

## Attachment 3 - Planning Commission Public Comments

**Aven, Heather M.**

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**From:** Abby Staten <abbycleobumbles@outlook.com>  
**Sent:** Friday, March 15, 2024 2:52 PM  
**To:** Grp.PL.Planning And Development Commission  
**Subject:** comment regarding March 21st meeting (rezoning Silver Beach/moratorium lift)

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3/15/2024

While I am aware that the dialogue about rezoning and lifting of the development moratorium in Silver Beach is not all about Old Mill Village, at the same time it is.

I agree housing is important. But the owners of Old Mill Village, Peak Properties, are not the kind of people you want to build it. Trust me. I urge the Planning department to find a way other than development and redevelopment to finance the storm drain retrofits.

What follows are examples of the owners of Old Mill Village are not an ethical. The don't care about people. Rather, they are driven by greed and profit. They are not fit stewards of the Whatcom Watershed.

Constructed on the site of the former Larsen Mill , four of Old Mill Villages buildings were erected in 1971 with a 5th in 1987. For many years the rent was reasonable, though the apartments were never updated. The windows were single paned with seals that had long ago deteriorated so that electric bills ran between \$150 and \$400 a month, depending on the size of the units.

The water heaters were half sized—not big enough for tenants to take a baths, the roofs leaked, and the cement stairs were a safety hazard, but the scenery was beautiful.

In July 2022 the building was sold to Peak Management of Michigan. Immediately all the rents went up \$220. Also added was a WSG fee that varied from \$45 for smaller units to \$90 for larger. The following year everyone received another increase of \$300 for smaller apartments, \$500 for two bedrooms and townhouses. A minimum of \$500 increase for every tenant in and end to end calendar year with no improvements to the units, buildings or property.

Management said that this was market value.

New people moving into one bedrooms paid between \$1600 and 1750. \$200 more than current tenants. Also added was pet rent.

When the time came for current residents to renew leases, they received another \$300 increase. These people were being asked to pay \$1900 to \$2000 a month.

This made no sense as new people moving in were only charged \$1700.

My next door neighbor received an increase from 1700 to 2,000 (300 more than new people moving in). She moved out.

The apartment she vacated was listed and then rented for \$1569.

She was not an undesirable tenant, but a single woman nearing retirement age. A respiratory therapist at the hospital.

In their attempts to charge the most money they can, Peak ruined many people's lives.

When there was a sewage leak and the courtyard of my building was full of excrement, the management claimed that they had consulted the Health Department who told them they could wait until Monday to clean up.

In reality, it was a tenant who called the Health department, and they were not given until Monday to clean up. I called the Health Department myself and was told that agents would never use the word excrement and “you can leave for 2 days” in the same sentence.

Peak does not believe rules apply to them. They have multiple building code violations filed with the city.

Such a profit and greed driven corporation should not be allowed to build on the shores of the Lake Whatcom.

Respectfully,

Abby Staten

Old Mill Village

Silver Beach

## Aven, Heather M.

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**From:** Kerri Burnside <silverbeachna@gmail.com>  
**Sent:** Monday, March 18, 2024 8:20 AM  
**To:** Grp.PL.Planning And Development Commission  
**Subject:** Public Hearing 03.21.24

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Dear Planning Commision Members,

The SBNA is requesting that additional consideration be made in regard to the upcoming hearing for the Comprehensive Plan / Neighborhood Plan Amendment and Rezone to the multi-family zones within the Silver Beach Neighborhood. The proposal is to rezone the multi-family zones from high density to medium density. We appreciate the hard work that the City staff has done and recognize that they are understaffed and under pressure to finish their work. We want to make sure that important issues are not being overlooked in the rush to finish the work. These changes will impact our community and future generations.

Concerns about proposed changes:

### **The storm drains in the RM-zones need to be retrofitted.**

The current proposal only addresses this issue **if** the property owner triggers it. Unless the property owner plans to develop the property the storm drains will not be retrofitted. We are requesting that additional options be pursued to require the storm drain issue be addressed with or without an event triggering it. The clean up to Lake Whatcom from the storm drains is a significant cost to taxpayers annually.

- Can funds from the Land Acquisition program be used to incentivize updating the storm drains and mandate that the work be completed within a reasonable time frame?
- Can taxpayers vote on how the funds are allocated? The Lake Whatcom Reservoir is the drinking water for all those on Bellingham City water and should have a say in this issue.
- It appears a lot of consideration is being made for the property owners, which is important. We are asking that this be weighted against the cost these property owners are incurring on Bellingham taxpayers.
- What other avenues have been explored that both address the rights of the property owner, preservation of the drinking water and the burden placed on taxpayers by these property owners?

