



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225  
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### NOTICE OF DECISION

CAP2024-0036/SEP2024-0028

The City of Bellingham has approved a Critical Areas Permit for the proposed project listed below on April 9, 2025.

**Project Description:** Cluster short plat creating 4 lots for future residential development fronting on Lindshier Ave. on a 4.9 acre undeveloped property. Approximately 13 units are proposed. Infrastructure improvements include sanitary sewer and water main extensions 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 applicant is requesting a variance from the requirement to improve Lindshier Ave. the entire frontage of the subject property for access. Pursuant to BMC 23.08.070.B, the short subdivision requires all rights-of-way within and abutting a land division to be improved in accordance with BMC 13. 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. 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 16<sup>th</sup> St., Bellingham WA 98225

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

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**DECISION DATE:** 4/9/2025

**DATE OF THIS NOTICE:** 4/9/2025

**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 4/23/2025. 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: Ryan Nelson, Planner      E-mail / Phone: rnelson@cob.org or 360-778-8368