

LANGABEER & TULL, P.S.
Attorneys at Law

Richard J. Langabeer
Robert M. Tull
Dominique Y. Zervas
Dannon C. Traxler

EMAIL: info@langabeertull.com

April 25, 2008

RECEIVED

APR 25 2008

City of Bellingham
Planning

Tim Stewart
Planning & Community Development Director
City of Bellingham
Planning Department
210 Lottie Street
Bellingham, WA 98225

Re: Fairhaven Highlands EIS Final Scoping Summary

Dear Mr. Stewart:

We are writing on behalf of our clients, Greenbriar Northwest Associates ("Greenbriar"), regarding your letter to us, dated April 2, 2008, requesting that we submit a request for the modification of the Scoping Summary, in writing. We are enclosing some of that information.

We continue to be puzzled as to the manner and approach the City has adopted for processing the Fairhaven Highlands applications. The notion expressed in your letter, that we need to set forth our discussion points in advance seems unusual.

The Bellingham Comprehensive Plan's Land Use Chapter is aimed at, among other things, the desire to "(a)ssure fair and predictable results and avoid unnecessary delays; to "(o)rganize, consolidate and simplify development regulations and permitting procedures;" and to "(d)velop a system that is easier and more cost effective to administer" (emphasis added).¹

However, despite our disappointment with recent process, we are submitting a description of some proposed alternatives. We trust that this will suffice as part of our "request for modification of the Scoping Summary in writing," as you required in your April 2, 2008 letter. The letters from Jepson and Associates, and their exhibits depict some of the possible alternatives. Other alternatives will, we believe, fall in between the largest and smallest "footprints." Unit type mixes will vary, perhaps greatly, and we

¹ See Bellingham Comprehensive Plan, Land Use Chapter, LU-6.

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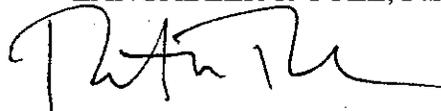
wish to reemphasize the importance of achieving ultimate approvals that clearly provide for efficient future response by the developers to evolving market conditions.

We need to discuss that and other issues so that the DEIS/FEIS truly serves the purpose of SEPA.

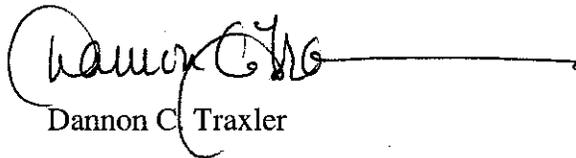
We need to discuss efficient ways to analyze streets, stormwater handling, trails, and emergency vehicle access.

We believe our team needs to meet with City professionals as soon as possible, in support of the DEIS process. We believe this is the normal process. We know from your letter to us, dated April 17, 2008, that you wish to meet regarding the costs of the EIS process. Let's also meet to discuss the ways in which the efficacy of the process will be enhanced.

Very Truly Yours,
LANGABEER & TULL, P.S.



Robert M. Tull



Dannon C. Traxler

DCT: ao
cc: clients
Ronald T. Jepson & Associates
Richard McKinley