### **Medium Density vs. Low Density**

There is a concern that medium density is being recommended as a measure to incentivize property owners to build in the Lake Whatcom Watershed and trigger retrofitting the storm drains over low density because it is more profitable for the developer. If development in the Lake Whatcom Watershed is going to be allowed to increase the housing supply, we ask that

affordability requirements be put in place that meet the required housing for all incomes criteria as defined in HB1220.

**Gentrification**

While gentrification does bring improved services to an area it displaces residents and will exacerbate the housing crisis.

Old Mill Village historically was included on the Opportunity Council's list of affordable housing in Bellingham. With the property changing ownership in July 2022, it is no longer affordable housing and many long term tenants have been economically displaced. They were seniors and those on a fixed income. Three of them went directly into homelessness due to the lack of available affordable housing and log jammed or insufficient services.

When asked what is the best solution for the open grassy areas in the multi-family zones to reduce the amount of phosphorus entering the lake, reforestation is the best solution. Additional roads and parking areas that come with development provide a surface that encourages the transfer of waste and phosphorus into the lake.

**Our Ask**

We ask that you consider rezoning to low density with affordable housing requirements. Require that the storm drains be retrofitted within the next 5 years and offer incentives to assist with the costs and incentivize reforestation. We need to stop kicking the can down the road and make the hard decisions now that benefit our community and future generations.

Thank you for your consideration,

*-Silver Beach Neighborhood Association*

## Aven, Heather M.

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**From:** Dan Kostrzewski <Dank@voiceboxwest.com>  
**Sent:** Wednesday, March 20, 2024 12:48 PM  
**To:** Grp.PL.Planning And Development Commission  
**Subject:** Public Comment on Silver Beach Middle Zoning Loopholes

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Hello-

I am a current Silver Beach resident concerned that the city would do anything to exempt our neighborhood or the Lake Whatcom watershed from absorbing an equitable amount of the density required to elevate our community out of the missing middle housing crisis.

As seen by the recent state house bill 1110 passage, local government efforts thought Washington to restrict development, contain renters to urban villages and protect the wealthiest single family home owners from the impacts of growth and development have failed, creating a dynamic of housing scarcity with an incredibly widening divide between the house rich and the house poor.

The efforts of the city to restrict density in the watershed, while likely well meaning in its original objective, has created a protected zone where diversity is disappearing, houses sell for all cash as investment or retirement properties and ownership is becoming a pipe dream for anyone but millionaires.

I believe every zoning decision that restricts density, increases housing costs and prevents middle income citizens from renting or owning in our most desirable neighborhoods should first be filtered through a lens of social equity and economic diversity. We can't get a crosswalk built in Bellingham without doing the same.

Our neighborhoods are stronger when they accommodate a broad diversity of our citizens, whether downsizing seniors, mid-income families, new Bellingham immigrants, local business employees or alternative family structures. The city should not be afraid to use the power of its zoning to encourage deed-restricted, income-limited ownable housing protected from investment buyers, even in the wealthiest neighborhoods, so that diversity is not just a buzzword when it comes to zoning.

If the city was legitimately concerned about purifying our drinking water reservoir we would ban motor boats on the lake, stop allowing dogs at lakeside parks, prohibit septic systems in the watershed and end the use of lawn fertilizer for lakefront homes. Those hard decisions are not politically popular, so instead we have taken a course of action that makes our lake neighborhoods more exclusive rather than more diverse.

Therefore I am skeptical of any new restrictions that sandbag density and disincentivize infill, understandably suspicious that any attempt to slow densification or price up development within our

neighborhood is simply an excuse to widen the divide between the haves and the have nots when it comes to ownable housing in our neighborhood.

-Sincerely  
Dan Kostrzewski

**Aven, Heather M.**

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**From:** hbcine@mac.com  
**Sent:** Thursday, March 21, 2024 6:00 PM  
**To:** Aven, Heather M.  
**Subject:** Planning Commission

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

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Hi As Area 13 is heavily used by wildlife for nesting ,beavers, frogs, deer and other wildlife Will the be a full study done on the impact on wildlife before any permits are granted?

Will you also evaluate the impact that cutting down ANY trees in area 13 will have on environment And the bird population?

