



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

Email: [planning@cob.org](mailto:planning@cob.org) Web: [www.cob.org](http://www.cob.org)

# TYPE I and III NOTICE OF COMPLETE APPLICATION

**Date of Notice:** 9/5/2023

**Applicant:** Darcy Jones, JEI; 4164 Meridian Street, Suite 304; Bellingham WA 98226; 360-733-8888

**Application Type:** Preliminary Plat (SUB2023-0011), Design Review (DR2023-0008), Critical Areas (CAP2023-0008), SEPA (SEP2023-0008)

**Project Location:** 1204 Yew Street/ Area 7 of the Whatcom Falls Neighborhood; Residential-single land use designation with a 7,200 square-foot cluster density.

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Building permit, public facilities agreement, stormwater and state and federal approved for clearing and critical area impacts, as determined necessary.

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

**The enclosed posting notice must be posted on the site within 5 days of the date of this notice. Please return the enclosed Certificate of Posting to the staff contact listed below within 3 days of posting.** Notices must be posted on signs that meet City specifications, such signs are available for purchase (\$5.50 each) at the Planning and Community Development Department. **FAILURE TO POST will cause a delay in the processing of your application.**

Please contact the staff member listed below if you have any questions.

Name: Kathy Bell, Senior Planner E-mail / Phone: [kbell@cob.org](mailto:kbell@cob.org) or 360-778-8347

Enclosures: Public Notice and Instructions



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### REQUEST FOR INFORMATION

SUB2023-0011/DR2023-0008/CAP2023-0008/  
VAR2023-0004/SEP2023-0008

**Date of Notice:** March 23, 2023

**Date of Notice of Complete Application:** 3/21/2023

**Project Location:** 1204 Yew Street / Area 7, Whatcom Falls Neighborhood zoned Residential Single, Cluster with a 10,000 square foot density and 7,200 sf minimum cluster lot size.

**Applicant:** Jones Engineers, Inc, 4164 Meridian Street Suite 200, Bellingham WA 98226; (360)733-8888

**Property Owner:** Brad and Kristina Widman, 1615 Old Samish Road, Bellingham, WA 98229

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The Planning and Community Development Department (PCDD) has reviewed the application(s) referenced above. It has been determined that these application(s) do not supply sufficient information to prepare a permit decision compliant with applicable regulations of the Bellingham Municipal Code (BMC) and Comprehensive Plan.

#### **Required Actions:**

To continue review of the above application(s), please submit the following information electronically to the permit center ([permits@cob.org](mailto:permits@cob.org)) and the staff planner listed below.

#### **Public Infrastructure**

The City has reviewed the preliminary engineering drawings submitted with the application and determined the overall plan does not comply with City-regulations. Staff anticipates that compliance with these regulations is likely to result in a revised plat design.

#### **Stormwater**

The Preliminary Stormwater Site Plan (JEI, February 2023) does not comply with the City's stormwater regulations pursuant to Chapter 15.42 BMC. Stormwater facilities for single-family uses must be designed for public ownership and in a manner that minimizes the City's burden for maintenance. The following comments concern the overall design of the proposed stormwater facility and necessitate a redesign:

- The proposed two-detention system design increases the City's burden for stormwater maintenance. Consolidating the two systems into one detention system is necessary to reduce the City's maintenance burden.
- Stormwater facilities are not generally permitted in public rights of way, specifically when located under driving surfaces and/or sidewalks. The stormwater facility should be relocated outside of the public right of way or revise its location to avoid placement under the street and/or sidewalk.

- The revised design should identify the detention system's access location(s). This is an important design element that may affect its location.
- The City has been experiencing water-tightness issues with the proposed use of CMP and will not accept the design unless it can be demonstrated that there is a clear and ready solution to prevent both leaks and corrosion at the pipe joints.

### Street

The Land Division Ordinance requires development to provide for the orderly extension of public infrastructure to serve adjacent properties. To satisfy these provisions, the dedication of additional land for right of way to serve the abutting parcel to the north is necessary to provide this parcel with an alternative access location on a residential street rather than an arterial. The dedication will also allow the opportunity to extend public water and sewer mains for the future development of this lot.

The City recommends the sidewalk be set back 5 feet from the curb, where feasible, to establish planting strips for the placement of street trees.

**ACTION ITEM:** Revise the proposal to address the above items.

### Sewer and water

There is insufficient separation between the utilities to comply with DOE requirements.

**ACTION ITEM:** Revise the proposal as necessary to provide necessary separation.

**INFORMATIONAL:** Additional review comments are provided on the attached Sheet 4 of 5 of the preliminary engineering plans. Many of these comments are more appropriately addressed when construction plans are submitted for review by the City. However, the City is providing review comments at this time to ensure compliance with any of these comments will not result in additional plat design revisions.

### Variance

The requested variance allowing sidewalks on only one side of the newly dedicated street will likely not be supported by City staff. The requested variance does not appear to meet the variance criteria and with the potential for the newly dedicated right of way to serve additional development, pedestrian facilities are warranted and should be provided to fullest extent.

**ACTION ITEM:** Information only.

### **Emergency Access**

Per BMC 503.2.1, fire apparatus access roads shall have a minimum unobstructed width of 20 feet and an unobstructed vertical clearance of 13' 6", be capable of withstanding imposed loads of 75,000 lbs, and allow fire apparatus staging within 150 feet of all points of the first-floor exterior of each structure. At the point where the access road serves two or fewer single-family residences, the unobstructed width may be reduced to 12 feet provided this portion of the access road does not exceed 150 feet in length. The proposed public road appears to meet these requirements. The proposed private access east of the cul-de-sac does not and will need to be constructed with a 20-foot unobstructed width to the point where it only serves 2 single family residences. It appears this will be past the Lot 2 access.

Per BMC 503.2.7, fire apparatus access roads shall not exceed a grade of 12% unless the buildings served by the access road are equipped with NFPA 13D sprinkler systems (the existing home will not require retrofitting with a sprinkler system). Approved sprinkler systems allow access road grades to be increased to 15%. Fire apparatus access roads shall also consider approach and departure angles (max. 8%) as well as breakover angles.

An NFPA 13D sprinkler system does not require a private fire service main. Instead, it is a “flow-through” system plumbed into your domestic water and may require an increased water meter size.

As mentioned above, apparatus access roads must be designed and maintained to support imposed loads of 75,000 lbs and surfaced with an all-weather material. As an alternative to the 75,000 lb load rating, you may demonstrate that the driveway meets HS-20 standards or the Public Works Residential Road standard. The portion of the private access road serving Lots 3 and 4 may be constructed of engineered gravel.

