



Attachment I

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 Web: www.cob.org

TYPE IIIA

NOTICE OF APPLICATION and OPTIONAL DNS PROCESS

PDP2022-0009/DR2022-0020/SEP2022-0029/CAP2022-0033

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a Preliminary Plat, Infill Toolkit/Multifamily Design Review, Critical Area Permit and State Environmental Policy Act (SEPA) review. The City of Bellingham Hearing Examiner will hold a public hearing at 6:00 pm in the City Hall Council Chambers on a date to be determined to take testimony on:

Project Name: Northwest Village

Project Description: Construction of 9 shared court units and 10 townhouse infill toolkit units for a total of 19 units. The proposal includes 38 garage parking stalls and 12 surface guest parking stalls. The proposal will include a combined access with the northern abutting property along Northwest Ave. for 10 townhouse units and a private lane extension from Dover St. providing access to 9 shared court units. The proposal will require construction of a public cul de sac turnaround at the end of Dover St. The proposal includes a preliminary subdivision to place each unit on a fee simple lot.

Project Location: 4185 Northwest Ave., Bellingham WA 98226 Meridian Neighborhood Area 2 Residential Single zoning with a Planned/Mixed use qualifier and 1,800 sf density for Infill Toolkit units.

Applicant: Sean Hegstad – Haven Design Workshop, 5828 2nd Ave. #101, Ferndale WA 98248

Comments Due By: 11/27/2023

A staff report will be available in the Planning and Community Development Department approximately one week prior to the hearing.

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.

Anyone wishing to comment on this proposal may do so by writing and/or by testifying at the hearing. Written comments should be submitted before the end 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 decision and information on your appeal rights by submitting your name and address to the staff contact below.

Existing Environmental Documents: SEPA Checklist dated 7/6/21, DOE Rating and Buffer Determination for Off-site Wetlands located at 4185 Northwest Ave. prepared by Cantrell & Associates, Inc. dated 7/13/19, Preliminary Stormwater Management Report prepared by Impact Design dated 9/20/23, Architectural/Civil/Landscaping Plans including Building Elevations/Floor Plans/Building Perspectives prepared by Haven Design Workshop and Impact Design dated 9/27&28/23.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: None at this time.

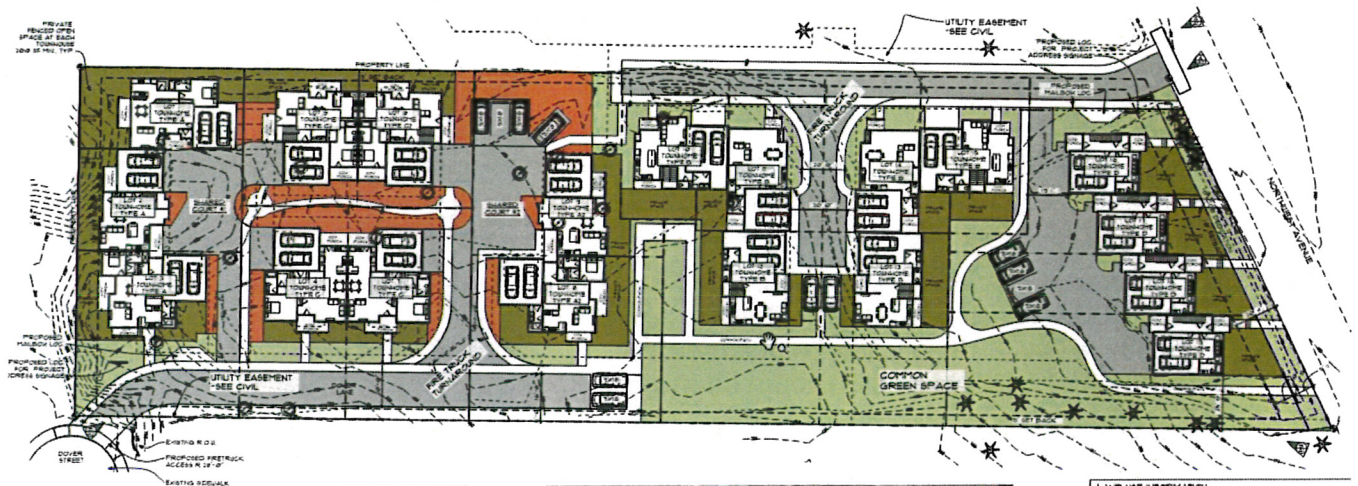
This notice and the site plan are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on November 27, 2023.

