



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225  
Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

### NOTICE OF DECISION

**PDP2024-0005, DR2024-0009, CAP2024-0026, and SEP2024-0012**

The City of Bellingham has approved a **Consolidated Planned Permit, Design Review Permit, and Critical Area Permit (PDP2024-0005, DR2024-0009, CAP2024-0026, and SEP2024-0012)** for the proposed project listed below on September 6, 2024.

**Project Description:** Development of a single-story, approximately 6,000 square foot (sf) eating establishment with drive-through on a 3.36-acre property currently developed with a surface parking lot. Site development will occur on the north half of the property and the south half will be unchanged and reserved for a future potential development phase. The project includes 79 designated on-site parking spaces for the proposed eating establishment as well as on-site drive through queuing for approximately 35 vehicles, an outdoor dining area, a drive-through canopy, a refuse enclosure, and landscaping throughout. Vehicular access is proposed from the existing curb cut off Cordata Parkway and a new secondary exit-only curb-cut is proposed off Cordata Parkway near the intersection with E Bakerview Road. A Public Works administrative variance has been requested to allow the secondary access to Cordata Parkway per BMC 13.52.040 and BMC 13.52.050.

A segment of the West Fork Spring Creak runs through the northeast corner of the property. The property contains wetland, stream, and geologically hazardous critical areas and buffers regulated by the Critical Area Ordinance (BMC 16.55). Due to the developed condition of the property within an existing parking lot, the wetland buffer is functionally disconnected, therefore a reduced buffer is warranted. The property is legally nonconforming to the standard buffer and the proposed site development does not further impact the buffer per BMC 16.55.130(B).

A Planned Development Permit is required per BMC 20.38. Per BMC 20.25.020(E), all development activities within commercial zones require Commercial Design Review in accordance with BMC 20.25.090. The proposal requires SEPA environmental review per BMC 16.20.090(D) and WAC 197-11-800 as the building is larger than 5,000 sf. A Critical Area Permit is required per BMC 16.55.

**Project Location:** 4030 Cordata Parkway. Area 10 and 17 of the Meridian Neighborhood, zoned Planned, Commercial. Parcel No. 380213452523.

**Applicant:** Steve Schwartz, Chick-Fil-A, Inc. 5200 Buffington Rd Atlanta, GA 30349 and Andrew Hunt, 4 G Development & Consulting, Inc.

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

---

**DECISION DATE:** 9/6/2024

**DATE OF THIS NOTICE:** 9/9/2024

**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 <http://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 9/23/2024. 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: Sara Ullman, Planner

E-mail / Phone: [scullman@cob.org](mailto:scullman@cob.org) or 360-778-8366