



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

REQUEST FOR INFORMATION

Preliminary Plat (SUB2022-0011)/Land Division Variance (VAR2022-0002)/Critical Areas (CAP2022-0005)/Shoreline Substantial Development (SHR2022-0008)/Shoreline Conditional Use (SHR2022-0007)/Street Vacation (VAC2022-0001)/SEPA (SEP2022-0013)

Date of Notice: August 7, 2023

Date of Notice of Complete Application: 4/5/2022

Project Location: 352 Viewcrest Road / Area 7, Edgemoor Neighborhood; Residential Single, Detached 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

Property Owner: Ann C. Jones Family LP; 807 Chuckanut Shore Road, Bellingham WA 98229

On June 20, 2023, the City received your response (June 20 Response) to the City's December 21, 2022 Request for Information (December 2022 RFI). The City has completed review of these materials and has determined the revised application materials are substantially sufficient to address the December 21 RFI except for the additional information requested herein. This information is necessary before the City can prepare a SEPA threshold determination, recommendation to the Hearing Examiner and permit decision(s) compliant with applicable regulations of the Bellingham Municipal Code (BMC) and Comprehensive Plan.

To continue review of the above application(s), please submit the following information to the staff planner listed below:

CRITICAL AREAS/PUBLIC INFRASTRUCTURE

The revised Preliminary Stormwater Management Report (PSE, June 16, 2023) (Revised Report) proposes a conveyance system that discharges treated stormwater from a portion of the site to the existing public stormwater infrastructure in Sea Pines Road and its associated outfall. The Revised Report does not include sufficient information to determine if the conveyance system will be modified to direct stormwater discharge to Chuckanut Bay or will be maintained in its current configuration and discharge to the wetland (Chuckanut Bay marsh).

ACTION ITEM: Under either conveyance scenario, the Revised Report will need to request an exception allowing a drainage basin diversion.

Discharge to Chuckanut Bay Marsh

A direct discharge to a wetland does not exempt the proposal from flow control. Chuckanut Bay Marsh (the wetland) is regulated by City's Shoreline Master Program pursuant to BMC

22.03.010 C. As such the regulations pertaining to wetlands in BMC 22.08.060 apply, specifically subsection I.

ACTION ITEM: The following information is needed to evaluate the feasibility of a direct conveyance to a regulated wetland:

- Wetland delineation of “Chuckanut Bay Marsh” is required and shall also include a demonstration of consistency with BMC 22.08.060 I pertaining to pre-development and post-development hydrology.
- Addendum to the Revised Report demonstrating how the proposal will comply with WDOE SWMMWW Minimum Requirement Nos. 1-9.

A revision to the existing shoreline CUP and shoreline permit application may be necessary.

Direct Discharge to Chuckanut Bay

A direct discharge to Chuckanut Bay would exempt the proposal from flow control and likely require modifications to the existing outfall.

ACTION ITEM: The following information is needed to evaluate a discharge utilizing the Sea Pines conveyance infrastructure:

- Addendum to the Revised Report to demonstrating direct discharge is feasible with a revised outfall while still maintaining wetland hydrology.

Review of these application(s) cannot continue until this information is received and determined to be sufficient. Within 14 days of submitting the above information, the City will either determine that the information is sufficient or specify in writing what additional information is required. If the information is sufficient, processing of the application(s) will resume in accordance with BMC 21.10. This request for additional information is accordance with BMC 21.10.190(B)(4).

Pursuant to BMC 21.10.190 (C), the application(s) will expire and become null and void if all of the requested information is not submitted within 120 days from the date of this notice for request for information. At the applicant’s request, the PCDD director may extend this 120-day period in accordance with BMC [21.10.080](#)(A). No further notice will be sent concerning this 120-day expiration timeline.

Please contact the staff member below if you have any questions regarding this notice:

Name: Kathy Bell, Senior Planner

E-mail / Phone: kbell@cob.org or 360-778-8347