



Planning and Community Development Department City of Bellingham

March 10, 2023

Ali Taysi, AVT Planning
1708 F Street
Bellingham, WA 98225

RE: Street Vacation Petition for portions of rights-of-way within the proposed Woods at Viewcrest preliminary plat.

Mr. Taysi:

On January 12, 2023, the City's Technical Review Committee (TRC) reviewed the revised Jones Family street vacation petition to vacate certain remaining rights-of-way within the proposed preliminary plat. These are shown on Attachment A in red shading. Attachment A also includes a signed street vacation petition.

Please note that on March 24, 2002, the TRC considered the original street vacation petition which included vacating all of 10th Street (from Viewcrest to Chuckanut Bay) within the proposed preliminary plat. The TRC did not recommend approval of vacating 10th Street except for the western portion included in the current petition.

The subject rights-of-way are located within parcel #s: 370213-083499 and 370213-075542 which are both located in area 7 of the Edgemoor Neighborhood. The street vacation petition has been submitted along with application materials for a 38-lot clustered preliminary plat referred to as "The Woods."

Generally, these rights-of-way are the western extension of 10th Street, Quinalt Street and portions of Fairhaven, Baker and 8th Street as well as a portion of an alley between Fairhaven and Baker Streets within the aforementioned parcels. (lengthy legal descriptions)

The TRC is comprised of representatives from the Planning, Parks, Public Works, Fire, Police and Legal Departments. The TRC reviewed the revised materials in Attachment A and recommended approval of said petition subject to the following recommendations on the petition:

1. An appraisal is not required because the total square footage of right-of-way to be dedicated in order to implement the preliminary plat (68,707 square feet) exceeds the amount of right-of-way petitioned for vacation. (59,575 square feet)
2. The City will not retain easements for future public facilities within the subject rights-of-way proposed to be vacated.
3. Rights-of-way petitioned for vacation shall include those portions that overlap the to-be-dedicated rights-of-way within the proposed preliminary plat, such as Quinalt, Fairhaven and

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8th Streets. (The TRC recommended that a “vacate then dedicate” would be the cleanest methodology for those portions of right-of-way overlap.)

4. An easement for a future public trail segment(s) that provide pedestrian connectivity throughout the plat and to abutting neighborhoods will be a condition of street vacation approval.

Please follow up with me directly if you have any questions about the specifics in this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sundin".

Steven Sundin, PCDD

C James Erb, Deputy City Attorney