Thankyou

Hans Bjerno

2010 Prospect way



## Aven, Heather M.

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**From:** schlegelj@aol.com  
**Sent:** Thursday, March 21, 2024 5:08 PM  
**To:** Aven, Heather M.  
**Subject:** Planning Commission 3/21/24

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I am registered for the COB Planning Commission meeting this evening at 7:00 pm and plan to listen in via zoom. I am not requesting to speak or provide public comment during the meeting. I expressed my support for the two proposed changes -- change from high to medium density in three areas, and establishment of stormwater management rules for multi-family development -- in the comments section of my registration.

I have one question:

How will other important issues, in addition to density and stormwater management, be considered and addressed prior to any development in area 13, in particular on the peninsula on the east side of area 13 or in or near the existing wetlands on the south side of area 13? There are at least five additional issues that should be addressed prior to permitting any development on the area 13 peninsula: the pond stream inlet to Lake Whatcom at the base of the peninsula and the impact on water quality, the existing wetlands on the peninsula, the shoreline management rules and how they would affect the peninsula with a large amount of Lake Whatcom waterfront for the land area (high shoreline footage per square foot of land area) with almost no area that is 100 ft from the water, existing wildlife including a beaver lodge with at least four active adult beavers, and the already-dangerous 110 degree blind curve at the corner of Flynn St/Lakeside Ave/Prospect Way that would become even more dangerous with additional traffic (our parked car that was located off of the road surface has already been hit twice in the last five years).

I understand the focus of the Planning Commission this evening is on the two issues of density and stormwater management. But I wanted to make sure the Commission and Staff are aware that there are other important issues that would need to be addressed prior to any development in the east or south of area 13.

Thank you

Jeff Schlegel  
2000 Lakeside Ave  
Bellingham, WA 98229  
520-907-1088 mobile

## Aven, Heather M.

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**From:** Kerri Burnside <kerri.burnside@gmail.com>  
**Sent:** Saturday, April 6, 2024 9:43 AM  
**To:** CC - Shared Department (ccmail@cob.org); Grp.PL.Planning And Development Commission  
**Cc:** silverbeachna@gmail.com  
**Subject:** Please protect our drinking water and provide housing for all incomes!

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Dear Planning Commission members and City Council members,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed changes, particularly focusing on storm drain retrofitting in RM-zones, density zoning, gentrification, affordable housing, and environmental considerations within the Lake Whatcom Watershed.

### Storm Drain Retrofitting:

The current proposal addresses storm drain retrofitting only when triggered by property development. However, this approach may not adequately address the issue's urgency, given the significant cost taxpayers bear annually for Lake Whatcom cleanup. I propose exploring additional options to mandate storm drain updates, possibly leveraging funds from the Land Acquisition program. Furthermore, involving taxpayers in fund allocation decisions, especially concerning the drinking water reservoir, is crucial.

### Density Zoning and Affordability:

There's concern that medium-density zoning incentivizes property development in the Lake Whatcom Watershed without addressing affordability adequately. I suggest incorporating affordability requirements aligned with HB1220 to ensure housing accessibility across income levels, particularly in complex neighborhoods like Silver Beach.

### Gentrification and Affordable Housing:

Gentrification, while bringing improved services, exacerbates housing crises and displaces vulnerable residents. The recent transition of Old Mill Village from affordable housing underscores this issue. Mitigating displacement and preserving historically affordable housing should be prioritized through proactive measures.

### Environmental Considerations:

Addressing environmental concerns, such as phosphorus runoff into Lake Whatcom, requires reforestation strategies and mitigating the impact of development. Incentivizing reforestation and minimizing additional roads and parking areas are essential steps toward safeguarding our natural resources.

### Conclusion:

In conclusion, I urge you to consider rezoning to low density with affordability requirements, mandating

storm drain retrofitting within five years, and incentivizing reforestation. These decisions are crucial for our community's well-being and the prosperity of future generations. Let's not delay making the necessary changes that benefit us all.

Thank you for your attention to these matters. I look forward to your thoughtful consideration and action on these issues.

Thank you!

-Kerri Burnside  
SBNA President

## Aven, Heather M.

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**From:** Linda Miller <lcmillerbham@gmail.com>  
**Sent:** Tuesday, April 9, 2024 8:57 PM  
**To:** CC - Shared Department (ccmail@cob.org); Grp.PL.Planning And Development Commission  
**Cc:** silverbeachna@gmail.com  
**Subject:** Please protect our drinking water and provide housing for all incomes!

