



Attachment H

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 IIIB

NOTICE OF APPLICATION and OPTIONAL DNS PROCESS

DR2024-0004/SUB2024-0016/CAP2024-0021/SEP2024-0010

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a Multifamily Design Review Permit, Critical Area Permit, Preliminary Cluster Plat and State Environmental Policy Act (SEPA) review for the following project. 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 the Preliminary Plat.

Project Name: Northwest Drive Infill Toolkit Townhouse Development

Project Description: Development of 34 infill toolkit townhouses and retention of the existing single family residence subdivided on fee simple lots through a cluster preliminary plat. All townhouses will be 3-stories in a combination of 4-unit, 5-unit and 6-unit buildings. Access will be provided from a new private driveway/lane off Northwest Ave. On-site parking will be provided for the townhouses within two car garages, driveways and guest parking provided off the newly constructed driveway. Private pedestrian pathways will be provided throughout the site including a connection to Talus Way. No direct or indirect wetland impacts are proposed however limited wetland buffer reductions are proposed and will be mitigated through buffer enhancement and restoration. Frontage improvements will be provided along Northwest Ave. abutting the property with a new curb, gutter and sidewalk.

Project Location: 4241 Northwest Ave., Bellingham WA 98226 Cordata Neighborhood, Area 20, Residential Single zoning, Detached and Cluster use qualifier with Infill Toolkits as an allowed use.

Applicant: AVT Consulting LLC, 1708 F St., Bellingham WA 98225

Comments Due By: 7/26/2024

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.

Existing Environmental Documents: SEPA checklist dated 4/8/24; Wetland & Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants dated 2/24; Conceptual Wetland Buffer Mitigation Plan prepared by Soundview Consultants dated 2/24; Preliminary Stormwater Site Plan prepared by Freeland and Associates dated 2/24; and Civil and Architectural Plan Set dated 6/19/24.

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 July 26, 2024.

