



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: (360) 778-8382

Email: planning@cob.org Web: www.cob.org

Determination of Non-Significance (DNS)

SEP2024-0028

Date of Issuance of Threshold Determination: 4/9/2025

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 2,958 sf of direct wetland impacts and 8,451 sf of indirect wetland impacts. To mitigate wetland impacts the proposal includes 0.068 credit of direct wetland mitigation and 0.097 credit of indirect wetland mitigation utilizing the Lummi Nation Wetland and Habitat Mitigation Bank.

Project Location: 2825 Lindshier Ave., Bellingham WA 98226 Barkley Neighborhood Area 29 Residential Single Cluster zoning with a 7,200 sf minimum lot site. AP# 380316-159249-0000

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

Lead Agency: City of Bellingham, Planning and Community Development Department (PCDD)

Environmental Information Considered: 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 lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter [36.70A](#) RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW [43.21C.240](#) and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. This decision was made after review of the environmental information considered on file with the lead agency. This information is available to the public at <http://www.cob.org/notices> or upon request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. A notice of Application and Optional DNS was issued on **1/22/2025**, there is no further comment

period on the DNS.

Appeal Rights: Pursuant to BMC 16.20.210(D), there is no administrative appeal of this environmental determination.

Staff Contact:

Ryan Nelson, Planner
Planning and Community Development Department
210 Lottie Street - Bellingham, WA 98225
Email / Phone: rnelson@cob.org or 360-778-8368

Responsible Official:

Kurt Nabbefeld, Development Services Manager
Planning and Community Development Department
210 Lottie Street, Bellingham, WA 98225

A handwritten signature in blue ink, appearing to read "K. Nabbefeld".

Signature