The private access road results in a dead end greater than 150 feet in length, which requires an approved turnaround to serve Lots 3 and 4. This length may be increased to 300’ provided the access road is redesigned to be substantially straight having a minimum inside diameter turn radii of 28’ is the minimum for roads less than 24’ in width.

The proposed cul-de-sac with a minimum diameter of 70 feet meets one of the four approved turnaround designs and will serve as a fire apparatus turnaround from Yew St. but does not meet the grade requirements. Turnarounds, including that discussed above, shall not be constructed on a grade and be designed with approach and departure angles discussed above.

Stormwater detention vault or other underground structures beneath or near the fire apparatus access road must comply with BMC 503.2.10. This states that underground structures under or within 10 feet of a fire apparatus access road must be designed to accommodate the point load design criteria for aerial apparatus access roads found in BMC 503.7.

Please note that structures 30’ or greater in height measured from the level access of an eave line require aerial apparatus access.

**ACTION ITEM:** Revise the proposal to address the above items.

### **Land Division**

The Land Division Ordinance limits the number of residences that may be served by a private driveway to 4 lots. As proposed, the plat design suggests that the northern driveway will serve 5 lots.

Private driveways serving more than 2 lots must be designed pursuant to Figure 23.08.060(A). The northern driveway does not meet this design provision.

A 10-foot easement for private utility providers shall be dedicated adjacent to all dedicated rights of way. This easement is not shown on either Yew Street or the northern extent of the newly dedicated right of way.

**ACTION ITEM:** Revise the proposal to address the above items.

## **Infill Housing**

The application materials did not include sufficient information to determine full compliance with the infill housing provisions (Chapter 20.28 BMC) for Lots 5A-5C. Without the full submittal of architectural and landscaping plans for the residences, the City cannot issue a decision for the design review application. A design review decision is administrative and is not necessary to proceed with the preliminary plat application review. If a complete application is not submitted for the infill housing portion of the proposal, staff would forward a recommendation to the Hearing Examiner to condition the proposal to limit development of Lots 5A-5C with infill housing units.

**ACTION ITEM:** If the preferred option is to defer the land use decision of the infill housing units until after the preliminary plat decision, the design review application must be placed on hold to avoid the applications expiration due to being incomplete. Otherwise, submittal of architectural and landscape plans must be submitted for concurrent review and approval with the preliminary plat.

## **Critical Areas**

The geohazards onsite (erosion hazard and/or landslide hazard) should be mapped and addressed in a geotechnical report. Geohazards are considered critical areas and are defined in BMC 16.55.420. The geotechnical report should also include BMC 16.55.430-16.55.460 if the slopes onsite meet the definition of geohazard in BMC 16.55.420.

**ACTION ITEM:** Submit a geotechnical report compliant with Chapter 16.55 BMC.

## **SEPA**

**ACTION ITEM:** Revise the SEPA checklist as necessary to incorporate the above action items.

Review of these application(s) cannot continue until this information is received and determined to be sufficient. Within 14 days of submitting the above information, the City will either determine that the information is sufficient or specify in writing what additional information is required. If the information is sufficient, processing of the application(s) will resume in accordance with Chapter 21.10 BMC. This request for additional information is accordance with BMC 21.10.190(B)(4).

