

Aven, Heather M.

From: Bell, Kathy M.
Sent: Thursday, January 5, 2023 7:57 AM
To: Bell, Kathy M.
Subject: FW: MUDBAY DEVELOPMENT AND JONES SUBDIVISION

Kathy Bell, Senior Planner
City of Bellingham
Planning and Community Development
Tel: (360) 778-8347
Website: www.cob.org

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.

Tell us how we're doing!
[Permit Center survey](#)

The Permit Center is currently experiencing significant staffing issues. Please plan accordingly. Thank you for your patience!

Please utilize the Permit Center's online resources via <https://www.cob.org/services/permits>

The Permit Center is open for in-person and appointment only services during the following hours:

Walk-in's: Mon, 8:30am – 3:30pm / Wed: 9:30am – 3:30pm / BEGINNING SEPT. 1st: APPT only Tues/Thurs, Fri: Closed to in-person services

We are available by phone 360.778.8300 and email permits@cob.org Mon-Fri 8am-5pm and eTRAKiT portal <https://permits.cob.org/etrakit> 24/7.

Appointments beginning Sept. 1st for Permit Center Counter Staff can be made here: <https://cob.org/services/permits/permit-center-appointment-request>

From: MY - mayorsoffice@cob.org <mayorsoffice@cob.org>
Sent: Monday, April 11, 2022 12:16 PM
To: Bob Dillman <dillmanbob@gmail.com>
Subject: RE: MUDBAY DEVELOPMENT AND JONES SUBDIVISION

Dear Bob,

On behalf of Mayor Fleetwood, thank you for taking the time to email and share your thoughts about a potential development near your neighborhood. Your concerns have been shared with Mayor and his team as well as the Planning Department.

Best,

Brooksana Raney

Executive Assistant to the Mayor
mayorsoffice@cob.org
360-778-8100

Incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56

From: Bob Dillman <dillmanbob@gmail.com>
Sent: Monday, April 11, 2022 8:03 AM
To: CC - Shared Department (ccmail@cob.org) <ccmail@cob.org>; MY - mayorsoffice@cob.org <mayorsoffice@cob.org>
Subject: MUDBAY DEVELOPMENT AND JONES SUBDIVISION

Seth Fleetwood
Mayor of Bellingham
City of Bellingham
201 Lottie Street
Bellingham, WA 98225
And via email mayors office@cob.org
Ccmail@cob.org

Dear Seth,

My name is Bob Dillman, I have been a resident of Bellingham for over ten years now and I am a supporter of some of your political ideology.

I am writing you to express my concern and hope for your intervention in the proposed Jones Subdivision Development Project. This project will impact myself, my neighborhood and the natural area in a negative fashion.

Whereas we have formed a neighborhood group to work with your Planning Department if this project comes to that stage, I am proposing you look at this now to offer a creative proposal that allows for development, let the property owner get a fair return, and protect this beautiful area overlooking Mud Bay, where I kayak nearly every day.

I am starting to lose faith in our process as this particular project has several obvious flaws and quite honestly insults the intelligence of those that actually read the proposed development. To make everyone feel better about this I implore you to require a thorough Environmental Assessment to determine its exact impacts in an independent fashion.

Mud Bay impact (clearly a separate ecosystem from Bellingham Bay), the runoff, building new roads, potential landslides, impact on the wildlife and salmon that spawn in my backyard are just a few issues. Thousands of truck trips up and down Chuckanut, dust from construction, dramatic impact on Fairhaven and certainly the people of that neighborhood all need to be considered. This is a potential environmental and social disaster.

Can we not get creative to utilize the local Land Trust groups to mitigate these abominations that threaten to bring down a hillside that is adjacent to a marsh area the city just spent money to protect while letting a few homes still be developed?

I have seen first hand what these developers do when they get the green light. They do what they want, maybe pay a fine and a bad development stays. As does the impact. And this will impact everyone in Bellingham.

I would love to see the city take an active stance toward responsible development with a seat at the table to steer this gem in the right direction instead of seeing it simply go through the Planning Process. As that process at times lacks the vision of the big picture.

This proposed development impacts many residents of Bellingham other than myself due to traffic, affected natural areas and throwing caution to the wind with unfettered development. It is time to give our beautiful areas and the associated wildlife and natural areas greater focus before they are destroyed forever.

Feel free to contact me at 415-307-9120 or dillmanbob@gmail.com

Thanks for your help!

BOB DILLMAN

--

Bob Dillman 415-307-9120

Jones Preliminary Plat

tarolejunk@yahoo.com <tarolejunk@yahoo.com>

Mon 2/20/2023 1:14 PM

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

Please accept this email as my request to receive all notices regarding the Jones Preliminary Plat subdivision application at 352 Viewcrest Rd / Parcel # 370213075542

Thank you,
Carole Hammond
3603 Cody Ave
Bellingham, WA 98229

Pronouns: [she, her, hers why this matters](#)

Jones Preliminary Plat

John Tuxill <johntuxill@yahoo.com>

Wed 2/22/2023 7:38 PM

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

Please accept this email as my request to receive all notices regarding the Jones Preliminary Plat subdivision application at 352 Viewcrest Rd / Parcel # 370213075542

Thank you,

John Tuxill
1604 20th St
Bellingham, WA 98225
john_tuxill@yahoo.com
Sent from my iPhone

Woods at Viewcrest

Sean Elliot <ssecolorado@gmail.com>

Wed 3/1/2023 9:20 AM

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

Kathy

I'd like to put myself on the record and kept in the loop regarding the pending development on Viewcrest. I have concerns about the amount of homes and the increased traffic on a non divided and at times narrow road. My largest concern is the impact on Mud Bay and Chuckanut creek. Both of those areas have seen significant conservation efforts and to have a large pipe rain down unadulterated runoff seems ignorant. Thanks again for your time and I hope to talk to you further on this matter

Sean Elliot
Briar Road Bellingham

Sent from my iPhone

Aven, Heather M.

From: Bob Cecile <bobc1952@yahoo.com>
Sent: Tuesday, May 2, 2023 8:47 AM
To: Bell, Kathy M.
Subject: Notices for Woods at Viewcrest

Kathy, please do add me to the list for future notices regarding this Plat.

