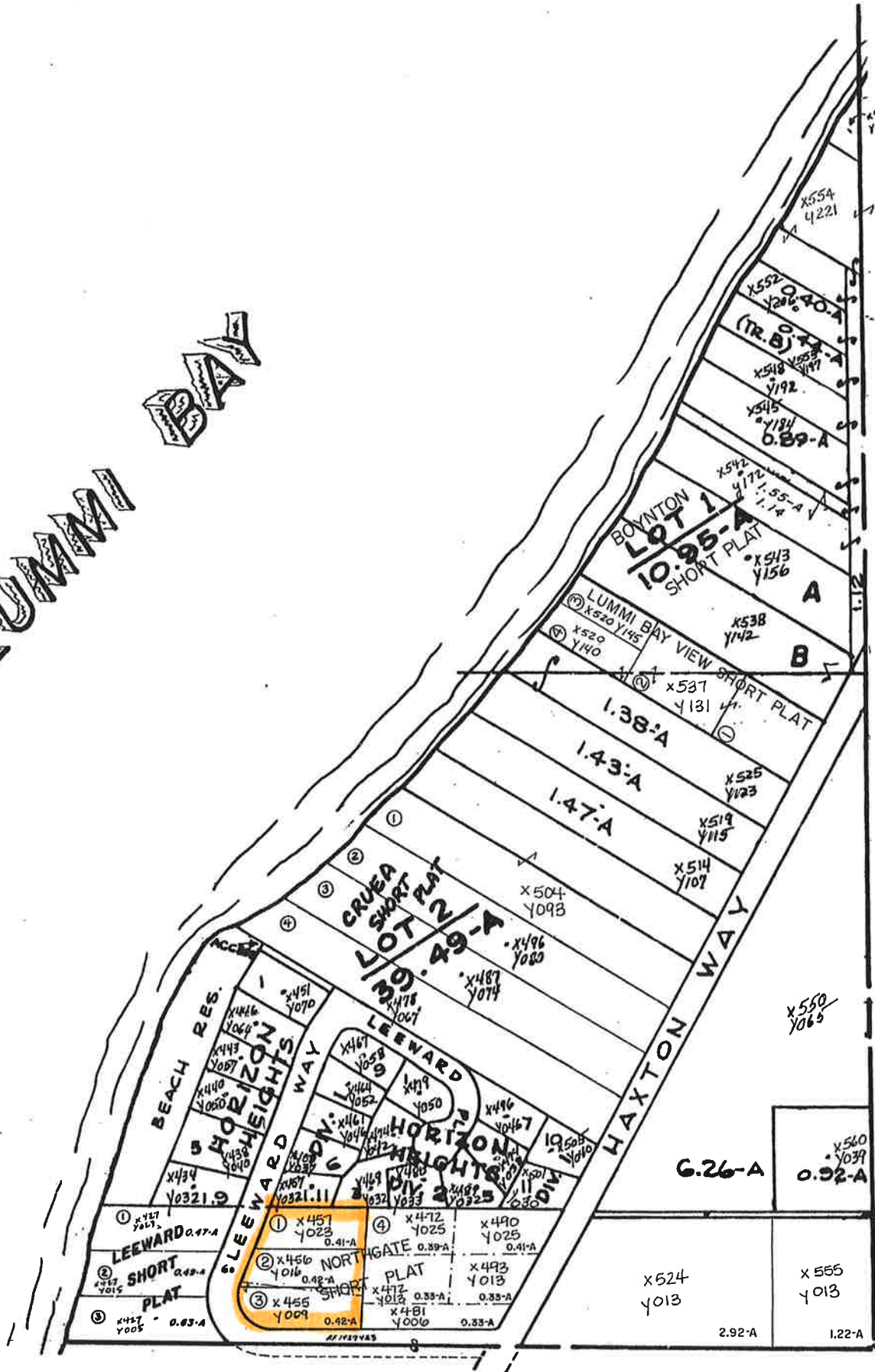
Proposed measures to reduce or respond to such demand(s) are:

n/a

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

Does not conflict with any local, State, or Federal laws.

# LUMMI BAY



TOWNSHIP  
38

RANGE  
1E

SECTION  
27

MAP NO.  
05

SCALE  
1"=200'

DATE  
8/23/64

MAR 03 2011

TX-3.1  
524  
527  
THIS MAP IS FOR ASSISTANCE IN PROPERTY LOCATION AND NOT GUARANTEED FOR ACCURATE MEASUREMENTS