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**CAUTION: This message originated from outside of this organization. Please exercise caution with links and attachments.**

Dear Planning Commission members and City Council members,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed changes, particularly focusing on storm drain retrofitting in RM-zones, density zoning, gentrification, affordable housing, and environmental considerations within the Lake Whatcom Watershed.

**Storm Drain Retrofitting:** The current proposal addresses storm drain retrofitting only when triggered by property development. However, this approach may not adequately address the issue's urgency, given the significant cost taxpayers bear annually for Lake Whatcom cleanup. I propose exploring additional options to mandate storm drain updates, possibly leveraging funds from the Land Acquisition program. Furthermore, involving taxpayers in fund allocation decisions, especially concerning the drinking water reservoir, is crucial.

**Density Zoning and Affordability:** There's concern that medium-density zoning incentivizes property development in the Lake Whatcom Watershed without addressing affordability adequately. I suggest incorporating affordability requirements aligned with HB1220 to ensure housing accessibility across income levels, particularly in complex neighborhoods like Silver Beach.

**Gentrification and Affordable Housing:** Gentrification, while bringing improved services, exacerbates housing crises and displaces vulnerable residents. The recent transition of Old Mill Village from affordable housing to market rate underscores this issue. Mitigating displacement and preserving historically affordable housing should be prioritized through proactive measures.

**Environmental Considerations:** Addressing environmental concerns, such as phosphorus runoff into Lake Whatcom, requires reforestation strategies and mitigating the impact of development. Incentivizing reforestation and minimizing additional roads and parking areas are essential steps toward safeguarding our natural resources.

It is imperative that an Environmental Impact Report be completed *\*before\** any zoning change is approved for the Silver Beach neighborhood. This should include core sampling along the shoreline, especially adjacent to the Old Mill Village property.

**Conclusion:** In conclusion, I urge you to consider rezoning to low density with affordability requirements, mandating storm drain retrofitting within five years, and incentivizing reforestation. These decisions are

crucial for our community's well-being and the prosperity of future generations. Let's not delay making the necessary changes that benefit us all. Thank you for your attention to these matters. I look forward to your thoughtful consideration and action on these issues.

Sincerely,

Linda Miller

Silver Beach resident

## Aven, Heather M.

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**From:** Kerri Burnside <silverbeachna@gmail.com>  
**Sent:** Wednesday, April 10, 2024 1:16 PM  
**To:** Grp.PL.Planning And Development Commission  
**Cc:** CC - Shared Department (ccmail@cob.org); council@co.whatcom.wa.us; G.PW.Water Resources Advisory Board; Lassiter, Jackie A.; Williams, Skip H.  
**Subject:** Proposed changes to the RM-zones in the Silver Beach Neighborhood

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Good afternoon,

The Silver Beach Neighborhood Association (SBNA) convened recently to discuss the [proposed changes](#) to the high-density multifamily parcels in our community and the information provided for the rationale. While we appreciate the city's efforts to address housing needs and environmental concerns, we still have several unresolved issues and questions that we believe warrant further consideration and clarification.

### Storm drains in the RM-zones

City staff have identified a significant issue with the storm drains that currently drain directly into Lake Whatcom. The proposed plan does lower the threshold that triggers requiring retrofitting, however unless the property owner triggers it, the storm drain issue will not be addressed.

The phosphorus and other contaminants entering the lake via the storm drains degrade the lake and create a cost to taxpayers for the clean up.

We are requesting that additional options be pursued to require the storm drain issue be addressed with or without an event triggering it. The clean up to Lake Whatcom from the storm drains is a significant cost to taxpayers annually.

It appears a lot of consideration is being made for the property owners, which is important. We are asking that this be weighted against the cost these property owners (parcels with storm drains entering Lake Whatcom) are incurring on Bellingham taxpayers.

Questions that we hope will be answered:

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- While the lake is showing signs of improvement will those gains be lost with medium density development which is being proposed?
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  - How will the addition of 300 units in zone 13 impact the other areas that do not have upgraded storm drains?
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- Can funds from the Land Acquisition program be used to incentivize updating the storm drains and mandate that the work be completed within a reasonable time frame?
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- Can taxpayers vote on how the funds are allocated? The Lake Whatcom Reservoir is the drinking water for all those on Bellingham City water and should have a say in this issue.
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- What other avenues have been explored that both address the rights of the property owner, preservation of the drinking water and the burden placed on taxpayers by these property owners?
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### **Medium Density vs. Low Density**

There is a concern that medium density is being recommended as a measure to incentivize property owners to build in the Lake Whatcom Watershed and trigger retrofitting the storm drains over low density because it is more profitable for the developer. If development in the Lake Whatcom Watershed is going to be allowed to address Bellingham’s housing crisis, we ask that affordability requirements be put in place that meet the required housing for all incomes criteria as defined in HB1220.