Bob Cecile
Whatcom Co. Marine Resources Committee

Aven, Heather M.

From: Kate Davies <davieskate513@yahoo.com>
Sent: Wednesday, May 10, 2023 9:30 PM
To: Bell, Kathy M.
Subject: request to receive via email all notices regarding the Woods at Viewcrest applications."

Hello Kathy,
Please accept this email as my request to receive all notices (via email) regarding the Woods at Viewcrest applications.
Thank you,
Kate Davies

Aven, Heather M.

From: Donna Davis <wildonmdavis@gmail.com>
Sent: Wednesday, May 10, 2023 2:51 PM
To: Bell, Kathy M.
Subject: Request for Notices regarding the Woods at Viewcrest

Dear Ms. Bell,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Sincerely,

Donna Davis
338 Viewcrest Rd.
Bellingham, WA 98229

wildonmdavis@gmail.com
360-733-6778

Aven, Heather M.

From: caroline driscoll <cdriscoll1990@gmail.com>
Sent: Wednesday, May 10, 2023 7:34 PM
To: Bell, Kathy M.
Subject: The woods at viewcrest

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thanks,

Caroline Driscoll

407 Briar Rd, Bellingham, WA 98225

Aven, Heather M.

From: Kristi Tyran <tyran-family@comcast.net>
Sent: Wednesday, May 10, 2023 5:35 PM
To: Bell, Kathy M.
Subject: Request for Woods at Viewcrest notices

Dear K Bell,

Please send to me via email all notices pertaining to the Woods at Viewcrest applications and proposals.

Thank you,
Kristi Tyran
Kristi@tyran.com

Aven, Heather M.

From: good luck charm <bellwid@comcast.net>
Sent: Thursday, May 11, 2023 7:10 PM
To: Bell, Kathy M.
Subject: The Woods at viewcrest applications email notices request

please accept this email as our request to receive via email, notices regarding the Woods at Viewcrest applications.
Thanks ,
Steve

Aven, Heather M.

From: Allain <forestgarden123@gmail.com>
Sent: Thursday, May 11, 2023 9:47 AM
To: Bell, Kathy M.
Subject: Re: Woods at Viewcrest

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

I've been a landscaper in my neighborhood of Edgemoore for over 25 years and in that time I've worked on properties in the Chuckanut Village area and on Arbutus Sea Pines, Hidden Rock, Canyon View Dr, Hunters Point and Viewcrest.

The ridge that some of the homes are built on is fragile, with some backyards that are steep, rocky and prone to erosion. Any blasting of the ridge will affect the whole ridge and create instability for the existing homes built on the ridge.

I'm not opposed to owners using their land to build homes but I am opposed to the development of the Woods at Viewcrest that includes more homes than would be traditionally be allowed in this neighborhood.

I recall the homeowner on the top of Arbutus wanting to develop and sub divide her steep slope but was refused by the city to permit more homes on her site - the slope instability was a big factor in denying her request.

I am opposed to the outgoing Mayor Kelli Linville's allowing the Woods at Viewcrest development of over 30 homes to be considered for development on property which had protection prior to her decision.

Thank you,

Allain Van Laanen
Homeowner on Briar Rd

Sent from my iPhone

Aven, Heather M.

From: SANDY WOLF <sandywolf321@gmail.com>
Sent: Thursday, May 11, 2023 7:08 AM
To: Bell, Kathy M.
Subject: MUD BAY

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

Aven, Heather M.

From: Mindy Toney <meltone55@gmail.com>
Sent: Friday, May 12, 2023 5:54 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,
Melinda Toney

Aven, Heather M.

From: John Peppel <johnpeppel1@gmail.com>
Sent: Monday, May 15, 2023 10:19 PM
To: Bell, Kathy M.
Subject: Mud bay.

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."
Thx. John peppel.

Sent from my iPhone

Aven, Heather M.

From: Rud Browne <Rud@rudbrowne.com>
Sent: Monday, May 29, 2023 2:06 PM
To: Bell, Kathy M.; Ali Taysi
Cc: Sheila Browne; Greg Gudbranson
Subject: Objection to proposed new trail on The Woods at Viewcrest development
Attachments: Browne-Gudbranson objection to proposed Trail.pdf

Dear Kathy

Please find attached a letter objecting to the proposed new trail on The Woods at Viewcrest development.

A new trail from Viewcrest to Sea Pines Rd cannot be constructed to meet the minimum safety standards as published in the AASHTO Guide for the Development of Bicycle Facilities and would likely ultimately result in significant injury and/or death.

Thanks for your time.

Be well.

Rud

Rud Browne
315 Sea Pines Rd
Bellingham, WA 98229 USA
360-820-9494
Rud@RudBrowne.com

Rud Browne
315 Sea Pines Road
Bellingham, WA 98229
360-820-9494
Rud@RudBrowne.com

PID 18717 / 3702121400030000

Sheila Kyle-Browne
315 Sea Pines Road
Bellingham, WA 98229

Greg Gudbranson
311 Sea Pines Road
Bellingham, WA 98229
360-671-8969
2014loudog@gmail.com

PID 18791 / 3702121560120000

May 31st 2023

Ms. Kathy Bell
Senior Planner
Planning and Community Development Department
City of Bellingham
210 Lottie Street
Bellingham, WA 98225

Via Email: kbell@cob.org

Re: Proposed public access trail easement with The Woods at Viewcrest development

Dear Ms. Bell,

We live in the two properties immediately adjacent to the east of The Woods at Viewcrest site (the "Development"). The proposed new public access trail ("Trail") would intersect Sea Pines Rd within a few feet of where the existing shared driveway serving our two houses joins Sea Pines Rd.

We believe that this Trail would pose an extreme safety hazard that will ultimately result in serious injury or death of a cyclist or runner, due to the location of its entry onto Sea Pines Rd, as illustrated below:

Our driveway has two curves, is about 300 ft long, the slope averages in excess of 25 degrees, and at the bottom where it joins Sea Pines Rd it is cut about 10 feet below the natural grade on the adjacent Development parcel. It is very common to see a visitor who is unfamiliar with it to pick up quite a bit of speed when descending, this is especially true of younger people and new parcel delivery drivers. The latter use vehicles that have poor lateral sightlines.

