



OFFICE OF THE HEARING EXAMINER
Sharon Rice, Hearing Examiner
City Hall, 210 Lottie Street
Bellingham, WA 98225
Telephone (360) 778-8399
Fax (360) 778-8302
Email hearing@cob.org

HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
5:00 p.m., Wednesday, January 14, 2026

The City of Bellingham Hearing Examiner will hold an in-person and virtual Zoom public hearing to take testimony on the following proposals:

1. SUB2022-0011 / VAR2022-0002 / CAP2022-0005 / SHR2022-0007 / SHR2022-0008: A consolidated review pursuant to BMC 21.10.060 of the submitted applications for preliminary plat, land division variance, critical areas, shoreline substantial development, and shoreline conditional use for a phased preliminary plat to subdivide approximately 37.7 acres of land into 38 detached, single-family lots and three reserve/open space tracts known as the Woods at Viewcrest.

The lots range in size from approximately 8,400 to 53,500 square feet. Retention of approximately 80% of the site's existing forested condition is proposed.

The lots are proposed to be accessed from either Viewcrest Road, Sea Pines Road, a private driveway from S. Clarkwood Drive, newly dedicated and constructed streets off Viewcrest Road and from private onsite driveways. Variances have been requested from street construction requirements and to increase the number of lots that can be served by a single private driveway.

The proposed lots will be served by public infrastructure including water, sewer and stormwater management. The extension of public water and sewer mains is proposed to comply with city codes. Stormwater management is proposed in two separate systems, a stormwater detention and modular wetland facility proposed adjacent to Viewcrest Road and two additional modular wetlands discharging to an above ground public conveyance system. Both systems are designed to comply with federal, state and city codes with enhanced treatment on site.

Public access through the site is proposed through the dedication of land for trail easements and/or construction of a trail network connecting Clarkwood Plat, Viewcrest Road, via the newly dedicated streets and platted 10th Street, to Sea Pines Road. Public access through the site directly to the Chuckanut Creek pocket estuary (CCPE) is not proposed.

The overall site contains critical areas, including wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas and the associated buffers for these areas. Impacts to wetland buffers are proposed to allow the construction of a public trail. Wetland buffer enhancement is proposed as mitigation. Proposed roadways and certain individual driveways and private lanes will result in limited impacts to geologically hazardous areas. Mitigation for these impacts will also be provided compliant with city code.

A Shoreline Substantial Development Permit and Shoreline Conditional Use Permit are required for the placement of the proposed public stormwater conveyance pipe and an outfall dispersion pipe within shoreline jurisdiction. The outfall dispersion pipe (ODP) will be placed above the elevation of the high tide line of the CCPE.

Land use applications submitted for the Proposal include preliminary plat, land division variance, critical areas, street vacation petition, shoreline substantial development permit, shoreline condition use permit and an environmental checklist (SEPA).

A street vacation of portions of the unimproved Quinault, 8th, 10th, Fairhaven and Baker Streets within the Amended Map of South Fairhaven Plat is proposed. The street vacation is not included in this consolidated review and will be considered through a separate application review process.

The project is located at 352 Viewcrest Road and has a lengthy legal description. Ali Taysi, AVT Consulting LLC, applicant; Ann C. Jones Family LP, owner. Residential-Single, Detached, 20,000 sq. ft. minimum detached lot size or one lot per 20,000 sq. ft average overall density zoning designation. Edgemoor Neighborhood, Area 7.

More information may be found on the project webpage: <https://cob.org/project/the-woods-at-viewcrest>.

HOW TO PARTICIPATE

All interested persons are invited to comment on the above applications by submitting written comments to woodssvc@cob.org or through the online comment form on the project webpage. Written comments by mail will also be accepted.

Send comments and requests for information to:

**Planning & Community Dev. Dept.
City Hall, 210 Lottie Street
Bellingham, WA 98225
Attn: Kathy Bell, Senior Planner**

Written comments received prior to 5:00 p.m., Monday, January 5, 2026, 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.

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

Public comments will be limited to one, 3-minute period each. Only verbal testimony will be allowed. If the permit hearing on the consolidated land use applications does not conclude on January 14th, then it will reconvene on January 15th, at 1:00 p.m. The record for the hearing 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 permit hearing.

Anyone wishing to testify live during the Zoom webinar can do so by registering at the following link: <https://www.cob.org/he011426>

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 Meeting ID: 818-5258-6844
- (346) 248-7799 Password: 9
- (669) 900-6833
- (301) 715-8592
- (312) 626-6799
- (929) 205-6099

The application materials and staff reports will be available on-line at www.cob.org/hematerials approximately one week before the hybrid public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: 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). As always, elevator access to the 2nd 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 December 17, 2025.

In addition to the permit hearing, pursuant to BMC 16.20.210.E(1), the Hearing Examiner will hear an appeal the SEPA Mitigated Determination of NonSignificance associated with this project. The appeal hearing is scheduled for the week of January 12th. The SEPA appeal hearing is open to public observation, but only parties to the appeal may participate.