

# ENA Annual Meeting Minutes

February 16, 2023, 6:30-8:30 pm

The ENA Annual Meeting was held online via Zoom. ENA Secretary, Sandie Koplowitz presided over the meeting. There were 76 participants. No attendance was taken, but attendance was documented by screenshots taken during the meeting (included at the end of these minutes). There were three presentations, followed by the ENA Annual Meeting.

## **Presentations:**

### ***1. How will the proposed citywide Accessory Dwelling Unit (ADU) and statewide single-family zoning regulations impact Edgemoor residents?***

Larry Horowitz, ENA Land Use Chair, provided an overview of current ADU zoning and regulation activities city-wide and state-wide. The slides he presented can be viewed at [PowerPoint-ADU-Single-Family-Zoning.pdf](#).

#### **Citywide ADU informational links:**

- [Staff Memo re: Revision to Accessory Dwelling Unit Regulations & Process](#)
- Bellingham City Council Meeting, January 23, 2023: “For Consideration of an Ordinance Amending Accessory Dwelling Unit Regulations and Process.” [Video of Bellingham City Council meeting on January 23, 2023](#)

#### **Statewide single-family zoning regulations informational links:**

- State Bill: [HB 1782](#) An ACT Relating to creating additional middle housing near transit and in areas traditionally dedicated to single-family detached housing
- [Bill to rework Washington’s single-family zoning advances ahead of deadline](#)
- [State housing bills a battleground for local control vs. density](#)
- [Bill to ease Washington’s housing crisis would allow up to fourplex on all residential lots](#)

### ***2. Update on the Chuckanut Community Forest Park District (CCFPD)***

Christopher Grannis presented a short history of the property, Barbara Zielstra gave an update on the [Park District’s current status](#) and Vince Biciunas [introduced the Master Plan](#), adopted last September by the City of Bellingham.

- [chuckanutcommunityforest.com](#)
- [CCF Facebook Page](#)
- [Master Plan](#)

### ***3. Update on the Jones subdivision, aka The Woods at Viewcrest***

Larry Horowitz presented slides of property images and documents relating to the Jones Development on Viewcrest Road aka The Woods at Viewcrest. Discussion followed with concerns raised about the steep cliffs below the development, potential adverse effects on the forest, water quality of the bay and wildlife. The slides can be viewed at [Power-Point-Jones-Update.pdf](#)

Once city staff determines the applications are sufficiently complete to begin their review, the city will issue a *Notice of Application*. The Notice triggers a minimum 30-day public comment period.

After the minimum comment period, the city's SEPA official is free to issue the city's SEPA threshold determination. A *Determination of Significance* (DS) triggers the requirement for an environmental impact statement (EIS). An EIS requirement is not triggered for a *Determination of Non-Significance* (DNS) or a *Mitigated Determination of Non-Significance* (MDNS). After the city issues its SEPA threshold determination, there will be another public comment period to challenge the determination.

When city staff complete their review of the application materials and consideration of public comment, staff will forward their recommendation to the city's Hearing Examiner. The Hearing Examiner will hold a public hearing prior to making a decision on the application.

Jones subdivision informational links:

- [ENA 3/5/21 public comment letter on Jones Subdivision](#)
- [City of Bellingham – The Woods at Viewcrest](#)
- [Protect Mud Bay Cliffs website](#)
- [Protect Mud Bay Cliffs December 22 update re: Developers' 12/8/22 letter](#)
- [Nextdoor Group: Jones Subdivision on Mud Bay Cliffs](#)

### **ENA Annual Meeting**

- The minutes from the ENA Annual Meeting on March 23, 2022 were approved.
- Treasurer's Report - Bob McCarthy reported there is currently \$1,580 in the checking account with annual expenses of \$150/year for website fees and \$20/year for corporation renewal. The City of Bellingham reimburses neighborhood associations for up to \$500 per year for operating expenses.
- MNAC Report – Bill Beer – Bill gave a brief Mayor's Neighborhood Advisory Commission (MNAC) report. He prepared an annual report describing the duties and activities of MNAC. [View the report.](#)  
The current MNAC Rep, Barbara Ryan, resigned and Bill agreed to become the new MNAC Rep. Barbara Zielstra volunteered to become the new MNAC Alternate and was elected by a majority vote.
- There was no old or new business.
- ENA Board Election: The following slate of board members were elected for a one-year term or until a new election is held at the next ENA Annual Meeting. We welcome new members, Kate Covell and Barbara Zielstra to the ENA Board.

Sandie Koplowitz, ENA Secretary  
Bob McCarthy, ENA Treasurer  
Larry Horowitz, Planning and Land  
Use Chair  
Bill Beer, MNAC Representative

Barbara Zielstra, MNAC Alternate  
Terry Montonye  
Paul Scott  
Bill Wright  
Kate Covell

The meeting was adjourned at 8:30 PM  
Minutes prepared by Sandie Koplowitz, ENA Secretary

[The ENA Annual Meeting February 16, 2023 recording](#) contains documentation of attendees, meeting business, discussions, and motions.

## **Zoom Chat comments during the meeting:**

selliot to Everyone 6:53 PM

We own a property with an ADU and we do not live on the property and have never had a single issue of violence. Just to give another 'sample size of one'.