The Trail will be about 600ft long and drop about 140ft in over its length, an average of over 20 degrees.

Two of the three of us are avid cyclists and trail walkers, we are well aware both the cyclist and pedestrians using the Trail would have little to no line of sight of each other due to the steep terrain, the terrain cut and wild vegetation, and curves. In addition, it is not uncommon for new people visiting our neighbors to partially park across the entrance to our driveway making navigation in this corner often both difficult and distracting.

After reading the AASHTO Guide for the Development of Bicycle Facilities (2012) which is listed as a primary resource the COB relied on in the development of the Bellingham Bicycle Master Plan, we believe no trail can safely be built on the Development if it enters Sea Pines Rd, for the following reasons:

1. AASHTO Section 5.2.4 indicates a Design Speed of 18 mph for flat areas and up to 30 mph for hilly areas. As a car or truck simply rolling down our 300ft driveway in neutral can easily exceed 30 mph we believe the minimum anticipated design speed for a youth on a bike racing down the trail should be at least 30 mph.

2. AASHTO Section 5.2.5 indicates the Horizontal Alignment for a turn on at 30 mph should be a minimum turn radius of 166 ft for asphalt, and if the proposed trail is going to be gravel then according to AASHTO "On unpaved surfaces, friction factors should be reduced by 50 percent" Which would require the turn radius to be doubled to 332 ft.

Both these numbers likely assume no camber on the slope, however, as the turn will be across the downslope, one must assume that erosion from use of the trail will create an increasing negative camber over time. Loss of control, and high-speed collisions between downhill cyclists and other trail users will likely be frequent.

3. AASHTO Section 5.2.7 states: "The maximum grade of a shared use path adjacent to a roadway should be 5 percent, but the grade should generally match the grade of the adjacent roadway..."

... Grades on shared use paths in independent rights-of-way should be kept to a minimum, especially on long inclines. Grades steeper than 5 percent are undesirable because the ascents are difficult for many path users, and the descents cause some users to exceed the speeds at which they are competent or comfortable."

While we could not find a specific formula for the recommended grade for a path entering a roadway, straight on (as opposed to 90 degrees) the likely minimum design criteria is at least equal to the above standards. The grade before where the Trail will intersect Sea Pines Rd is clearly in excess of 5% and therefore, we believe it does not meet this AASHTO standard.

4. Most important is AASHTO Section 5.2.8 provides standards for the Stopping Sight Distance, the minimum distance at 30 mph assuming no grade is 300ft, at a 10% grade it is 600ft, and at 15% it is 1,600 ft. Our driveway is only 300ft long and averages over 25%, and the proposed trail averages over 20%. Even if it was possible for the uneven topography to be significantly leveled, the ten-foot hill at the intersection of our driveway/street was removed, and the trees and scrubs in the adjacent wetlands were replaced with grass (none of which we are advocating), it would still be impossible to meet the minimum AASHTO Stopping Sight Distance requirements due to the steep slopes.


The two curves on our driveway and the seven proposed curves along the Trail further confirms it is even more impossible to meet the minimum Stopping Sight Distance specified in AASHTO.

There are likely other AASHTO minimums that can't be met by a trail in this location, but hopefully the above will be enough to convince you that this is an exceptionally dangerous location for a trail, and it should not be included. We believe that if allowed in any form the trail will create a significant potential source of liability for ourselves, our guests, and the City. I am sure none of us want to see a fatality or serious injury result from circumstances that could have easily been prevented if the Trail had not been allowed.

We therefore request the following:

1. the inclusion of a Trail from the Development to Sea Pines Rd be completely abandoned.
2. As this community has a long history of residents constructing unauthorized trails, we also formally request the project be redesigned in such a way as to prevent the construction of an informal trail for the same safety reasons we have outlined above.
3. This letter be added to the materials provided to the Hearing Examiner