The Silver Beach Neighborhood is complicated when it comes to creating a plan for the requirements of HB1220. Its exemption from HB 1110 requires utilization of existing housing stock and any multifamily builds must have affordability requirements.

### **Gentrification**

While gentrification does bring improved services to an area it displaces residents and will exacerbate the housing crisis.

Old Mill Village was historically recognized as a vital source of affordable housing by the Opportunity Council in Bellingham. However, since changing ownership in July 2022, it no longer serves as affordable housing, leading to the economic displacement of at least 50% of its long-term tenants, many of whom were vulnerable seniors living and those living on fixed incomes. This demographic is particularly at risk of experiencing social isolation, and being forced to move from their established community can have profoundly detrimental effects. Tragically, three of these displaced seniors have fallen into homelessness due to the scarcity of affordable housing options and insufficient support services. The impact of this displacement has been devastating to the entire community, highlighting the urgent need to protect and support vulnerable populations, especially our seniors, in times of housing crisis.

### **Reforestation and restoration**

Additional roads and parking areas that come with development provide a surface that encourages the transfer of waste and phosphorus into the lake. City staff have identified that reforestation is one of the most effective ways to reduce phosphorus from entering the lake.

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- How can reforestation and restoration be built into the rezoning proposal?
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## **OUR ASK**

The SBNA voted last night and I have an update to our original ask. They unanimously requested that no multifamily development be allowed in the Lake Whatcom Watershed and require that all storm drains be retrofitted within the next 5 years and offer incentives to assist with this.

Thank you,

-Kerri  
*SBNA President*



## Aven, Heather M.

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**From:** ramon falkowski <landrzf@hotmail.com>  
**Sent:** Wednesday, April 10, 2024 5:03 PM  
**To:** Aven, Heather M.  
**Subject:** Planning Commission

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Yes, I wish to go on record that I oppose further development of the Old Mill site. Rather it should be acquired by the COB to protect the Lake Whatcom watershed. Adding hundreds of new units seems contrary to the need to further protect the drinking water. Allowing hundreds of Residents with dogs allowed is short sighted and detrimental.

I believe it is very likely that the site is heavily polluted in both soil and shoreline. Before any proposal being considered or accepted the site needs to be properly assessed for hidden dangers that could be of serious consequences to water quality. Look at the history of the site and reconsider any development that does not address the current or future run-off.

Thank you, Ramon Falkowski

## Aven, Heather M.

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**From:** Konrad & Cynthia Kocsis <kckocsis@comcast.net>  
**Sent:** Wednesday, April 10, 2024 10:56 PM  
**To:** CC - Shared Department (ccmail@cob.org); Grp.PL.Planning And Development Commission; Grp.PL.Planning Mail (planning@cob.org); Sundin, Steven C.  
**Subject:** April 11 2024 Planning Commission Meeting - Silver Beach ReZoning

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Hello,

We recently learned that the planning commission will be voting April 11th on possibly rezoning the current multi use areas in the Silver Beach neighborhood that are high density. Specifically the land where Old Mill Village is currently located, and the vacant land at the corner of Alabama and Electric Ave--sub areas 8, 9 and 13.

We encourage the planning commission to approve the City Council's recommendation to downzone these sub areas, and to choose to the low density option due to the fact that these three areas directly impact the Lake Whatcom Watershed district. The potential unit count difference between low and medium density is approximately 215 units. That doesn't sound like a big difference, considering the 'housing crisis' that Bellingham is experiencing. Yet when you factor in the number of vehicles on the road (average of two per unit), and the amount of pavement that will be in place for the parking lots and/or garages for these units, the environmental impact to our drinking water alone becomes staggering. It's really unbelievable that they are currently zoned as high density!

Regarding the current Old Mill Village--the city has the responsibility of enforcing the current rules and regulations. It is our understanding that there are many violations that have been documented, but what has been done to correct these issues? We are concerned about the ground water and local endangered species. Therefore, before any new construction is allowed the city must ensure that hydraulic and environmental impact studies are completed, and core sampling along the shore line prove that our drinking water will not be negatively impacted before any permits would be considered.