Wendy Larson to Everyone 7:01 PM

The issues tend to arise more with 'short-term rentals' (under 30 days) than long-term rentals. That is, AirBnB / VRBO type rentals, versus folks residing in a rental ADU. Like you, we have also had successful rental experience with no issue of violence. That said: On a city-wide basis, without owner occupancy for short-term rentals, things getting out of hand at even a small minority of places can become an issue of significance for the city — certainly around noise and traffic, if not actual violence.

selliot to Everyone 7:05 PM

Thank you for the history - amazing what was accomplished!

Janis iPad Pro 11.2019 to Everyone 7:05 PM

I rent an ADU on Klipson and the property owner (who lives in California) works with me to take care of the property. I am her eyes and ears watching over the property for her until she returns

Janis iPad Pro 11.2019 to Everyone 7:14 PM

Thank you for saving the ecosystem in south Bellingham

Wendy Larson to Everyone 7:17 PM



Janis iPad Pro 11.2019 to Everyone 7:18 PM

Save the natural sponge

Paul Troutman to Everyone 7:18 PM

This has been amazing accomplishment. Let's carry it down to Mud Bay Cliffs

Kate Foster to Everyone 7:19 PM

<https://cob.org/news/2022/hundred-acre-wood-master-plan-approved>

Janis iPad Pro 11.2019 to Everyone 7:31 PM

Thank you MTP

Don't build above the estuary

Paul Troutman to Everyone 7:35 PM

I think there are a lot of people working behind the scenes to help protect the bay

selliot to Everyone 7:43 PM

The 'fish passage project' that was completed across Chuckanut Drive seemed to focus on protecting fish access. Has any argument been placed contrasting the efforts to protect the fish into mud bay vs. this development and how it will impact these same fish?

Ava to Everyone 7:43 PM

Agreed. It would be great to have these folks come to the "front of the scenes" and let the City know what's at risk if this development proceeds.

jill to Everyone 7:44 PM

What about the wind coming over the cliffs (with taking out the trees for the houses) - I would think this would lead to more erosion.

Bill Wright to Everyone 7:53 PM  
FYI, 1ft of height = .433 lbs per sq in of water pressure

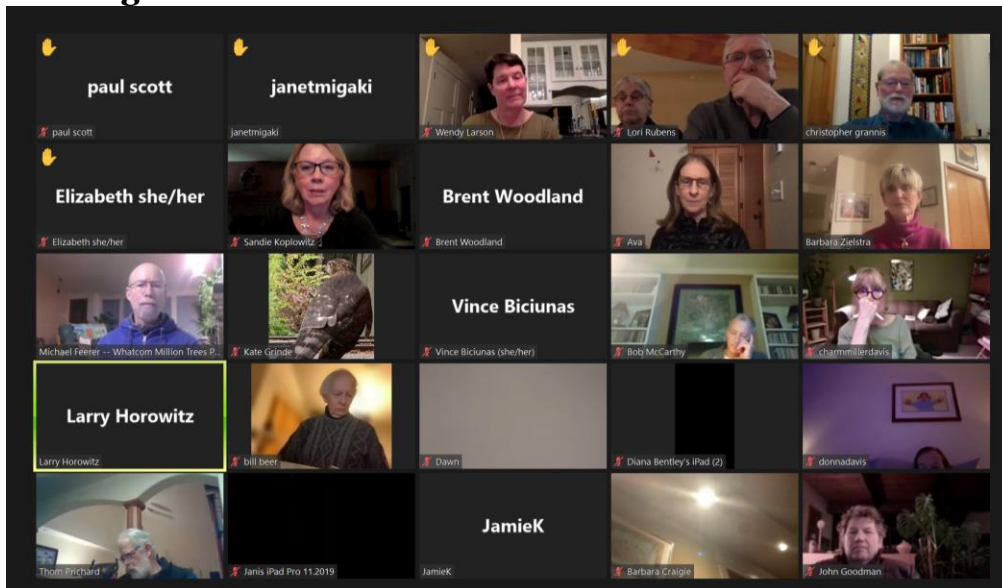
Janis iPad Pro 11.2019 to Everyone 7:58 PM  
Save the estuary and the life that needs it




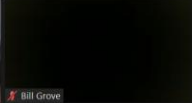







Tim Kraft to Everyone 8:03 PM  
Here's a Google Earth flyby: <https://youtu.be/RQi-3T-1Lcc>


Ava to Everyone 8:05 PM  
Thank you for sharing the Google flyby. I'd love for more people to have access to this link. Can it be posted on the ENA website?

Sandie Koplowitz 8:10 PM  
Yes, I will do so.

### Meeting Attendees:



				
			Charlotte Allen (...)	Raymond Carlstr...
iPhone		Barb Meade	Mary Morton	Gretchen White
		Tim Kraft	Cliff Palmer	Fred Rhoades
selliot	Steve and Laura	bruce	Paul Brock	Kate Covell

dbour	Julia - Cascadia...	philipspanel	Collander	greg.poehlman
Susie	Glen Mazur	Marna	David	Julia's Otter.ai
keith loken	jill	Ali Taysi	Paul V	Hilary Goode
Kelcie	Lynn Rosen	craig		phyllis mazur
Andy	Bill Wright	Kate	cinda	Paul Howe