Sincerely



Rud Browne

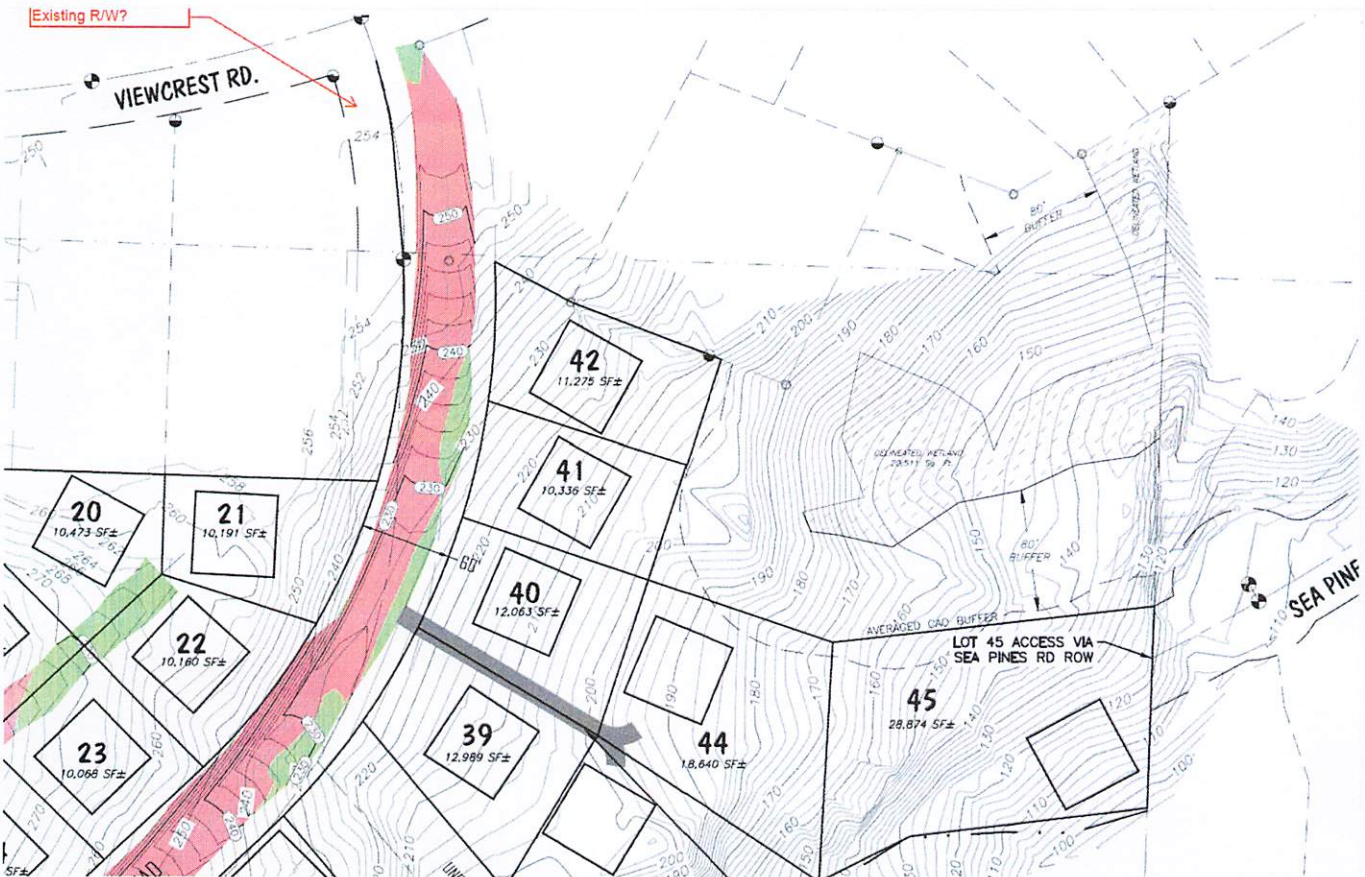
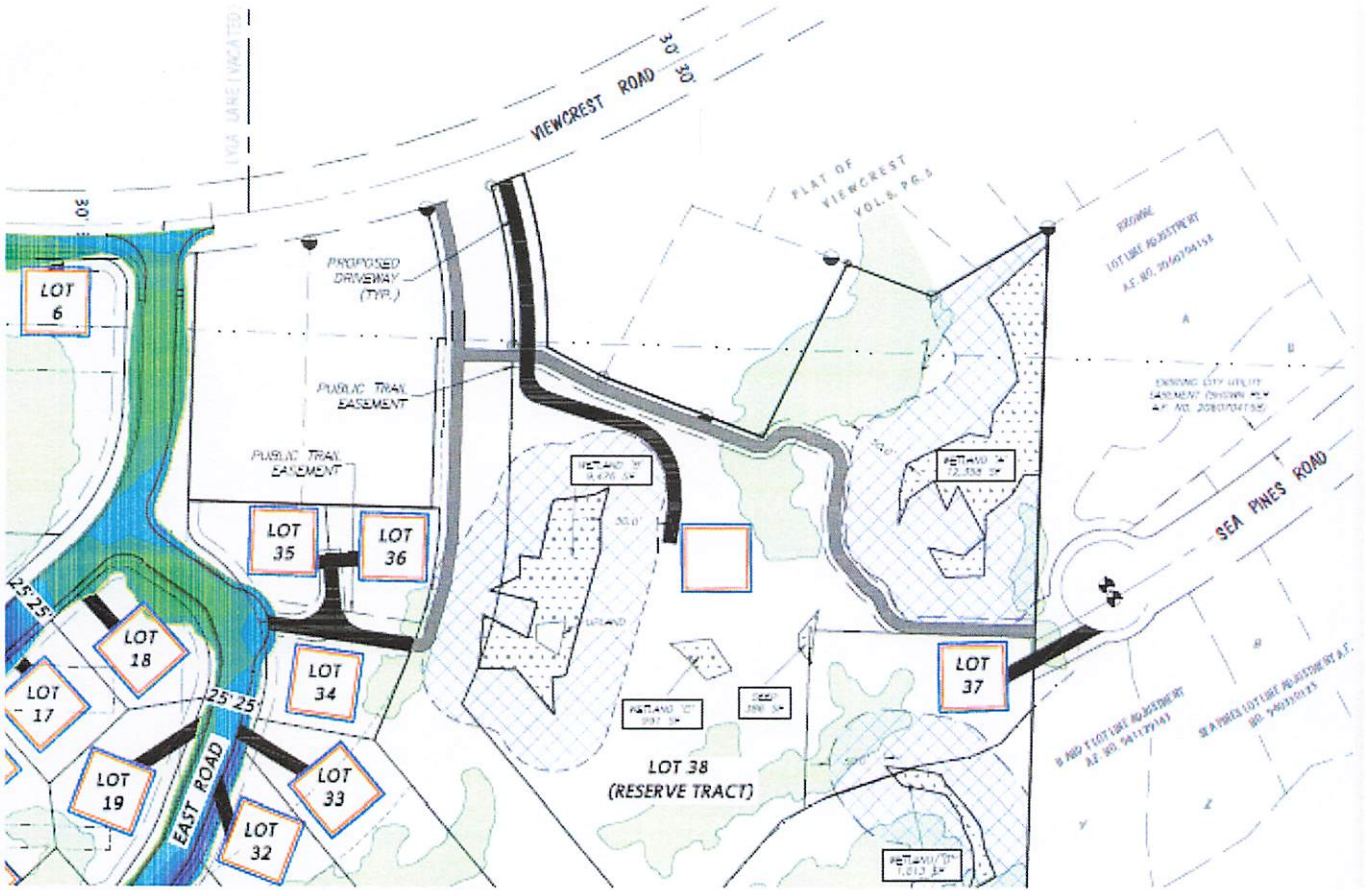


Sheila Kyle-Browne



Greg Gudbranson

EXHIBIT A



Aven, Heather M.

From: dbcob <dbcobwa@gmail.com>
Sent: Wednesday, June 7, 2023 8:36 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest notices request

Dear Planning Department,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Best regards,

David Bourlier
356 Viewcrest Road
dbcobwa@gmail.com

Aven, Heather M.