The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250.

Date Application Received:	7/14/2022
Date of Complete Application:	8/11/2022
Date of Notice of Application:	11/13/2023
Other Known Required Permits:	Building and Construction Permits

Send written comments and requests for information to:

Name: Ryan Nelson, Planner E-mail / Phone: rnelson@cob.org or 360-778-8368



4185 Northwest Ave.

PDP2022-0009/DR2022-0020/SEP2022-0029/CAP2022-0033

A decision will be made on the project following the comment period. 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: Ryan Nelson, Planner **Yes, I would like to know the action taken.**

Name _____

Address _____

(including City, Zip)



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Email: planning@cob.org Web: www.cob.org

Mail Delivery Confirmation

Type of Notice	NOA ODNS
Project/Permit Number	PDP2022-0009/DR2022-0020/SEP2022-0029/CAP2022-0033
Date Delivered to City Hall Mail Pick Up Location by 1:55PM Addresses attached	11/13/2023
By	<i>Fiona Starr</i>

EASTON COURT APARTMENTS LLC
4957 LAKEMONT BLVD SE #C4
BELLEVUE WA 98006

GREENBRIAR CONSTRUCTION CORP
2200 DIVISION ST #E
BELLINGHAM WA 98226

COSTCO WHOLESALE CORP
999 LAKE DR
ISSAQUAH WA 98027

KING MOUNTAIN CO
4183 GUIDE MERIDIAN
BELLINGHAM WA 98226

ACCORD INC
3401 LIND AVE SW
RENTON WA 98057

CITY OF BELLINGHAM FINANCE DEPT
210 LOTTIE ST
BELLINGHAM WA 98225

VICTOR SHINTAR
6212 OLD GUIDE RD
BELLINGHAM WA 98226

CHAY POTTS
220 W CHAMPION ST STE 200
BELLINGHAM WA 98225

SATPAL SANDHU
4157 DOVER ST
BELLINGHAM WA 98226

MONTAINE HEALY-GREEN
4161 DOVER ST
BELLINGHAM WA 98226

HARPAL SANDHAR
4165 DOVER ST
BELLINGHAM WA 98226

DARRELL ALWOOD
3808 GILMORE RD
EVERSON WA 98247

BOBBY HILLIARD
4169 DOVER ST
BELLINGHAM WA 98226

SUNIL BLANCO-DUTT
4173 DOVER ST
BELLINGHAM WA 98226

HARDEEP SANGHERA
4160 DOVER ST
BELLINGHAM WA 98226

TRUDY WILCOX
4146 PACIFIC HWY
BELLINGHAM WA 98226

JEREMY LEMCKE
1253 GARLAND LN
BELLINGHAM WA 98226

EDWARD BAUMGARTNER
2745 MCLEOD RD
BELLINGHAM WA 98225

JEFFREY MIZNER
4230 NORTHWEST DR
BELLINGHAM WA 98226

NGUYET NGUYEN
2316 CORNWALL AVE
BELLINGHAM WA 98225

MICHAEL BOUMA
1409 LIBERTY ST
LYNDEN WA 98264

MANPREET KAUR
4174 DOVER ST
BELLINGHAM WA 98226

CROWN POINT HOLDINGS INC
6540 NORTH STAR RD
FERNDAL WA 98248

LUIS ROBLES
1245 GARLAND LN
BELLINGHAM WA 98226

KYLE MORAN
1244 GARLAND LN
BELLINGHAM WA 98226

JUSTEN PERRY-KENNEDY
1241 GARLAND LN
BELLINGHAM WA 98226

ANDREW RAM
1240 GARLAND LN
BELLINGHAM WA 98226

DAVID ATKINS
1237 GARLAND LN
BELLINGHAM WA 98226

HAROLD MILLS
1234 GARLAND LN
BELLINGHAM WA 98226

JUSTIN MCCUISTION
1233 GARLAND LN
BELLINGHAM WA 98226