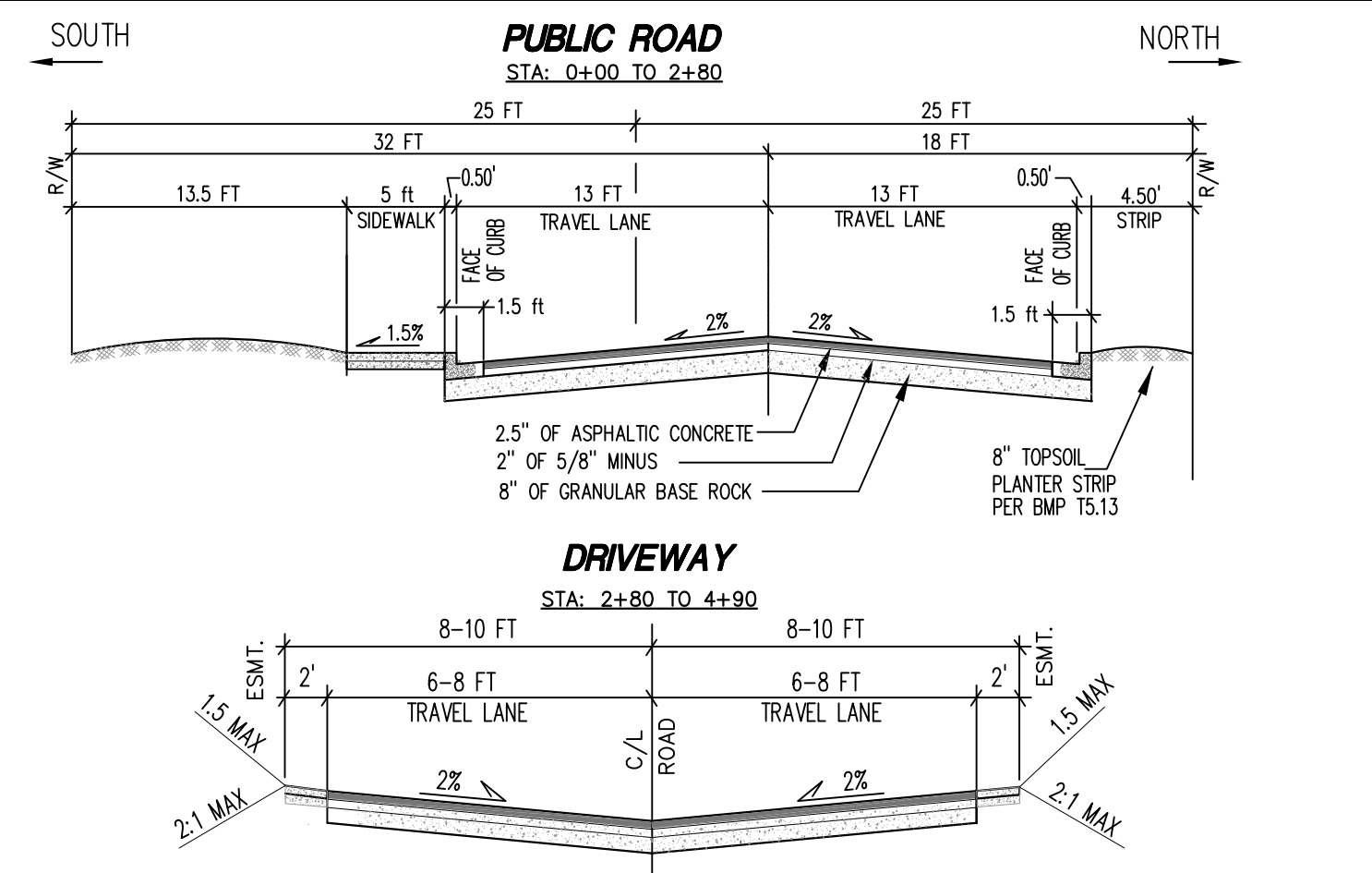
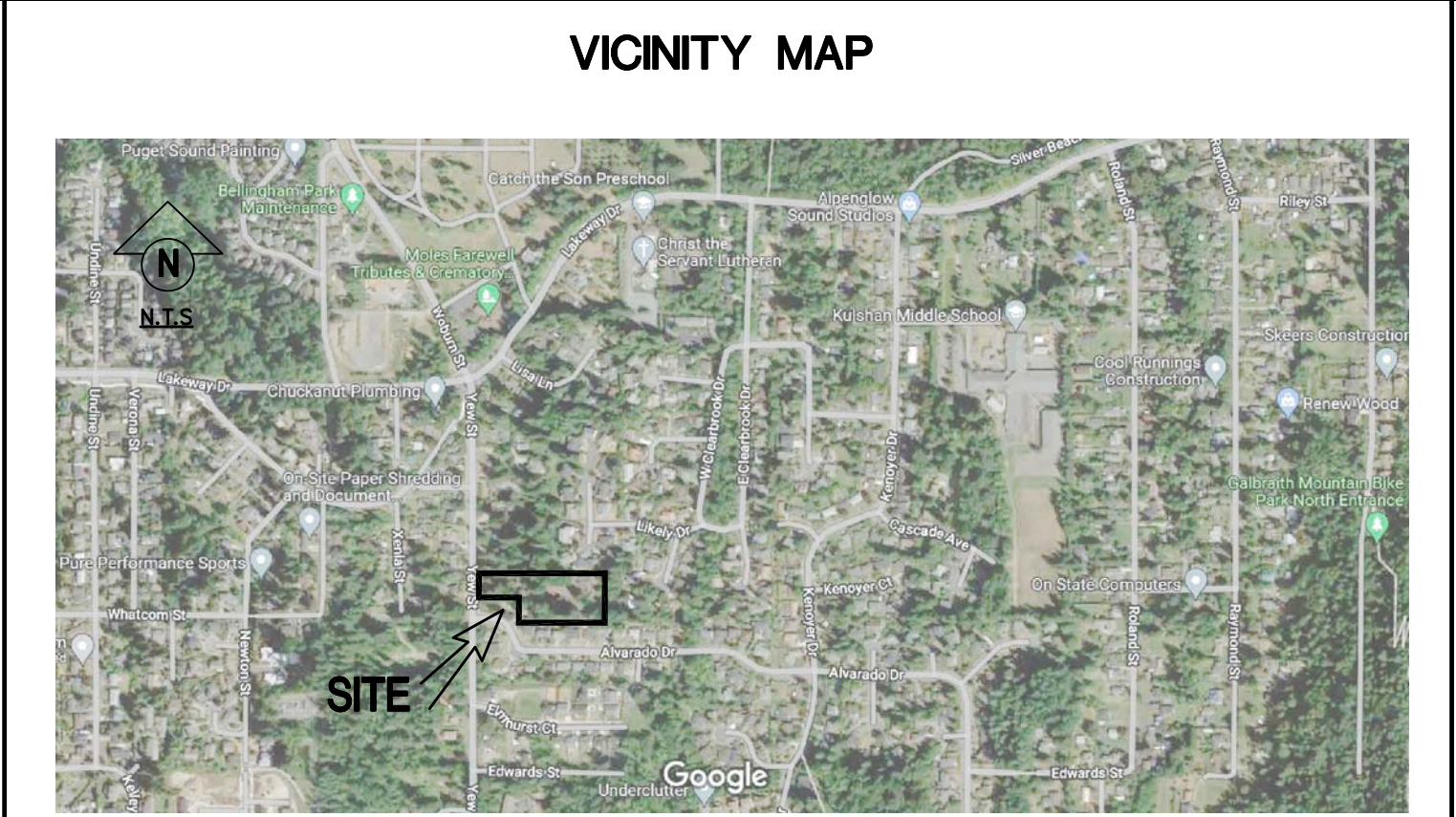
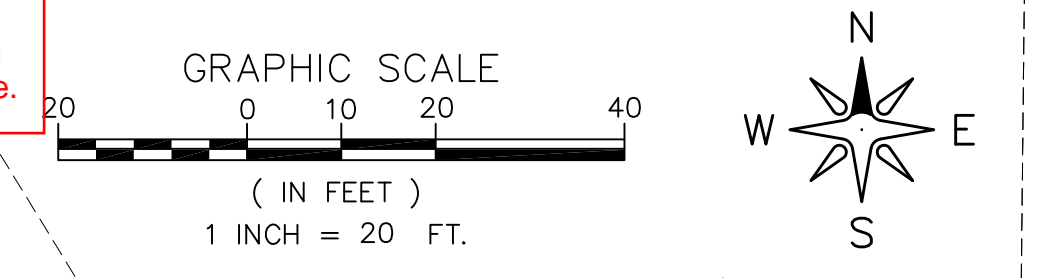
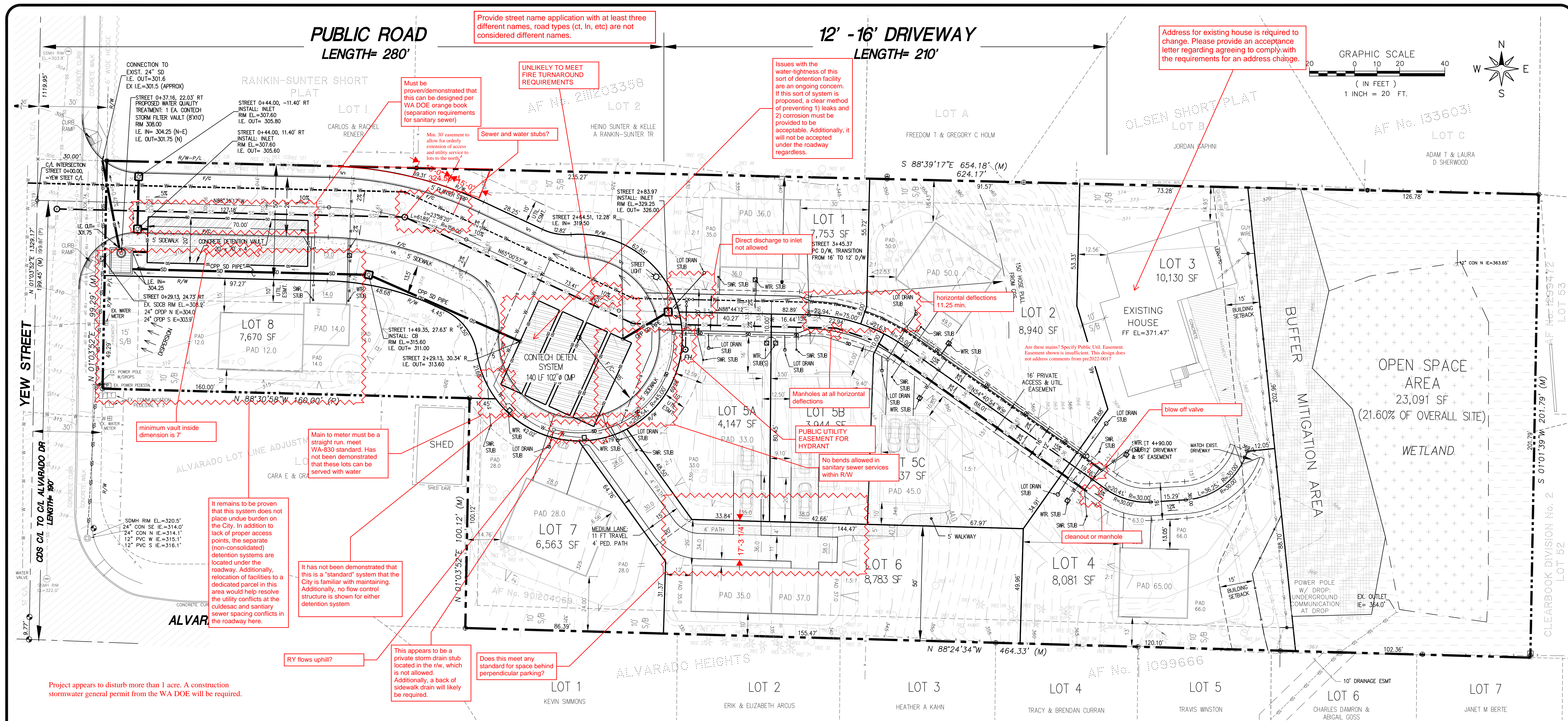
Pursuant to BMC 21.10.190(C), the application(s) will expire and become null and void if all of the requested information is not submitted within 120 days from the date of this notice for request for information. At the applicant's request, the PCDD director may extend this 120-day period in accordance with BMC [21.10.080\(A\)](#). No further notice will be sent concerning this 120-day expiration timeline.