From: Joel Goodman <goodmanjoel@hotmail.com>
Sent: Wednesday, June 7, 2023 10:01 PM
To: Bell, Kathy M.
Subject: Mudbay development

I'd like to receive via email all notices regarding the Woods at Viewcrest applications.

Thanks
Joel

Aven, Heather M.

From: Paul Howe <pahowe@gmail.com>
Sent: Wednesday, June 7, 2023 6:44 PM
To: Bell, Kathy M.
Subject: Viewcrest info

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Sent from my iPad

Aven, Heather M.

From: Marna Jones <marnajones@gmail.com>
Sent: Wednesday, June 7, 2023 8:10 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest application

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,
Marna Jones

Aven, Heather M.

From: Peter Mock <mockph@hotmail.com>
Sent: Wednesday, June 7, 2023 5:28 PM
To: Bell, Kathy M.
Subject: 'Woods at Viewcrest' Subdivision Information Request

Hello Kathy Bell,

Please accept this email as my request to receive all notices regarding the Woods at Viewcrest applications via email.

Thanks,
Peter

PETER H MOCK
1705 Fairhaven Ave
Bellingham WA 98229
Mobile: (USA) +360.739.2288 (WhatsApp)

Aven, Heather M.

From: Cinda Zemel <cindazemel@gmail.com>
Sent: Wednesday, June 7, 2023 6:26 PM
To: Bell, Kathy M.
Subject: The Woods @ Viewcrest

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,
Cinda Zemel

Sent from my iPhone

Aven, Heather M.

From: William Beer <william_beer2003@yahoo.com>
Sent: Thursday, June 8, 2023 8:42 AM
To: Bell, Kathy M.
Subject: Request - woods at Viewcrest application notices

"Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

William Beer
210 556-4931
William_Beer2003@yahoo.com

Sent from my iPhone

Aven, Heather M.

From: Matthew Larson <mwsl@comcast.net>
Sent: Thursday, June 8, 2023 7:57 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest info

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thanks,

Matt Larson

Sent from my iPad

Aven, Heather M.

From: Kathryn D. Resnick <kathryn@resnicklegal.com>
Sent: Thursday, June 8, 2023 7:22 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,
Kathryn Resnick

Kathryn D. Resnick
Attorney at Law
360-738-3636
Sent from my iPhone

Aven, Heather M.

From: SANDY WOLF <sandywolf321@gmail.com>
Sent: Thursday, June 8, 2023 7:48 AM
To: Bell, Kathy M.
Subject: Mud bay updates

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Aven, Heather M.

From: Kelcie Sheriff <ksjlm96@yahoo.com>
Sent: Saturday, June 10, 2023 5:11 PM
To: Bell, Kathy M.
Subject: Request

[You don't often get email from ksjlm96@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Ms. Bell,
Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.
Thank you,
Kelcie Sheriff

Sent from my iPhone

Aven, Heather M.

From: Steve Garasky <sgarasky@gmail.com>
Sent: Monday, June 12, 2023 9:43 PM
To: Bell, Kathy M.
Cc: Steve Garasky
Subject: Woods at Viewcrest

Hello,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,

Steve Garasky

Aven, Heather M.

From: JaneAndJay Brownlee <janeandjay@yahoo.com>
Sent: Sunday, June 18, 2023 10:47 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest info

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Regards,

Jane Brownlee

Aven, Heather M.

From: Charlotte Allen <c.allen@comcast.net>
Sent: Thursday, June 22, 2023 7:29 PM
To: Bell, Kathy M.
Cc: Charlotte Allen
Subject: Request for all notices regarding the Woods at Viewcrest

You don't often get email from c.allen@comcast.net. [Learn why this is important](#)

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest application.

Charlotte Allen
(She/her/hers)
413 S CLARKWOOD DR, Bellingham, WA 98225
c.allen@comcast.net

Aven, Heather M.

From: Diana Bentley <dbentley2924@hotmail.com>
Sent: Thursday, June 22, 2023 7:04 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

You don't often get email from dbentley2924@hotmail.com. [Learn why this is important](#)

"Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

Thank you for your assistance.

Diana Bentley
2738 Cody Cir #202
Bellingham, WA 98225

Aven, Heather M.

From: Christopher Grannis <chrgra@ymail.com>
Sent: Thursday, June 22, 2023 9:36 PM
To: Bell, Kathy M.
Subject: Woods at Veiwcrest

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

"Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

Christopher Grannis
360 647 4758

Aven, Heather M.

From: Janis Olson <olsonjanis1@gmail.com>
Sent: Thursday, June 22, 2023 7:00 PM
To: Bell, Kathy M.
Subject: Notices request

You don't often get email from olsonjanis1@gmail.com. [Learn why this is important](#)

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

Thanks,

Janis Olson

Sent from my iPhone

Aven, Heather M.

From: Charles Redell <charlesredell@gmail.com>
Sent: Thursday, June 22, 2023 11:34 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you

Aven, Heather M.

From: Fred M. Rhoades <fmrhoades@comcast.net>
Sent: Thursday, June 22, 2023 6:40 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest project

You don't often get email from fmrhoades@comcast.net. [Learn why this is important](#)

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Fred Rhoades

Aven, Heather M.

From: philipshantz <philipshantz@gmail.com>
Sent: Thursday, June 22, 2023 9:51 PM
To: Bell, Kathy M.
Subject: Mud Bay Cliffs

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

Kathy

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thankyou,

Philip Shantz
1921 Rainier Avenue
Bellingham WA 98229

Aven, Heather M.

From: Howard Sharfstein <hsharfstein@gmail.com>
Sent: Thursday, June 22, 2023 10:05 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest Project Updates

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

Please regard this email as my request to receive all notices regarding the Woods at Viewcrest applications via email. Thank you for your public service.

Best regards,

Howard Sharfstein
hsharfstein@gmail.com
(360) 920-7582

Aven, Heather M.

From: Paige Towers <paigey.towers@gmail.com>
Sent: Thursday, June 22, 2023 10:10 PM
To: Bell, Kathy M.
Subject: Request re the Woods at Viewcrest

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

Dear Kathy Bell, Bellingham Senior Planner,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications. Thank you!

