



## Planning and Community Development Department

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## The Woods at Viewcrest NOTICE OF APPLICATION

**SUB2022-0011/VAR2022-0002/CAP2022-0005/SHR2022-0007/SHR2022-0008/  
VAC2022-0001/SEP2022-0013**

Notice is hereby given that the Planning and Community Development Department (PCDD) has received the following applications for the project further described below:

- Type I: Critical Areas Permit
- Type II: Shoreline Substantial Development Permit
- Type IIIA: Shoreline Conditional Use Permit
- Type IIIB: Preliminary Plat and Subdivision Variance
- Street Vacation Petition
- SEPA Environmental Checklist

**Project Description (Summary):** Request for approval of a phased preliminary plat to subdivide approximately 37.7 acres of land into 38 detached, single-family lots and 3 reserve/open space tracts. The lots range in size from 8,439 to 53,118 square feet. Approximately 80% of the site would be retained in its natural forested condition.

The lots are proposed to be accessed from either Viewcrest Road, Sea Pines Road, newly dedicated and constructed streets off Viewcrest Road and from private on-site alleys. Variances have been requested from the requirements to: 1) construct the platted 10<sup>th</sup> Street right of way located within the preliminary plat, 2) eliminate the required sidewalk on one side of the newly dedicated streets and 3) increase the number of lots that can be served by a single private driveway.

The proposed lots will be served by public infrastructure including water, sewer and stormwater management. The extension of public water and sewer mains is proposed to comply with city codes. Stormwater mitigation is proposed in two separate systems, a stormwater detention facility proposed adjacent to Viewcrest Road and an above ground public conveyance system. Both systems are designed to comply with federal, state and city codes with enhanced treatment on site.

Public access through the site is proposed through the construction of a trail network connecting Viewcrest Road, via the newly dedicated streets and platted 10<sup>th</sup> Street, to Sea Pines Road. Public access from the site to Chuckanut Bay is not proposed.

The site contains critical areas, including wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas and their associated buffers. Impacts to wetland buffers are proposed to allow the construction of a public trail. Impact to some of the onsite geologically hazardous areas is proposed with mitigation provided compliant with city code. A Shoreline Substantial Development Permit and Shoreline Conditional Use Permit are required for the placement of the proposed stormwater conveyance pipe and energy dissipater within shoreline jurisdiction above the elevation of the high tide line of Chuckanut Bay.

A street vacation of portions of the unimproved Quinault, 8<sup>th</sup>, 10<sup>th</sup>, Fairhaven and Baker Streets within the Amended Map of South Fairhaven Plat is proposed. Compensation for the vacated rights of way would be offset through the proposed dedication of the new streets.

### Public Comment:

Anyone wishing to comment on this proposal, is invited to submit written comments to [woodsvc@cob.org](mailto:woodsvc@cob.org) by 5:00 p.m. on April 24, 2024. The [project webpage](https://cob.org/project/the-woods-at-viewcrest) (<https://cob.org/project/the-woods-at-viewcrest>) contains additional information to help the public prepare their comments, including factors to consider when submitting public comment, opportunities for comment, and how the public comments will be used.

**Application Review:** (Please visit the [project webpage](#) for additional information)  
The Type I and II applications are reviewed and issued as administrative decisions the by Director of Planning and Community Development.

The Type III-A and III-B applications are reviewed and decided by the Hearing Examiner, after a public hearing. The public hearing has not been scheduled at this time. A separate notice informing you of the date, time and location of this hearing will be sent at least 10 days prior to the hearing.

The Washington State Department of Ecology issues final approval of the City’s decision on the Shoreline Substantial Development Permit and the Conditional Use Permit.

The street vacation petition requires a public hearing before the Hearing Examiner, who provides a recommendation to the City Council. The City Council makes the final decision.

**Project Location:** 352 Viewcrest Road / Area 7, Edgemoor Neighborhood; Residential Single zoning designation with a 20,000 square-foot overall density

**Applicant:** Ali Taysi, AVT Consulting, LLC; 1708 F Street, Bellingham WA 98225; 360-527-9445

**Comments Due By:** 4/24/2024

You may contact the following staff members if you have any questions concerning the proposal:

Steve Sundin, Sr. Planner: [ssundin@cob.org](mailto:ssundin@cob.org) or 360-778-8359  
Kathy Bell, Sr. Planner: [kbell@cob.org](mailto:kbell@cob.org) or 360-778-8347

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

<b>Date Application Received:</b>	3/8/2022
<b>Date of Complete Application:</b>	4/5/2022
<b>Date of Notice of Application:</b>	3/25/2024
<b>Other Known Required Permits:</b>	NPDES, FPA, DOE final decision on shoreline CUP,
Public Facilities Construction Agreement, Building Permit, Stormwater Permit.	

**352 View Crest Road**  
**SUB2022-0011/VAR2022-0002/CAP2022-0005/SHR2022-0007/SHR2022-0008/ VAC2022-0001/SEP2022-0013**

A decision will be made on the project following the comment period. If you want to receive notification of the action, you may either submit a public comment on the project website or complete and return this section of the notice to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Steve Sundin, Senior Planner and Kathy Bell, Senior Planner

**Yes, I would like to know the action taken.**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_  
(including City, Zip)