Please contact the staff member below if you have any questions regarding this notice:

Name: Kathy Bell, Senior Planner

E-mail / Phone: [kbell@cob.org](mailto:kbell@cob.org) or 360-778-8347





**LEGEND**

[Symbol]	HARD SURFACE IMPROVEMENTS ARE SHADED	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	SIDEWALK OR PATH	[Symbol]	EXIST. COMMUNICATION PEDESTAL
[Symbol]	EDGE OF PAVEMENT OR CURB LINE	[Symbol]	EXISTING WATER METER
[Symbol]	RIGHT OF WAY	[Symbol]	EXIST. TREES
[Symbol]	SECTION SUBDIVISION DIVISION/BOUNDARY	[Symbol]	PROPOSED CATCH BASIN
[Symbol]	LOT LINE	[Symbol]	PROPOSED STORM DRAIN
[Symbol]	CENTERLINE	[Symbol]	PROPOSED LOT DRAIN STUB
[Symbol]	EASEMENT	[Symbol]	PROPOSED SEWER STUB
[Symbol]	OTHER PROPERTY	[Symbol]	PROPOSED WATER STUB
[Symbol]	LOT NUMBER	[Symbol]	FUNCTIONAL BUFFER
[Symbol]	EXISTING MANHOLE	[Symbol]	WETLAND
[Symbol]	EXISTING CLEANOUT	[Symbol]	BUFFER MITIGATION AREA
[Symbol]	EXISTING SEWER SERVICE	[Symbol]	15' BUFFER SETBACK
[Symbol]	EXISTING CATCHBASIN	[Symbol]	SPLIT RAIL FENCE
[Symbol]	EXISTING STORM DRAIN		
[Symbol]	EXISTING WATERMAIN		
[Symbol]	EXISTING SINGLE WATER SERVICE		

**STREET & UTILITY SERVICE PLAN**

**REVISION**

NO	DATE	BY	NOTE
1			
2			
3			
4			

**LEGAL DESCRIPTION**

LOT 2, AS DELINEATED ON ALVARADO LOT LINE ADJUSTMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF SHORT PLATS, PAGE 89, UNDER AUDITOR'S FILE NO. 901204069, RECORDS OF WHATCOM COUNTY, WASHINGTON. SITUATE IN WHATCOM COUNTY, WASHINGTON.

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

**JOB# 22001**

**WELLINGTON PRELIMINARY PLAT**

**FOR: BRADLEY & KRISTINA WIDMAN**

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS, AND SPECIFICATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS CITY OF BELLINGHAM CODES AND STANDARDS. I FURTHER CERTIFY THAT SAID PLANS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

RYAN A. LONG, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

**JONES ENGINEERS**

phone 360-733-8888, www.jonesengineers.us  
4164 Meridian Street · Suite 304 · Bellingham, Wa. 98226

**1204 YEW STREET**

**PRELIMINARY**

**STREET & UTILITY SERVICE PLAN**

SHEET **4** OF 5





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### TYPE III

## NOTICE OF APPLICATION & OPTIONAL DNS SUB2023-0011/DR2023-0008/CAP2023-0008/SEP2023-0008

Notice is hereby given that the Planning and Community Development Department (PCDD) has received applications for Preliminary Plat, Design Review, Critical Areas and a SEPA checklist. The design review and critical area applications are an administrative decision and anticipated to be issued by City staff prior to the required hearing for the cluster preliminary plat. The City of Bellingham Hearing Examiner will hold a public hearing on the Type III Cluster Preliminary Plat application at a date to be determined. A separate notice will be sent informing you of the date and time of the public hearing.