Best,
Paige Towers

Sent from my iPhone

Aven, Heather M.

From: Kathe Vago <khv414@comcast.net>
Sent: Thursday, June 22, 2023 6:57 PM
To: Bell, Kathy M.
Subject: Woods At Viewcrest

[You don't often get email from khv414@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I'm requesting emails regarding all of the Woods at Viewcrest applications.

Thank you for your time.

Kathe Hartley

khv414@comcast.net

Sent from my iPhone

Aven, Heather M.

From: Marjorie Varner <marjorie.varner@gmail.com>
Sent: Thursday, June 22, 2023 7:25 PM
To: Bell, Kathy M.
Subject: Mud Bay Cliffs

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

— Marjorie

Aven, Heather M.

From: Lisa Berry <amoco320@gmail.com>
Sent: Friday, June 23, 2023 4:37 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

You don't often get email from amoco320@gmail.com. [Learn why this is important](#)

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

Thank you,
Lisa Berry

Aven, Heather M.

From: Michael Feerer <michael@whatcommilliontrees.org>
Sent: Friday, June 23, 2023 8:31 AM
To: Bell, Kathy M.
Subject: Receiving Viewcrest Notices

You don't often get email from michael@whatcommilliontrees.org. [Learn why this is important](#)

Hi Kathy,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications. Thanks.

Sincerely,
Michael Feerer, Executive Director (he/him)
360-319-1370 voice/text

Whatcom Million Trees Project

<https://whatcommilliontrees.org>

For the latest, follow us on [Facebook](#) [Instagram](#) or [subscribe to our monthly newsletter](#)

We are on the ancestral homelands of the Coast Salish Peoples, whose tribal treaty rights we support and for whose enduring care of the lands and waters we are deeply grateful.

Aven, Heather M.

From: Brett Konen <konenbm@gmail.com>
Sent: Friday, June 23, 2023 9:05 AM
To: Bell, Kathy M.
Subject: Mud Bay Cliffs

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

Hi Kathy,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

I'm among the many who would be completely devastated if the development were allowed to proceed.

Sincerely,
Brett Konen

Aven, Heather M.

From: Will Kuhlman <willkuhlman@gmail.com>
Sent: Friday, June 23, 2023 11:22 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

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

Ms Bell,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you.

Will Kuhlman
645 Hunters Pointe Dr
Bellingham, WA 98225

Aven, Heather M.

From: Ross Marquardt <marquardtr9@hotmail.com>
Sent: Friday, June 23, 2023 11:12 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest Application

You don't often get email from marquardtr9@hotmail.com. [Learn why this is important](#)

Please take this email as my request to receive via email all notices regarding The Woods at Viewcrest applicaions.

Ross Marquardt

Aven, Heather M.

From: Elizabeth Olsen <granties.auntie@gmail.com>
Sent: Friday, June 23, 2023 10:05 AM
To: Bell, Kathy M.
Subject: mud bay cliffs

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,
Elizabeth Olsen
413 Viewcrest Rd

Aven, Heather M.

From: Lori Rubens <LVANRUBENS@comcast.net>
Sent: Friday, June 23, 2023 11:13 PM
To: Bell, Kathy M.
Subject: The Woods at Viewcrest

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

Dear Ms. Bell,

I am writing to request emails regarding any notifications of applications from The Woods at Viewcrest.

Thank you,
Lori Rubens

Sent from my iPhone

Aven, Heather M.

From: Bethanne Zelano <bzelano@gmail.com>
Sent: Friday, June 23, 2023 12:06 PM
To: Bell, Kathy M.
Subject: The Woods at Viewcrest

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

Hello! Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thanks very much,
Bethanne Zelano

Aven, Heather M.

From: Morgan Kay <morgan.activism@gmail.com>
Sent: Saturday, June 24, 2023 8:06 PM
To: Bell, Kathy M.
Subject: The Woods at Viewcrest

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you!
Morgan Kay

Aven, Heather M.

From: SANDY WOLF <swolf1216@aol.com>
Sent: Saturday, June 24, 2023 1:57 PM
To: Bell, Kathy M.
Subject: Mud Bay

[You don't often get email from swolf1216@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please notify us of any updates regarding MudBay swolf1216@aol.com harrisrobertf@gmail.com Sent from my iPhone

Aven, Heather M.

From: Andrea Traner <almaness@yahoo.com>
Sent: Sunday, June 25, 2023 5:06 AM
To: Bell, Kathy M.
Subject: The Woods at Viewcrest

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

Kathy,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Constructing housing on this cliff will negatively impact the environment.

Sincerely,
Andrea DaCosta

Aven, Heather M.

From: Camille Matern <camille@usermail.com>
Sent: Monday, June 26, 2023 9:54 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

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

Hello, Kathy,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thanks much!
Camille Matern

Aven, Heather M.

From: Bob Dillman <dillmanbob@gmail.com>
Sent: Tuesday, June 27, 2023 9:54 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest notices

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

Hi Kathy,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you!

--

Bob Dillman 415-307-9120

Aven, Heather M.

From: Jamie K Donaldson <jamiek@netidea.com>
Sent: Thursday, June 29, 2023 1:28 PM
To: Bell, Kathy M.
Subject: Notifications for the Woods at Viewcrest

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

Hello Ms. Bell,

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,

Jamie K. Donaldson
Fairhaven

Aven, Heather M.

From: ascha drake <aschadrake@gmail.com>
Sent: Thursday, June 29, 2023 9:40 AM
To: Bell, Kathy M.
Subject: Request for Notices

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you.

~Ascha Drake

Aven, Heather M.

From: Scott Ward <scott@scottward.me>
Sent: Thursday, June 29, 2023 8:42 AM
To: Bell, Kathy M.
Subject: Protect Mud Bay Cliff - PLEASE

You don't often get email from scott@scottward.me. [Learn why this is important](#)

Dear Kathy -

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you,

Scott

When information is supplied by third parties, please do not assume I have investigated or verified such information.

Aven, Heather M.

From: Rick Eggerth <rickeggerth@gmail.com>
Sent: Tuesday, July 11, 2023 11:50 AM
To: Bell, Kathy M.
Subject: Woods at Viewcrest Notices

Kathy, please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Thank you.