If any of the commission members have been on Electric Ave on a hot summers day, you will begin to understand our frustration of the already overburdened roadway. Lake Whatcom not only provides our drinking water, but is a wonderful source of recreation for all residents of Bellingham, Whatcom County and visitors from other cities, states and countries.

After reading the Lake Whatcom 2020-2024 Work Plan, we're proud of the fact that our city is working diligently to maintain the proper balance between protecting our water quality, the environment and health of the watershed and keeping it as a fun recreational natural body of water also. Land use and preservation are two key aspects of the 10 program areas.

Therefore, we strongly encourage the planning commissioners to vote for a low impact downzoning for sub areas 8, 9 and 13.

Sincerely,  
Konrad and Cynthia Kocsis  
2506 Sylvan St Bellingham

To the Bellingham Planning meeting, 11 April 2024:

**An Urgent Need for Whistleblower Protections within Lake Whatcom Watershed and Drinking Water Supply**

My name is Louise Schmidt, a retired physician, and a concerned disability support advocate. Since disabled 20 years ago, I have tried to help others, including at Old Mill. I understand from your last meeting that you have been obliged to rely on public information from residents and citizens to report on the safety of the only local community drinking water supply. Unfortunately, that has put the safety and housing of those who, in due diligence, notify authorities of especially egregious code violations, at risk. They have paid a heavy toll. It is essential that you put very strong whistleblower protections in place.

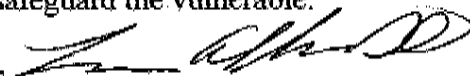
With only 2 known code inspectors on staff and limited data collection and code enforcement resources, the risk of exposure to over 100,000 residents is high. To date, only the local reporting has provided on-site information and notification of public hazards to and within Lake Whatcom privately owned riparian and wetland sensitive areas. Since the proposed development of over 350 units in multistory dwellings, some within structures already falling below the water line, the risk and detriment to Lake Whatcom is great.

The people at Old Mill have mostly not changed with the technical changes of ownership, and I have witnessed them and their attorneys even lying in Court. At Old Mill they have exposed tenants to toxins and other harm. These include sewage backup, on site drug manufacturing and distribution, the leaky fuels, fumes, and fluids drainage from documented stolen cars and those being worked on in residential areas even with fires set in carports, electrical shorts, black mold, indiscriminate spreading of toxins by management including herbicides and pesticides without following manufacturer or poison control direction, that put one of my people into respiratory crises. I was particularly concerned with the effects of the individual explosive device that caused a bomb squad to seal off the area. I would not trust Old Mill with the main fresh water supply for over 100,000 people, nor to follow building codes to keep the water safe and drinkable in the future.

The response of the Old Mill management towards those who try to do due diligence in reporting these violations to authorities has been one of brutal retaliation. I have known those who have been physically threatened, chased, assaulted, and defamed, had their disabilities ridiculed and their homes and health put in jeopardy. I, myself, have been insulted and discounted when I spoke on their behalf.

If the city is going to rely on residents to notify authorities on seepage or other known health hazards that may impact the water supply, then there must be whistleblower protections in place to halt retaliation and safeguard the vulnerable.

From a concerned physician,



Louise A. Schmidt, D.O.

The moratorium on building in the lake Whatcom watershed should be made Permanent.

Lake Whatcom is the source of drinking water for 100,000 one hundred thousand plus people, there should be a coordinated investigation of all the applicable data sources IE. Bellingham city planning department army corps of engineers (because Lake Whatcom is a tributary to a navigable waters of the United States) and the Washington Department of ecology. To prevent the continued degradation of the primary source of water in the region.

There have been numerous code violations at 2100 Electric Ave including indiscriminate use of chemical both herbicides and pesticides, the attached photo was taken from a security camera showing Old Mill Village management spreading toxins within the wetlands and flood zone without following the msds (material Safety Data Sheets) or poison control directives and to date without consequences to them. This includes thousands of pages of code violations, repeated discharges of raw sewage as outlined in the city of Bellingham's planning department reports and the local newspaper Cascadia reports October 2<sup>nd</sup> 2023. We do not know what chemicals are laying dormant under the wetlands and shore line surrounding lake Whatcom. Who knows what chemicals were present when the old Bloedel Donavan mill was located on the footprint of Bloedel Donavan Park and 2100 electric Ave. There for the moratorium on building in the lake Whatcom watershed should be made permanent. Your choice today could create the next Love Canal or Flint Michigan disaster. Remember there was a reason for the moratorium in the first place.

**From Stephen Clark to Water Resource Advisory Board**