### Name of Proposal: Wellington Preliminary Plat

**Project Description:** Development of a 2.51-acre parcel into 11 single-family cluster lots with 3 of those lots developed as Small Lots pursuant to BMC 20.28.070. Retention of the existing residence is proposed. Vehicular access for all units is proposed from a new public street off Yew Street. Public and private infrastructure necessary to serve the lots is proposed compliant with code. Impacts to the onsite wetland buffers are proposed with mitigation occurring onsite.

**Applicant:** Darcy Jones, JEI; 4164 Meridian Street, Suite 304; Bellingham WA 98226; 360-733-8888

**Project Location:** 1204 Yew Street/ Area 7 of the Whatcom Falls Neighborhood; Residential-single detached/cluster land use designation with a 10,000 square-foot cluster density.

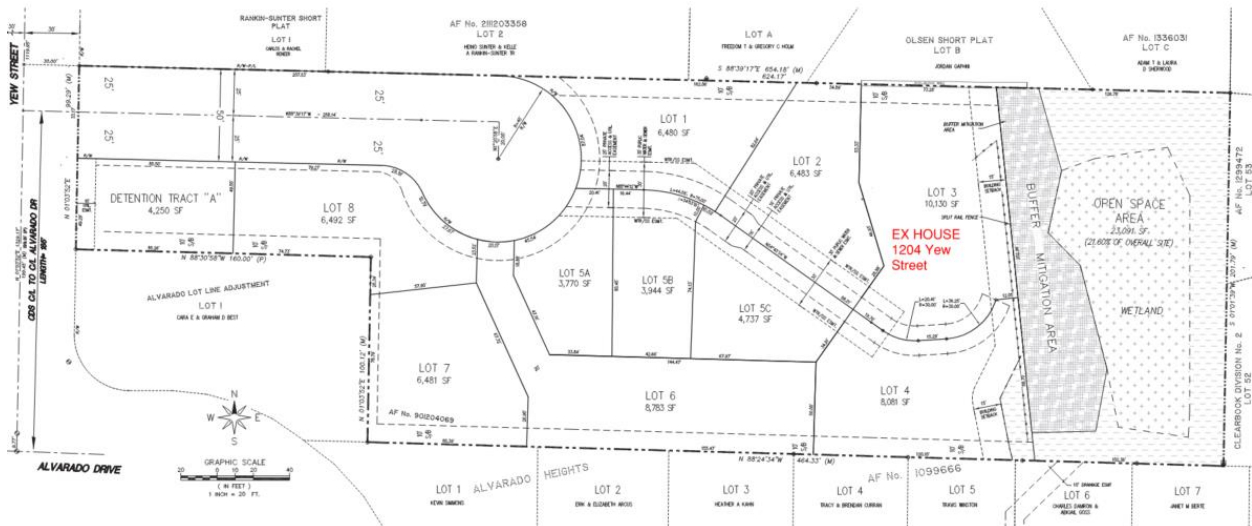
**Comments Due By:** 10/5/2023

**Environmental Review:** The proposed project has been reviewed for probable adverse impacts and the PCDD expects to issue a Determination of Non-Significance (DNS) for this project (as described in WAC 197-11-355). **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared; and a copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

### Existing Environmental Documents:

- SEPA Checklist, dated August 16, 2023)
- Critical Areas Assessment and Mitigation Report (NES, December 2022)
- Preliminary Stormwater Site Plan (JEI, July 2023)
- Stormwater Qualitative Downstream Analysis (JEI, September 21, 2023)
- Geotechnical Engineering Report (GEOTEST, April 7, 2023)



The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: The proposal will be conditioned through code required permits.

A site plan and associated documents are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on October 5, 2023.

A staff report will be available in the Planning and Community Development Department approximately one week prior to the hearing. You may also request a copy of the decision and information on your appeal rights by submitting your name and address to the staff contact below.

**Date Application Received:** 2/15/2023  
**Date of Complete Application:** 9/5/2023  
**Date of Notice of Application:** 9/21/2023  
**Other Known Required Permits:** Building permit, public facilities agreement, stormwater and state and federal approved for clearing and critical area impacts, as determined necessary.

**Permits Applied for Include:** Preliminary Plat (SUB2023-0011), Design Review (DR2023-0008), Critical Areas (CAP2023-0008), SEPA (SEP2023-0008)

**Send written comments and requests for information to:**  
 Name: Kathy Bell, Senior Planner E-mail / Phone: [kbell@cob.org](mailto:kbell@cob.org) or 360-778-8347

**1204 Yew Street**  
**SUB2023-0011/DR2023-0008/CAP2023-0008/SEP2023-0008**

The Hearing Examiner will issue a decision within 10 days of the close of the record. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Kathy Bell, Senior Planner **Yes, I would like to know the action taken.**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_  
 (including City, Zip)



# Planning and Community Development Department



**Planning and Community Development Department**  
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## Certificate of Posting

Date: 9/21/2023

To Whom it May Concern,

Enclosed is/are 1 Notice(s) of Application for the Wellington Preliminary Plat project application. A scaled site plan showing the posting location must be submitted along with this "Certificate of Posting" and should include the location of notices, address of the project, lot lines, existing structures and streets.

It is the responsibility of the applicant to post the notices in a conspicuous location. The notices must be posted on the project site by 9/28/2023, and they must be:

1. On posting signs that conform to Planning & Community Development Department specifications.
  - o Signs are available for purchase at the Planning & Community Development Department for \$5.50 or you may order them from a commercial firm using City design specifications.
  - o Large signs for subdivisions, rezones, and larger projects are 3' x 4' and must be backed with plywood. Small signs for variance, home occupations, and other smaller projects are 1.5' x 2'.
2. Near each road frontage, and clearly visible to road or pedestrian traffic
3. Situated so that they are easily accessible and readable

**THE CERTIFICATE MUST BE RETURNED TO THIS OFFICE BY 10/3/2023. Failure to return the certificate by this deadline may result in postponement of hearings or other delays in processing the application.**

Although it is beyond the control of the applicant to guarantee maintenance of the posted notice, it shall be the applicant's responsibility to replace notices found to be damaged or missing. Notices shall not be removed until a final decision on the application is made by the City.