Rick

--

Rick Eggerth
Chair, Mt. Baker Group
Sierra Club
1304 39th Street
Bellingham, WA 98229
rickeggerth@gmail.com
(925) 708-6438

Be curious, not judgmental.
Walt Whitman

Aven, Heather M.

From: Timmons Marsh <10631.cutter@gmail.com>
Sent: Friday, July 14, 2023 9:07 AM
To: Bell, Kathy M.
Subject: Mud Bay Cliffs

You don't often get email from 10631.cutter@gmail.com. [Learn why this is important](#)

Please email all notices regarding the Woods at Viewcrest applications. Thank you!

Jan Timmons

Aven, Heather M.

From: P. Campbell <pcsnow@gmail.com>
Sent: Sunday, July 16, 2023 11:55 AM
To: Bell, Kathy M.
Subject: RFI "Qoods at Viewcrest" application

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

Aven, Heather M.

From: IT - servicedesk@cob.org
Sent: Tuesday, August 1, 2023 9:10 AM
To: Bell, Kathy M.
Subject: IT Ticket Resolved: "[Website Feedback] - Paul Brock" {193300}

--reply above this line--

Information Technology Service Desk

Ticket # 193300 RESOLVED - [Website Feedback] - Paul Brock

Status: Closed | Priority: Normal | Category: Web \ Other | <https://servicedesk.cob.org/Ticket/193300>

Your request has now been resolved. Please feel free to contact us if you have any further questions or concerns!

Users Following This Ticket

[G] Web Support, kbell, noreply

Ticket History

From: **Steven Niedermeyer**
8/1/2023 9:10:27 AM

Looping in Kathy in case they have a project updates email list they can add Paul to.

Original Request - as submitted by noreply

Entry Details

Name	Paul Brock
Email	brock_paul@hotmail.com
Comments	I wish I could subscribe to changes on the projects web pages. I am interested in the project "The Woods At Viewcrest" and would like to be notified when the page is updated.
Site Page Link	https://cob.org/project/the-woods-at-viewcrest

[t][G] Web Support[/t] [s]Closed[/s] [p]Normal[/p]

Aven, Heather M.

From: Jonathan Franklin <drjtfranklin@hotmail.com>
Sent: Sunday, August 20, 2023 5:14 PM
To: Bell, Kathy M.
Subject: Re MudBay

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

Hello Ms Bell:

Please make the following is actually addressed before making any decisions re Mud Bay region developments.

"what is missing from the RFI, which fails to cover several critical issues, including:

- At least eight aspects of the application materials are insufficient and must be addressed before the city begins to prepare a SEPA threshold determination;
- Mud Bay consists of estuarine intertidal wetlands and is not a flow control exempt Salt Waterbody;
- Several Action Items from previous Requests for Information have yet to be addressed by the applicant."

Thx in advance!

Jonathan Franklin MD
829 Briar Rd

Aven, Heather M.

From: Peter Mock <mockph@hotmail.com>
Sent: Sunday, August 20, 2023 3:29 PM
To: Bell, Kathy M.
Cc: info@mudbaycliffs.org
Subject: The Woods at Viewcrest · August 7, 2023 Request for Information (RFI)

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

Also in further reference to Protect Mud Bay Cliffs' (PMBC) letter of August 17, 2023, to you

Dear Kathy Bell:

I've been a long-time resident (47 years) of Chuckanut Village and follow the proposed 'The Wood at Viewcrest' development plans closely. My foremost concern, at this time of the process, is that the City follows closely and to a 'T' all requirements laid out by laws and statutes!

I wholeheartedly support the above referenced PMBC letter of concern regarding the August 7, 2023, RFI from 'The Woods at Viewcrest' applicant. These issues must be addressed before the City begins to prepare a SEPA threshold determination.

It is in my vital interest that the City fulfills its regulatory duty comprehensively and completely!

Sincerely,
Peter Mock

PETER H MOCK
1705 Fairhaven Ave
Bellingham WA 98229
Mobile: (USA) +360.739.2288 (WhatsApp)

Aven, Heather M.

From: Janis Olson <olsonjanis1@gmail.com>
Sent: Sunday, August 20, 2023 6:27 PM
To: Bell, Kathy M.
Subject: Concerns with the Woods at Viewcrest

[You don't often get email from olsonjanis1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Kathy,

I have reviewed, and agree with, the public comment letter sent on 8/17 from the Protect Mud Bay Cliffs (PMBC) group. The city needs to get answers to all of the deficiencies in the RFI.

Please require the developer to address these critical issues.

Thank you,
Janis Olson

Sent from my iPad

Aven, Heather M.

From: Diane Sue <dianesue524@hotmail.com>
Sent: Sunday, August 20, 2023 3:02 PM
To: Bell, Kathy M.
Cc: David Sue
Subject: proposed Woods at Viewcrest

You don't often get email from dianesue524@hotmail.com. [Learn why this is important](#)

Dear City Planner Bell,

As long-time residents of the Hidden Hills neighborhood and citizens concerned about the multiple environmental and practical impacts of the proposed Woods at Viewcrest subdivision, we would like to respectfully request that the planning department carefully meet all of its obligations pertaining to careful assessment of the proposal. Your obligations should certainly include insuring that you require that the applicant addresses the multitude of questions brought forward by the Protect Mud Bay Cliffs coalition.

Although the letter you sent to the developer on August 7 mentions the need for detailed information related to the project's proposed stormwater management plan, it was extremely disappointing that your letter appears to imply that addressing those 3 specific items will be sufficient. We don't understand why you appear to be ignoring previous Requests for Information that have not yet been adequately addressed by the applicant. Do you honestly believe that once these 3 new areas are addressed that you'll have sufficient unbiased information to prepare a SEPA threshold determination? Will you be able to address all critical aspects of the project if the Traffic Impact Analysis (TIA) and Wildlife Habitat Assessment and Wetland Delineation Update & Critical Areas Summary have not been conducted at a time when the data provided has validity?

