



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

TYPES II and III

NOTICE OF APPLICATION and OPTIONAL DNS PROCESS SUB2024-0051/VAR2024-0011/DR2024-0030/SEP2024-0033/CAP2024-0061

Notice is hereby given that the Planning and Community Development Department (PCDD) has received applications for Cluster Preliminary Plat, Land Division Variance, Design Review, Critical Areas, and SEPA environmental review. The City of Bellingham Hearing Examiner will hold a public hearing to consider the Preliminary Plat and Land Division Variance at a future date to be determined to take testimony on:

Project Name: Mill Reserve Preliminary Plat

Project Description: Development of a 3.85-acre site into 16 residential lots through the cluster subdivision process that includes a density bonus. Fifteen townhouse units, in 5 separate buildings, are proposed. Retention of the existing residence is proposed. Vehicular access for all townhouse units is proposed from a single driveway off Mill Avenue. Public and private infrastructure is proposed compliant with code. A land division variance is requested from the requirement to construct Mill Avenue across the full frontage of the subject site and in lieu of these improvements, construction of a sidewalk on 27th Street between Mill Avenue and Happy Valley Elementary School is proposed. Impacts to the onsite wetland buffer are proposed with mitigation occurring onsite.

Applicant/Contact: Riley Marcus, AVT Consulting, 1708 F Street, Bellingham, WA 98225; (360)527-9445

Project Location: 2706 Mill Avenue / Area 7, Happy Valley Neighborhood; Residential-Single, Cluster zoning designation with a 15,000 square-foot density

Comments Due By: 4/21/2025

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, prepared by Riley Marcus and dated 9/24/2024**
- **Critical Area Report (Miller, June 21, 2023)**
- **Critical Areas Mitigation Plan (Miller, August 29, 2024)**
- **Revised Critical Areas Mitigation Plan (Miller, February 6, 2025)**
- **Draft Soil Infiltration Report (Sound Geology, September 2, 2022)**
- **Tree Retention Plan (January 17, 2025)**
- **Project Narrative (AVT Consulting LLC, Received February 24, 2025)**
- **Preliminary Plans Set (Freeland, February 7, 2025)**
- **Stormwater Site Plan (Freeland, October 2024)**
- **Transportation Concurrency Certificate (CON2024-0018, August 28, 2024)**
- **Subdivision Guarantee (November 1, 2023)**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- **None identified at this time. The proposal is anticipated to be conditioned as necessary to comply with current codes.**

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 21, 2025.



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

Date Application Received (fees paid): 11/22/2024
Date of Complete Application: 3/5/2025
Date of Notice of Application: 4/7/2025
Other Known Required Permits: Building permit, public facilities agreement, stormwater and state and/or federal permits for critical area impacts.

Permits Applied for Include: Preliminary plat (SUB2024-0051)/Land division variance (VAR2024-0011)/Design review (DR2024-0030)/ SEPA (SEP2024-0033)/Critical areas (CAP2024-0061)

Send written comments and requests for information to:

Name: Kathy Bell, Senior Planner E-mail / Phone: kbell@cob.org or 360-778-8347

2706 Mill Avenue

SUB2024-0051/VAR2024-0011/DR2024-0030/SEP2024-0033/CAP2024-0061

The Hearing Examiner will issue a decision within 10 days of the close of the record. 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: Kathy Bell, Senior Planner **Yes, I would like to know the action taken.**

Name _____

Address _____
(including City, Zip)