Staff Contact: Kathy Bell 360-778-8347 or [kbell@cob.org](mailto:kbell@cob.org)

Project #: SUB2023-0011 DR2023-0008 CAP2023-0008 SEP2023-0008 (KB)

1. Brodley J Widman, applicant for the above project,  
• Posted notice 2 "Notice of Lead Use" to referenced permit application for the development proposed at lot 124 New St, Bellingham, WA, 98229

- Submitted a site plan indicating the location of the posting sign.

The notices were posted, on the 28<sup>th</sup> day of September, 2023, in conformity with the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Brodley J Widman

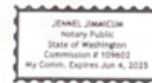
(Signature of person posting notices)

09/29/23

(Date)

STATE OF WASHINGTON )  
) ss.  
WHATCOM COUNTY )

Signed and attested before me this 28<sup>th</sup> day of September, 2023



Janel Jimnicum

(Signature of notary)

Janel Jimnicum

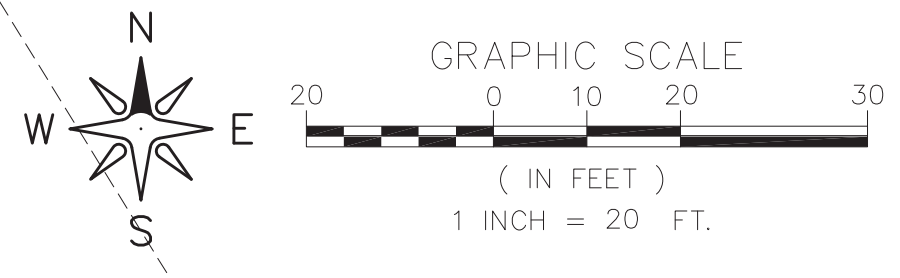
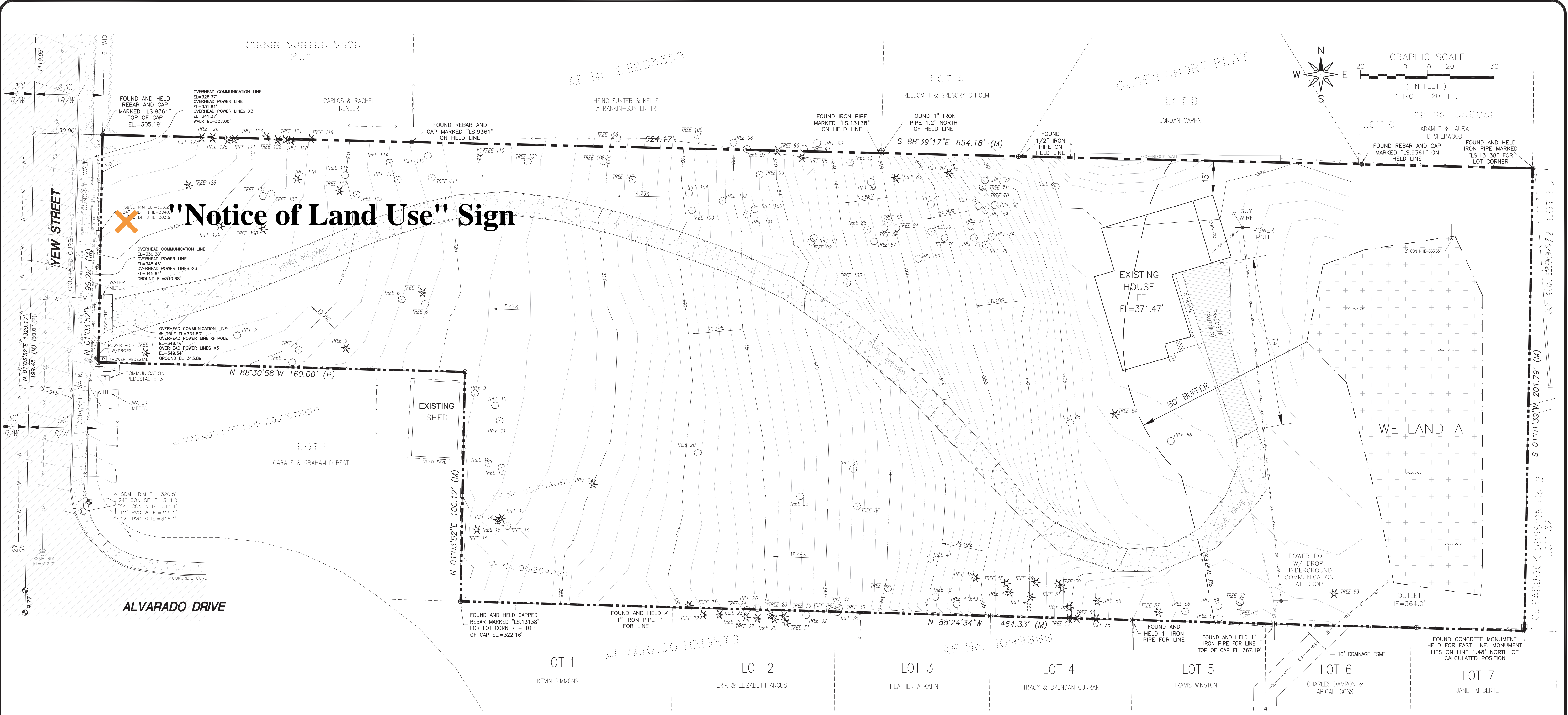
(Name Printed)

(Seal or stamp)

June 4, 2025

My appointment expires:





**Notice of Land Use** Sign



### LEGEND

	EXISTING GROUND CONTOUR		EXISTING SEWER SERVICE
	EDGE OF PAVEMENT OR CURB LINE		EXISTING CATCHBASIN
	RIGHT OF WAY		EXISTING STORM DRAIN
	SECTION SUBDIVISION		EXISTING WATERMAIN
	PROJECT/BOUNDARY		EXISTING SINGLE WATER SERVICE
	LOT LINE		EXISTING FIRE HYDRANT
	CENTERLINE		EXISTING FIRE HYDRANT
	EASEMENT		EXIST. COMMUNICATION PEDESTAL
	OTHER PROPERTY		EXISTING WATER METER
	LOT NUMBER		EXIST. TREES
	EXISTING MANHOLE		GRAVEL DRIVEWAY
	EXISTING CLEANOUT		
	WETLAND		
	80' BUFFER		

### EXISTING CONDITIONS

REVISION	
NO	DATE BY NOTE
1.	
2.	
3.	
4.	