It is hard to believe that, if accurate data is reviewed and you have access to all of the requested information, that this project will not require an Environmental Impact Statement. However, it appears that you are willing to move forward without comprehensively addressing the multitude of potential adverse impacts associated with this project.

I hope you will reconsider and request the detailed information that will allow you to make well-considered decisions about this expansive project. It is essential that any SEPA threshold determination be based on adequate and unbiased information.

Sincerely,

Diane and David Sue

655 Clark Road

Aven, Heather M.

From: Marjorie Varner <marjorie.varner@gmail.com>
Sent: Sunday, August 20, 2023 2:15 PM
To: Bell, Kathy M.
Subject: Mud Bay concern

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

Dear Ms. Bell,

On 8/7/23, the city Planning Department issued a third Request for Information (RFI) and granted the developers of The Woods at Viewcrest 120 days, until 12/5/23, to respond. While I agree with the city's decision to issue a third Request for Information, I am both surprised and disappointed by what is missing from the RFI, which fails to cover several critical issues, including:

- At least eight aspects of the application materials are insufficient and must be addressed before the city begins to prepare a SEPA threshold determination;
- Mud Bay consists of estuarine intertidal wetlands and is not a flow control exempt Salt Waterbody;
- Several Action Items from previous Requests for Information have yet to be addressed by the applicant.

I am concerned that these critical issues are not being addressed. The developer must be required to address these deficiencies before the city begins to prepare its SEPA threshold determination.

— Marjorie

Marjorie Varner
654 Clark Road
Bellingham WA 98225

Aven, Heather M.

From: Barry M. Meyers <bmeyerslaw@aol.com>
Sent: Monday, August 21, 2023 8:53 AM
To: Bell, Kathy M.
Subject: The Woods at Viewcrest

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

I fully support the actions recommended in the 8/17/23 letter by Protect Mud Bay Cliffs.

Barry M. Meyers, Of Counsel
Certified Elder Law Attorney Emeritus by the National Elder Law Foundation
Meyers Neubeck & Hulford
2828 Northwest Ave
Bellingham, WA 98225
Tel: 360-647-8846
Fax: 360-647-8854
info@elderlaw-nw.com
www.elderlaw-nw.com

Aven, Heather M.

From: lalaw324@aol.com
Sent: Wednesday, August 23, 2023 11:08 AM
To: Bell, Kathy M.
Subject: Mud Bay cliffs

You don't often get email from lalaw324@aol.com. [Learn why this is important](#)

Hi Kathy-

Just a note to stay hold developers accountable for answering all questions put forward to them. This site seems destined to need an EIS statement but developers should not be allowed any shortcuts along the way.

Thank you for your efforts,
Lisa Bottcher-Law

Aven, Heather M.

From: Bill Grove <billgrove@comcast.net>
Sent: Saturday, October 14, 2023 6:39 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

You don't often get email from billgrove@comcast.net. [Learn why this is important](#)

Ms. Bell: Please accept this request to receive via email all notices regarding the Woods at Viewcrest applications. Thank you, Bill Grove 108 Briza Court billgrove@comcast.net

Aven, Heather M.

From: Sherry Holtzman <sherryholtzman@me.com>
Sent: Saturday, October 14, 2023 4:30 PM
To: Bell, Kathy M.
Subject: Mud Bay Cliffs

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

Dear K. Bell
Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.
Thank you
Sherry Holtzman

Sent from my iPhone

Aven, Heather M.

From: Bunny Schneider <bunschneid@hotmail.com>
Sent: Saturday, October 14, 2023 7:35 PM
To: Bell, Kathy M.
Subject: Woods at Viewcrest

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

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications."

Thank you,
Bunny R. Schneider
504 Linden Road
Bellingham, WA 98225
bunschneid@hotmail.com

Aven, Heather M.

From: Kathe Vago <khv414@comcast.net>
Sent: Saturday, October 14, 2023 3:25 PM
To: Bell, Kathy M.
Subject: Woods At Viewcrest

[You don't often get email from khv414@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please accept this email as my request to receive all emails regarding The Woods at Viewcrest applications.

Thank you.

Kathe Hartley

Sent from my iPhone

Aven, Heather M.

From: Corinne Gimbel-Levine <gimbelarnp2015@gmail.com>
Sent: Sunday, October 15, 2023 8:42 PM
To: Bell, Kathy M.
Subject: mud bay update

You don't often get email from gimbelarnp2015@gmail.com. [Learn why this is important](#)

Please accept my email as a request for all info related to the Woods at Viewcrest
thank you.

Corinne Gimbel-Levine
gimbelarnp2015@gmail.com

Aven, Heather M.

From: David Rangel <dprangelito@gmail.com>
Sent: Sunday, October 15, 2023 6:43 AM
To: Bell, Kathy M.
Subject: Request to receive via email all notices regarding the Woods at Viewcrest applications

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

Dear Kathy Bell,
Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.
Thank you very much
David

Aven, Heather M.

From: Fred Rhoades <fmrhoades@comcast.net>
Sent: Sunday, October 15, 2023 11:11 AM
To: Bell, Kathy M.
Subject: Please notify me

You don't often get email from fmrhoades@comcast.net. [Learn why this is important](#)

Please accept this email as my request to receive via email all notices regarding the Woods at Viewcrest applications.

(If I am not yet on the list)

Fred Rhoades

Aven, Heather M.

From: Andrea Traner <almaness@yahoo.com>
Sent: Sunday, October 15, 2023 7:39 AM
To: Bell, Kathy M.
Subject: Mud Bay Cliff: request for updates

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

Good day, Kathy,

Please add my email address to the list of people wanting updates on the development of Mud Bay Cliffs.

The proposed project is destructive to the estuarine wetlands and degrades and destroys habitat. I sincerely hope that the city recognizes the threat to our shoreline and does not allow the developers to build multi-million dollar homes to increase tax revenue. I am also unsure as to why the city would grant special variances and exceptions to the owner/developer that are required to build on the side of a cliff that will undoubtedly experience adverse geological events due to local climate, such as rain. Evidence of significant slides are obvious each rainy season.

Please add my name and email to the group that opposes this development.

Sincerely,
Andrea DaCosta
509 Lyla Lane