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

Date Application Received: 4/3/2024

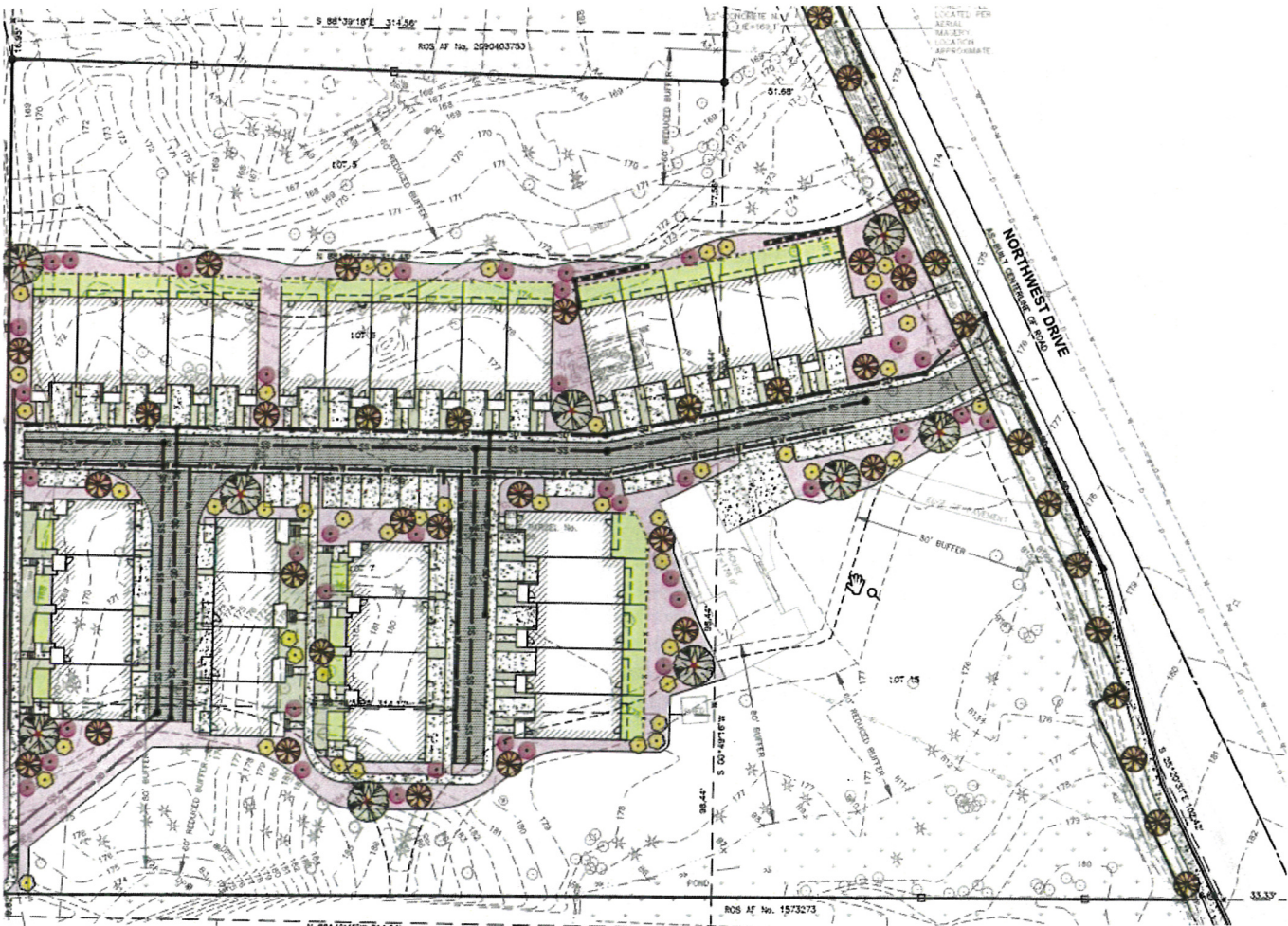
Date of Complete Application: 5/1/2024

Date of Notice of Application: 7/12/2024

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



4241 Northwest Ave.

DR2024-0004/SUB2024-0016/CAP2024-0021/SEP2024-0010

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	DR2024-0004/SUB2024-0016/CAP2024-0021/SEP2024-0010
Date Delivered to City Hall Mail Pick Up Location by 3PM Addresses attached	7/12/2024
By	<i>Fiona Starr</i>

ABDUL A PARWANI
4231 CAMEO LN
BELLINGHAM WA 98226-7956

ALAN YOUNG & SANDRA H TSANG
4268 CAMEO LN
BELLINGHAM WA 98226-7956

ANNE J BEESON & ROBERT B WADDELL
4243 CAMEO LN
BELLINGHAM WA 98226-7956

ANTONIO & ELIZABETH BARRAGAN
4238 NORTHWEST DR
BELLINGHAM WA 98226-9040

AURORA COURT 2 LLC
103 N TOWNSHIP ST
SEDRO WOOLLEY WA 98284-1243

AURORA COURT PHASE 2 COMMUNITY ASSOCIATION
2020 PACIFIC ST
BELLINGHAM WA 98229-5826

BRIAN CORTES
4235 CAMEO LN
BELLINGHAM WA 98226-7956

CALIE A SORENSEN & NATHAN S CAIRNS
4232 CAMEO LN #54
BELLINGHAM WA 98226-7956

CHAY & CHRISTINA TAN & ETHAN & KELLI POTTS
220 W CHAMPION ST STE 200
BELLINGHAM WA 98225-4390

CORRIE A & TYLER W MICK
4262 CAMEO LN
BELLINGHAM WA 98226-7956

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1216
999 LAKE DR
ISSAQUAH WA 98027-8990