EXISTING EASEMENT NOTE:  
NOT PLOTTED ON PLAN

Recorded: February 6, 1890  
 Recorded in: Vol. 11 of Deeds, Page 60  
 Records of: Whatcom County, Washington  
 In favor of: BELLINGHAM BAY WATER COMPANY

Recorded: June 30, 1988  
 Recording No. 1606486  
 Records of: Whatcom County, Washington  
 In favor of: PACIFIC NORTHWEST BELL TELEPHONE

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**JOB# 22001**

**WELLINGTON PRELIMINARY PLAT**

FOR: **BRADLEY & KRISTINA WIDMAN**

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT, CONSISTING OF PLANS, DESIGNS, AND SPECIFICATIONS, WAS PREPARED UNDER MY PERSONAL SUPERVISION AND MEETS CITY OF BELLINGHAM CODES AND STANDARDS AND FURTHER THAT SAID PLANS MEET THE GENERALLY ACCEPTED STANDARDS OF PRACTICE WITHIN THE STATE OF WASHINGTON.

**PRELIMINARY**

RYAN A. LONG, P.E. DATE \_\_\_\_\_

**JONES ENGINEERS**

phone 360-733-8888, www.jonesengineers.us  
 4164 Meridian Street • Suite 304 • Bellingham, Wa. 98226

**1204 YEW STREET**  
**EXISTING CONDITIONS**

SHEET **1** OF 5



## Bell, Kathy M.

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**From:** Starr, Fiona E.  
**Sent:** Friday, September 22, 2023 8:49 AM  
**To:** Bell, Kathy M.  
**Subject:** Fw: SEPA record published

### **Fiona Starr, Office Assistant**

Planning & Community Development, City of Bellingham  
210 Lottie Street, Bellingham WA 98225  
360-778-8300 (main) 360-778-8357 (direct) 711 (Washington State Relay)  
[fstarr@cob.org](mailto:fstarr@cob.org)

My incoming and outgoing e-mail messages are subject to public disclosure Requirements per RCW 42.56

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**From:** NoReply@ecy.wa.gov <NoReply@ecy.wa.gov>  
**Sent:** Friday, September 22, 2023 8:33 AM  
**To:** Starr, Fiona E. <fstarr@cob.org>  
**Subject:** SEPA record published

The SEPA admin reviewed and published [SEPA record number 202304545, "Wellington Preliminary Plat"](#).  
Lead Agency File Number: SEP2023-0008.  
It will now be available to the public.

From: Marjorie Jordan-Sabo  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (564) 669-3418



**Permit Center**  
 210 Lottie Street  
 Bellingham, WA 98225  
 phone: 360-778-8300  
 fax: 360-778-8301  
 www.cob.org

## 2023 Multimodal Transportation Concurrency Certificate<sup>1</sup> and Multimodal Transportation Impact Fee (MTIF) Determination<sup>2</sup>

**Certificate: CON2023-0001      Issued: November 14, 2023      Expires: November 14, 2024**

**All Applicants Please Note:**

- 1.) Projects affecting arterials or intersections with low level of service (LOS) or that produce 50+ peak hour trips will also be required to complete a full transportation impact analysis (TIA) as per Section 11, Public Works Development Guidelines before the City can accept a development application as "complete".
- 2.) Projects abutting public right-of-way will be required to construct standard street improvements.
- 3.) 2023 Transportation Impact Fees (TIF) at \$2,508/person trip will be required at building permit issuance (TIF Estimate Below).

<b>Project Name:</b>	ITK Townhomes		
<b>Street Address:</b>	1204 Yew St	<b>Bellingham, WA</b>	
<b>Parcel(s):</b>	380333038441	<b>CSA No:</b>	
<b>Applicant:</b>	Brad Widman	<b>Approved By:</b>	Scott Jorissen
<b>Email:</b>	bradwidman@gmail.com	<b>Email:</b>	srjorissen@cob.org

<sup>1</sup> Temporary Certificate of Multimodal Transportation Concurrency allows applicant listed above **one (1) full year** to submit a complete application for development to the City, or the Temporary Certificate **expires on the date listed above**. If a complete application is accepted by the City, then the Temporary Certificate automatically becomes a Final Certificate. Final Certificates expire in 5 years, permit expiration date, or actual construction, whichever happens first.

### Multimodal Transportation Impact Fee Determination

Building Permit No: BLD2023-_____	Person Trip Rate	Person Trip Measure	Project Size	PM Peak Person Trips	MTIF Rate	2023 MTIF
ITE Land Use for Proposed Use						
Single Family Detached House	1.3630	per dwelling unit	9	12.2670	\$2,508.00	\$ 30,765.64
Pre-Reduction New Trips Subtotal			=	12.2670		\$30,765.64

BMC 19.06.040 E. Table 2. URBAN VILLAGE (Not Applicable Outside Urban Villages)				Person Trips Reduced	Urban Village MTIF Savings
AUTOMATIC TRIP REDUCTIONS			Reduction %		
Urban Village Location					
WTA GO Line Reduction					
Maximum 50%	Urban Village Vehicle Trip Reduction			0.00	\$0.00

PREVIOUS USE CREDIT [Calculated last to maximize credit]						
ITE Land Use Description	Person Trip Rate	Person Trip Measure	Project Size	Person Trips Reduced	Previous Use MTIF Savings	
Total UV Trip Reduction, Previous Use Credit, & MTIF Savings to Developer					\$0.00	
\$30,765.64		\$0.00		\$30,765.64		
Pre-Reduction TIF Cost		Trip Reduction Credit		Total Post-Reduction TIF Due at Permit Issuance <sup>2</sup>		

<sup>2</sup>Note: Applicants have 10 days from issuance of this certificate to appeal MTIF determination per procedures listed in [BMC 19.06.050](#)





Planning and Community

Development Department

City of Bellingham

## **NOTICE OF HYBRID PUBLIC HEARING**

The City of Bellingham Hearing Examiner will hold an **in-person and virtual Zoom** public hearing at **6:00 p.m.** on **Wednesday, November 29, 2023**, in City Council Chambers, City Hall, 210 Lottie Street, to take testimony on the following proposal:

**SUB2023-0011: Development of a 2.51-acre parcel into 11 single-family cluster lots with three of those lots developed as Small Lots pursuant to BMC 20.28.070, known as the Wellington Preliminary Plat. Retention of the existing residence is proposed. Vehicular access for all units is proposed from a new public street off Yew Street. Public and private infrastructure necessary to serve the lots is proposed compliant with code. Type I administrative decisions for design review and critical areas are required for the proposal and anticipated to be issued by City staff prior to the public hearing. The property is located at 1204 Yew Street, and legally described as Lot 2 Alvarado Short Plat LLA as Rec Book 22 Short Plats pg 89. Residential Single, Detached, Cluster Detached, 10,000 sq. ft. min. detached lot size cluster density zoning designation. Darcy Jones, Jones Engineers Inc., applicant; Bradley and Kristina Widman, owners. Whatcom Falls Neighborhood, Area 7.**

### **HOW TO PARTICIPATE**

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged.