LEISHUO KUANG
4591 16TH AVE W
VANCOUVER BC V6R 3E8
CANADA

KIM PHAN
1230 GARLAND LN
BELLINGHAM WA 98226

KURTIS MCFADDEN
1701 ORIENTAL AVE
BELLINGHAM WA 98229

DUNG TRAN
1229 GARLAND LN
BELLINGHAM WA 98226

GEORGE PHAN
3109 MCKENZIE AVE
BELLINGHAM WA 98225

CHARANJIT HUNDAL
1224 GARLAND LN
BELLINGHAM WA 98226

BIRGIT EVANS
1225 GARLAND LN
BELLINGHAM WA 98226

AMY NGUYEN
1220 GARLAND LN
BELLINGHAM WA 98226

MINH LE
1221 GARLAND LN
BELLINGHAM WA 98226

DUNG HO
1218 GARLAND LN
BELLINGHAM WA 98226

GURINDER PHAGURA
1217 GARLAND LN
BELLINGHAM WA 98226

PUGET SOUND ENERGY/ELEC
ATTN PROPERTY TAX DEPT
PSE-08S
PO BOX 97034
BELLEVUE, WA 98009-9734

TAMAR TRUESDELL
1214 GARLAND LN
BELLINGHAM WA 98226

JIMMY NGUYEN
1327 11TH ST UNIT C-3
BELLINGHAM WA 98225

BANG TRAN
2934 SEAVIEW CIRCLE
BELLINGHAM WA 98225

SALLY STRAWN
1209 GARLAND LN
BELLINGHAM WA 98226

NORMAN CHAMBERLIN
2532 LAKE WHATCOM BLVD
BELLINGHAM WA 98229

JIXIN ZHENG
1206 GARLAND LN
BELLINGHAM WA 98226

ROBERT WRIGHT
1205 GARLAND LN
BELLINGHAM WA 98226

LEONID POLELYUK
1201 GARLAND LN
BELLINGHAM WA 98226

LINA FLATS LLC
PO BOX 30647
BELLINGHAM WA 98228

CITY OF BELLINGHAM HOUSING
AUTHORITY
PO BOX 9701
BELLINGHAM WA 98227

SEAN HEGSTAD
HAVEN DESIGN WORKSHOP
5828 2ND AVE #101
FERNDAL WA 98248

DNS Mailing List

Updated 6/26/2023

	Agency Name	Contact Name	Email Address	Mailing Address	When to Send DNS & Checklist	✓ to send
1(A)	Department of Ecology Environmental Review Section		Admin will submit through DOE SEPA Portal	SAW Access	DNS and Checklist, REQUIRED Notification, ALL PUBLISHED SEPAS	✓
1(B)	Department of Ecology Local contact - Shoreline	Chad Yunge	CVun461@ecy.wa.gov	913 Squallicum Way Unit 101 Bellingham WA 98225	DNS and Checklist, Anything involving Shoreline Permits per the Shoreline Master Program	
1(C)	Department of Ecology Local contact – Wetlands	Chris Luerkens	Clue461@ecy.wa.gov	913 Squallicum Way Unit 101 Bellingham WA 98225	DNS and Checklist, Anything involving Wetlands	
2	US Army Corp of Engineers	Jacalen Printz (Temporary contact while position gets filled)	Jacalen.M.Printz@usace.army.mil	No local mailing address	DNS and Checklist, Anything involving Wetlands	
3	Dept of Natural Resources		sepacenter@dnr.wa.gov	SEPA Center PO Box 47015 Olympia WA 98504-7015	DNS and Checklist, Anything involving logging or major clearing	
4	WSDOT (Dept. of Transportation)	Roland Storme	stormer@wsdot.wa.gov		DNS and Checklist, Anything involving State Highways	
5	Office of Archaeology & Historic Preservation		sepa@dahp.wa.gov	PO Box 48343 Olympia, WA 98504-8343	DNS and Checklist, Anything involving Historic Buildings or Archaeology	

