



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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TYPE IIIA

REVISED NOTICE OF APPLICATION and OPTIONAL DNS PROCESS

SUB2024-0032/CAP2024-0036/VAR2024-0004/SEP2024-0028/VAR2025-0002

Notice is hereby given that the Planning and Community Development Department (PCDD) has received an application for a Cluster Short Subdivision, Critical Area Permit, Variance to Subdivision Requirements, **Variance to Clearing Requirements** 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: Cool Runnings Cluster Short Plat

Project Description: Cluster short plat creating 4 lots for future residential development fronting on Lindshier Ave. on a 4.9 acre undeveloped property. Infrastructure improvements include sanitary sewer extension and driveway access from Lindshier Ave. The proposal includes improving Lindshier Ave. to meet $\frac{3}{4}$ street improvements with a sidewalk abutting portions of the subject property and extension of Lindshier Ave. east to provide access to proposed Lot 4. The proposal includes installation of a fire turnaround and fire hydrant for emergency services. The proposal includes 1,949 sf of direct wetland impacts and 9,460 sf of indirect wetland impacts. To mitigate wetland impacts the proposal includes 1,949 sf of direct wetland mitigation and 4,722.125 sf of indirect wetland mitigation utilizing the Lummi Nation Wetland and Habitat Mitigation Bank. **The applicant has revised the land use application to include an additional Variance from the Clearing requirements requesting to clear the developable portion of the property simultaneously with the infrastructure improvements required to finalize the cluster short plat.**

Project Location: 2825 Lindshier Ave., Bellingham WA 98225 Barkley Neighborhood Area 29 Residential Single zoning with a 7,200 sf minimum lot site.

Applicant: Bill Geyer, AICP, 1008 16th St., Bellingham WA 98225

Comments Due By: 4/9/2025

A staff report will be available online at <https://iframe.cob.org/iframes/Pages/hearing-examiner-materials.aspx> or in the Permit Center at City Hall 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 8/7/24 revised 1/16/25; Geotechnical Engineering Report prepared by GeoTest Inc. dated 6/8/22; Critical Areas Report: Wetlands & Habitat prepared by Miller Environmental dated 5/10/24; Conceptual Mitigation Bank Use Plan prepared by Miller Environmental dated 12/2/24; Critical Areas Mitigation Bank Use Plan prepared by Miller Environmental dated 3/3/25; Tree Inventory prepared by Aubrey Stargell dated 10/23/24; and Preliminary Stormwater Report prepared by Complete Design, Inc. dated 12/24 & revised 3/25.

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 April 9, 2025.

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

Date Application Received: 6/27/2024

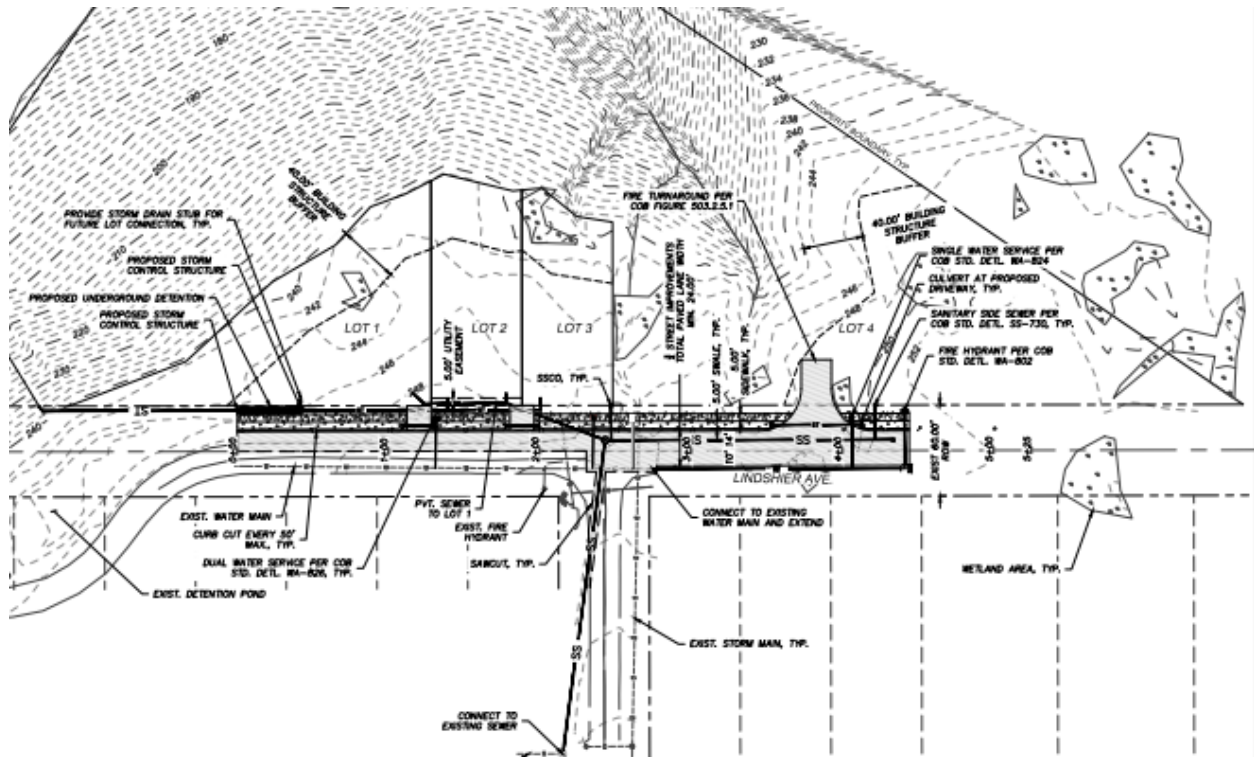
Date of Complete Application: 9/4/2024

Date of Notice of Application: 1/22/2025

Other Known Required Permits: Building and Construction Permits

Send written comments and requests for information to:

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



2825 Lindshier Ave.

SUB2024-0032/CAP2024-0036/VAR2024-0004/SEP2024-0028/VAR2025-0002

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)