**Send comments and requests for information to: Planning & Community Dev. Dept.  
City Hall, 210 Lottie Street  
Bellingham, WA 98225  
Attn: Kathy Bell, Senior Planner  
E-mail: [kbell@cob.org](mailto:kbell@cob.org)**

Written comments received prior to 5:00 p.m., Monday, November 20, 2023, will be included in the online published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but may not be included in the online published packet. All written comments should be submitted before the close of the comment period but will be accepted if received by 5:00 p.m. on the hearing date. You may also request a copy of the Hearing Examiner's decision and your appeal rights.

Planning  
210 Lottie Street  
Bellingham, WA 98225  
Phone: (360) 778-8300  
Fax: (360) 778-8302  
TTY: (360) 778-8382  
Email: [planning@cob.org](mailto:planning@cob.org)  
[www.cob.org/planning](http://www.cob.org/planning)

Community Development  
210 Lottie Street  
Bellingham, WA 98225  
Phone: (360) 778-8300  
Fax: (360) 778-8302  
TTY: (360) 778-8382  
Email: [cd@cob.org](mailto:cd@cob.org)  
[www.cob.org/planning](http://www.cob.org/planning)

Building and Development Services  
210 Lottie Street  
Bellingham, WA 98225  
Phone: (360) 778-8300  
Fax: (360) 778-8301  
TTY: (360) 778-8382  
Email: [permits@cob.org](mailto:permits@cob.org)  
[www.cob.org/permits](http://www.cob.org/permits)

Attend in-person at City Hall, or virtually at the live Zoom webinar:

**Anyone wishing to testify live during the Zoom webinar can do so by registering at the following link: <https://www.cob.org/he112923>**

This link can be used before the meeting to pre-register or during the meeting to register and immediately join the meeting. Pre-registration is strongly encouraged. Once you are registered, you will receive an email with a link to the meeting.

Those who would like to listen in by phone can do so using any of the following phone numbers:

- (253) 215-8782
  - (346) 248-7799
  - (669) 900-6833
  - (301) 715-8592
  - (312) 626-6799
  - (929) 205-6099
- Meeting ID: 875-5403-0845  
Password: 9

The record will be held open for two business days to accept post-hearing written public comment from anyone who had technology issues that prevented them from testifying at the hearing.

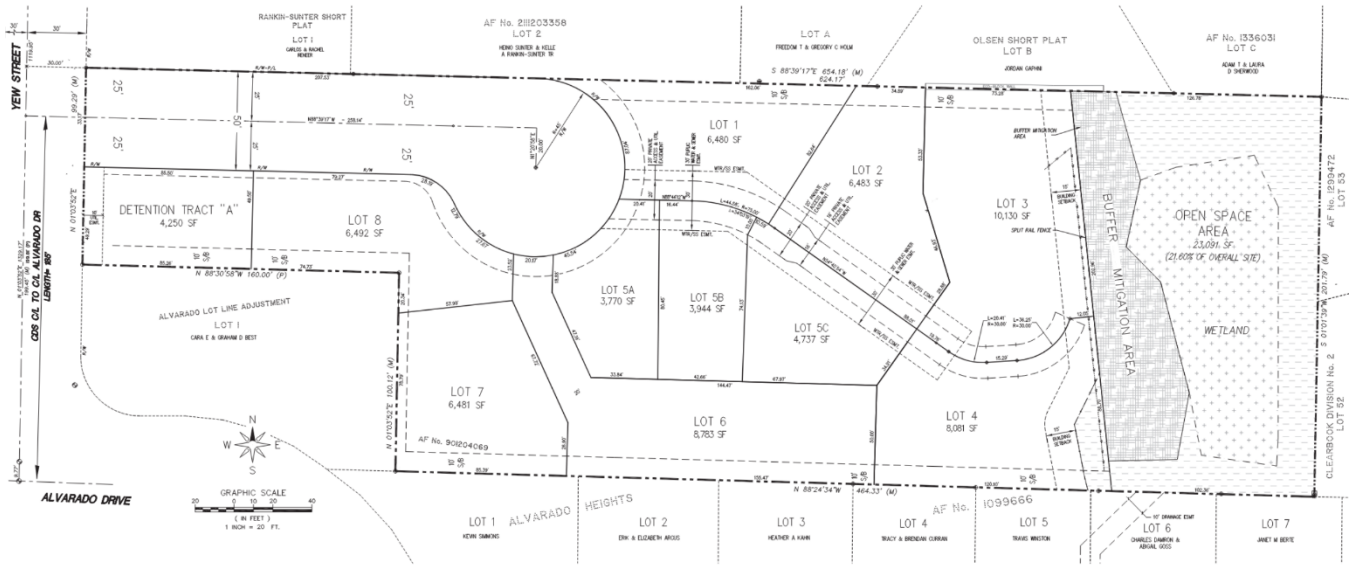
The application materials and staff reports will be available on-line at [www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx](http://www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx) approximately one week before the virtual public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: [www.cob.org/zoomguide](http://www.cob.org/zoomguide)

The City of Bellingham will provide a variety of accommodations and services for access and communications. Individuals with disabilities who wish to participate in City programs, services or activities and need an accommodation can submit a request for accommodation to the City by completing the online Request for Accommodation form (available at [www.cob.org/ADA](http://www.cob.org/ADA)). As always, elevator access to the 2<sup>nd</sup> floor is available at City Hall's west entrance.

**Note: This hearing will be video and audio recorded.** The City of Bellingham issued this notice on November 17, 2023.





**SUB2023-0011: 1204 Yew Street**

If you want to receive notification of the Hearing Examiner’s decision, **please complete and return this section** to the department listed above.

Yes, I would like to know the action taken.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_