Agency Name	Contact Name	Email Address	Mailing Address	When to Send DNS & Checklist	✓ to send
6 NW Clean Air Agency	Agata McIntyre	AgataM@nwcleanairwa.gov	1600 S 2 nd St Mt Verron WA 98273	DNS and Checklist, Anything involving dust, discharges to air or asbestos	
7 Puget Sound Energy	Emily E. Hagin	Emily.Hagin@pse.com	1110 Kentucky St Burlington WA 98229	DNS only for all projects	✓
8 Cascade Natural Gas Corp.	Brian McConnell	Brian.McConnell@cngc.com	1910 Racine St Bellingham WA 98229	DNS and Checklist for all projects	✓
9 Lummi Natural Resources Department	Gregg S Dupphy Vince Feliciano	greggd@lummi-nsn.gov vincentf@lummi-nsn.gov	2665 Kwina Rd Bellingham WA 98226	DNS and Checklist for all projects	✓
10 Lummi Nation Tribal Historic Office	Tamela S Smart Lena Tso	tamelas@lummi-nsn.gov lenat@lummi-nsn.gov	2665 Kwina Rd Bellingham WA 98226	DNS and Checklist, Anything involving fish-bearing water bodies, and projects within 500ft of known archaeological sites	
11 Nooksack Tribal Council Tribal Historic Preservation Officer	George Swanaset Jr. Trevor Delgado	george.swanasetjr@nooksack-nsn.gov tdelgado@nooksack-nsn.gov	PO Box 157 Deming WA 98244	DNS Only, Anything involving fish-bearing water bodies	
12 Bellingham School District	Curtis Lawyer Julie Denton Angie Ritchey Jessica Sankey	Curtis.Lawyer@bellingshamschools.org Julie.Denton@bellingshamschools.org Angie.Ritchey@bellingshamschools.org Jessica.Sankey@bellingshamschools.org	1306 Dupont St Bellingham WA 98225	DNS and Checklist, Anything involving schools or significant enrollment increases	
13 NSEA		info@n-sea.org		DNS Only Courtesy Notice, Anything involving water	
14 City of Ferndale	Michael Cerbone, Community Development Director & Jori Burnett, City Administrator	MichaelCerbone@cityofferndale.org JoriBurnett@cityofferndale.org		DNS and Checklist, Anything involving Northern UGA	

Agency Name	Contact Name	Email Address	Mailing Address	When to Send DNS & Checklist	✓ to send
15 Whatcom County Health Department		environmentalhealth@whatcomcounty.us	Inter-Office Mail	DNS and Checklist, Anything involving septic systems or potable water	
16 Port of Bellingham	Greg McHenry	gregm@portofbellingham.com	PO Box 1677 Bellingham WA 98227-1677	DNS and Checklist, Anything involving the Port of Bellingham	
17 WDFW Region 4		R4Nplanning@dfw.wa.gov	111 Sherman St La Conner WA 98257	DNS and Checklist, Anything involving fish or wildlife, and/or any work in /over /under water including culverted streams. Does not include wetlands	
18 Whatcom Transit Authority (WTA)	Tim Wilder	timw@ridewta.com	4011 Bakerview Spur Bellingham WA 98226	DNS only for all projects	✓
19 Bellingham Herald Community News Department		newsroom@bellinghamherald.com	336 36 th St PMB #376 Bellingham WA 98225	DNS Only, Large or Controversial Projects Only, All Non-Project SEPA Determinations (Separate Legal Notice also required for Non-Project SEPA Determinations)	
20 Whatcom County Planning Department	Mark Personius, Director, SEPA Official	pds@co.whatcom.wa.us	5280 Northwest Dr Ste B Bellingham WA 98226	DNS and Checklist, Anything involving Whatcom County or Lake Whatcom	
21 EPA		epa-seattle@epa.gov	1200 6 th Ave Seattle WA 98101	DNS and Checklist NEPA Only	
22 Environmental Resources/Public Works Dept.	Renee LaCroix	rlacroix@cob.org		DNS for any project involving development adjacent to streams, wetlands, or Bellingham Bay	

	Agency Name	Contact Name	Email Address	Mailing Address	When to Send DNS & Checklist	✓ to send
23	Trans Mountain Pipeline	Todd Pleadwell Nathaniel Mark Jordan Ashe	Todd_pleadwell@transmountain.com Nathaniel_Mark@transmountain.com jordan_ashe@transmountain.com	1009 E Smith Rd Bellingham WA 98226	DNS and Checklist. Transmission pipeline located within project area and in the vicinity (100')	
24	Olympic Pipeline Company Field Project Office	Holly Williamson	No email on file	600 SW 39 th St Ste 275 Renton WA 98057	DNS and Checklist. Transmission pipeline located within project area and in the vicinity (100')	
25	Neighborhood Representative		MERIDIAN – vacant at this time 11/13/2023	See the Neighborhood and Media Notification Mailing List	DNS Only Courtesy Notice, All published SEPAs	✓

