



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

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 ¾ 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.



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Declaration of Mailing

Type of Notice **NOA ODNS**

Project/Permit Number **SUB2024-0032 CAP2024-0036 VAR2024-0004 SEP2024-0028**

I, Fiona Starr, declare the following:

I am an employee of the City of Bellingham Planning and Community Development Department, over the age of 18, a resident of the State of Washington and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the attached notice regarding the above referenced project on the **22nd** day of **January** **2025**, and that the notice was sent to those on the attached mailing list, postage prepaid.

Dated this 22nd day of January, 2025 In Bellingham, Washington

A handwritten signature in blue ink, appearing to read "Fiona Starr", is written over a horizontal line.

Signature

Julie Harrison & Janice Lind
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