DANIEL G II & BARBARA A CASSERES
4258 NORTHWEST DR
BELLINGHAM WA 98226-9040

DAVID T TIEMESSEN
PO BOX 241534
ANCHORAGE AK 99524-1534

DOROTHY J HILL
6531 VISTA DR
FERNDAL WA 98248-8715

EASTON COURT APARTMENTS LLC
4957 LAKEMONT BLVD SE STE C4
BELLEVUE WA 98006-7802

ERIN WILLIAMS
4237 CAMEO LN
BELLINGHAM WA 98226-7956

FANGLING HU & JINJU ZHANG
2149 GABIS LN
FERNDAL WA 98248-5006

GEOFFREY T RED
3 CHAMOND
DEVON PA 19333-1063

GREENBRIAR CONSTRUCTION CORP
2200 DIVISION ST #E
BELLINGHAM WA 98226-7149

HEATHER MEYER
4241 CAMEO LN
BELLINGHAM WA 98226-7956

HOME HAVEN PROPERTIES INC
478 E WISER LAKE RD
LYNDEN WA 98264-9454

HONGSHUANG SUN
1811 38TH ST
BELLINGHAM WA 98229-4929

JACQUELINE HUGHES
4234 TRAVERSE DR
BELLINGHAM WA 98226-7955

JEFFREY & KAITLIN MIZNER
4230 NORTHWEST DR
BELLINGHAM WA 98226-4230

JOANNA LYONS
263 SHANNON DR SE
BAINBRIDGE ISLAND WA 98110-2460

JORDAN & TAYLOR TUCHEK
4226 BRAEBURN LN
BELLINGHAM WA 98226-7866

JOSEPH & DONALD N BORIN
19419 SE 57TH PL
ISSAQUAH WA 98027-8646

KARANBIR SINGH DHILLON & SHARANJEET KAUR
4247 CAMEO LN
BELLINGHAM WA 98226-7956

KAREN M BARLEAN
1026 W 54TH LN
BELLINGHAM WA 98226-6326

KELLEN J JOHNSON
4262 NORTHWEST DR
BELLINGHAM WA 98226-9040

KESIA & DUSTIN MICHELETTI
4242 TRAVERSE DR
BELLINGHAM WA 98226-7955

KIM R DEWAARD
4238 TRAVERSE DR
BELLINGHAM WA 98226-7955

KING MOUNTAIN CO
4183 GUIDE MERIDIAN
BELLINGHAM WA 98226-5514

KWANG C & JOY KIM
4252 TRAVERSE DR
BELLINGHAM WA 98226-7955

LAKHVIR CHAND & GEETA RANI
4252 NORTHWEST DR
BELLINGHAM WA 98226-9040

LAUREN O & ELISE LAMBUTH
4246 BRAEBURN LN
BELLINGHAM WA 98226-7866

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

MELBA & PAULO ESPANOLA
850 HARVEST MILL DR
MANTECA CA 95336-8358

MICHAEL A BERMUDEZ
4230 BRAEBURN LN
BELLINGHAM WA 98226-7866

MICHAEL J ZACK & DORA T W LEE
4254 CAMEO LN
BELLINGHAM WA 98226-7956

MICHELE STERN
4234 BRAEBURN LN
BELLINGHAM WA 98226-7866

MILITZA BALCHEVA & ALEKSEY SHOKHIN
4228 TRAVERSE DR
BELLINGHAM WA 98226-7955

NANCY B LANDAU & CHRISTOPHER W WRIGHT
4244 BRAEBURN LN
BELLINGHAM WA 98226-7866

NORMAN H & KAREN E CHAMBERLIN
2532 LAKE WHATCOM BLVD
BELLINGHAM WA 98229-2721

NORMAN H & KAREN E CHAMBERLIN
TRUST/TR
2532 LAKE WHATCOM BLVD
BELLINGHAM WA 98229-2721

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

RAJINDER P K SANDHU
536 W HEMMI RD
BELLINGHAM WA 98226-9629

ROSALYN K DHILLON
4228 BRAEBURN LN
BELLINGHAM WA 98226-7866

ROSARIO M DE NIEDERKORN
2966 76TH PL SE UNIT 102
MERCER ISLAND WA 98040-2466

SHAWN M & JACOB W BARTON
4250 BRAEBURN LN
BELLINGHAM WA 98226-7866

SHINDA AHEER
4227 CAMEO LN
BELLINGHAM WA 98226-7956

SHUYI LIU & NANYANG WANG
10421 129TH AVE NE
KIRKLAND WA 98033-4730

SIRI M ANDERSON
4227 BRAEBURN LN
BELLINGHAM WA 98226-7866

SNOWY & GARY MINX
4238 CAMEO LN
BELLINGHAM WA 98226-7956

STEVEN R & MIHAELA L HAUER
4240 CAMEO LN
BELLINGHAM WA 98226-7956

TARA COLLINGS
4232 BRAEBURN LN
BELLINGHAM WA 98226-7866

THOMAS D WILLIAMS
4234 PICKETT RD
BELLINGHAM WA 98226-9014

TRUDY A WILCOX
4229 ARNIE RD
BLAINE WA 98230-9726

VICTOR & GALINA SHINTAR
4193 NORTHWEST DR
BELLINGHAM WA 98226-9040

VITALIY V & VIKTORIYA SUSHCH
4246 NORTHWEST DR
BELLINGHAM WA 98226-9040

VIVEK BHATIA
4258 CAMEO LN
BELLINGHAM WA 98226-7956

**WAHEED ABDUL & MARYIAM
KHAIRKHAH**
756 WALL ST
DANVILLE PA 17821-1825

WILLIAM R HILL
4234 CAMEO LN
BELLINGHAM WA 98226-7956

**YASHODA BHASKAR & BHASKAR R &
AVINASH B DEV**
4228 CAMEO LN
BELLINGHAM WA 98226-7956

BELLINGHAM HERALD
Community News Department
336 36th St., PMB# 376
Bellingham, WA 98225

MNAC - CORDATA
John LaSpina
368 Grady Way
Bellingham WA 98226

MNAC - CORDATA
Dianne Tudor
4559 El Dorado Way #128
Bellingham WA 98226

CORDATA
Kate McDonald
4338 Indigo Lane
Bellingham WA 98226

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	Cyun461@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 Vernon 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@cnegc.com	1910 Racine St Bellingham WA 98229	DNS and Checklist for all projects	✓
9 Lummi Natural Resources Department	Gregg S Dunphy 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	SEPA Coordinator	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 (<i>Separate Legal Notice also required for Non- Project SEPA Determinations</i>)	
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			See the Neighborhood and Media Notification Mailing List	DNS Only Courtesy Notice, All published SEPAs	✓