



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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NOTICE OF DECISION

Sunset Commons

PDP2018-0009/DR2018-0023/
ADU2018-0016, 0018, 0019, 0020, 0021, and 0022

The City of Bellingham has conditionally approved a consolidated permit for infill housing, accessory dwelling units and multifamily design review for the proposed project listed below on April 19, 2019.

Project Description: Request for infill housing and design review approval to develop the 35 lots approved by the Sunset Commons preliminary plat, which received conditional approval by the hearing examiner in 2016 by permit decision HE-16-PL-017. Review of the infill housing and design review applications will be pursuant to Bellingham Municipal Code Chapters 20.25 and 20.28.

The infill housing unit types include 6 small lots abutting E. Illinois Street with each lot containing a carriage house, 17 cottages, and 12 townhouses abutting E. Sunset Drive.

The proposal included requests for modifications pursuant to BMC 20.28.030. The permit decision denied two requested modifications and approved the following:

1. To allow the maximum number of cottage units in a cottage cluster to exceed the maximum threshold of 8 units pursuant to BMC20.28.080(C)(1).
2. Increase the allowed size of the detached garages associated with the cottage units to exceed the bulk and mass restrictions pursuant to BMC 20.28.080(C)(2) and BMC 20.28.080(C)(4) to allow consolidation of detached structures.
3. Increase the 500 square-foot single-floor area limitation of the carriage house design pursuant to BMC 20.28.090(C)(4) to allow for an enclosed stairway.
4. Increase the maximum combined fence/wall height of 42" pursuant to BMC 20.28.140(F)(6) to 5'6" for the townhomes along Sunset Drive.

Vehicular access is proposed from E. Sunset Drive and E. Illinois Street. Consistent with zoning, vehicular access connecting these two streets is not proposed. E. Illinois will be improved to include on-street parking, curb and gutter, and setback sidewalk abutting the subject site. E. Sunset Drive will be improved with a westbound center-left turn lane and on-street parking abutting the site. The extension of public water and sewer mains and mitigation for stormwater impacts are proposed to comply with city codes. A public easement for pedestrian circulation is proposed through the site from E. Illinois Street to E. Sunset Drive.

Project Location: 512 E. Sunset Drive; Sunnyland Neighborhood, Area 8, Residential single (mixed) zoning.

Applicant: Craig Parkinson, Cascade Engineering Group, 119 Grand Ave. - Suite D, Bellingham, WA 98225; (360) 306-8161.

Property Owner: Sunset Commons LLC, 2200 Division Road, Ste E, Bellingham WA 98226; (360) 676-1799.

State Environmental Policy Act (SEPA) Threshold Decision: Determination of Non-Significance

DECISION DATE: 4/19/2019

DATE OF THIS NOTICE: 4/19/2019

ADMINISTRATIVE APPEAL PROCESS AND DEADLINE: This final decision may be appealed in accordance with BMC 21.10.250.

A copy of the permit, including conditions of approval, may be obtained from the staff contact listed below or accessed from the City's website at www.cob.org/notices.

Any party aggrieved by the above referenced decision may file an appeal, per BMC 21.10.250, at the City of Bellingham Permit Center no later than **5:00pm** on 5/3/2019. There is a filing fee associated with an appeal and those forms are available at the Permit Center or on line at <https://www.cob.org/Documents/planning/applications-forms/admin-decision-appeal.pdf>. Please note, an appeal will not be accepted or considered filed unless the required forms are submitted and the fees are paid by the date and time referenced above.

Any property owner who believes they are affected by this decision may request a change in valuation for property tax purposes, notwithstanding any program of revaluation, through the Whatcom County Assessor's office.

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

Name: Kathy Bell, Senior Planner

E-mail / Phone: kbell@cob.org or 360-778-8347