



Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

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TYPE II and III NOTICE OF APPLICATION

SUB2023-0002/ DR2023-0004/VAR2023-0001/SEP2023-0002

Notice is hereby given that the Planning and Community Development Department (PCDD) has received applications for land division, land division variance and design review. The Type II design review application is an administrative decision and anticipated to be issued by City staff prior to the required hearing for the cluster preliminary plat. The City of Bellingham Hearing Examiner will hold a public hearing on the remaining Type III applications, cluster preliminary plat and variance, at a date to be determined.

Project Name: Squalicum Heights Subdivision

Project Description: A new residential subdivision on an approximately 5.5-acre site located generally at terminus of Pebble Place and at the southwest corner of E McLeod and McGrath Roads. The submitted proposal consists of 36 single-family lots with 27 of those lots developed as Small Lot infill housing provisions (Chapter 20.28 BMC) and the remaining 9 lots would be developed with single-family residences. Four of the lots are proposed to have detached accessory buildings.

All units are proposed to be on separate lots created through the preliminary plat process. A density bonus is requested to increase the number of residential units from 33 to 36. Accessory dwelling units do not count toward the overall density for the site.

The lots are proposed to be served by a private lane from an extension of Pebble Pace and served by public water and sewer mains from existing infrastructure. Direct vehicular access from E McLeod and McGrath Roads is not proposed. Variance(s) from land division regulations are requested from the requirement to construct Dakin Street and the right of way abutting the southern portion of the site and retain the existing trails.

Stormwater management is proposed to comply with City codes and located in the northwest corner of the proposed preliminary plat.

The dedication of land for public trail easement is proposed between E McLeod Road and N Heather Place. Additional trail improvements will be required as necessary to comply with the City's Park, Recreation and Open Space Plan. Stormwater management is proposed along the western boundary of the site in detention vaults.

Project Location: 3800 Wineberry Circle / Area 2, Barkley Neighborhood and zoned Residential-Multi, Planned with a Low Density requirement.

Applicant: Jack Bloss, AVT Consulting; 1708 F Street, Bellingham WA 98225; (360)527-9445.

Comments Due By: 9/7/2023

Date Application Received: 12/7/2022

Date of Complete Application: 7/21/2023

Date of Notice of Application: 8/24/2023

Other Known Required Permits: Stormwater, building, public facilities construction agreement and permits from state agencies.

The lots are proposed to be served by a private lane from an extension of Pebble Pace and served by public water and sewer mains from existing infrastructure.

A site plan is printed on the reverse of this notice. The full application and all associated documents are available for viewing at www.cob.org/squalicum-heights. Anyone wishing to comment on this proposal, is invited to submit written comments to squalicumheights@cob.org or via USPS to Kathy Bell, Planning and Community Development Dept, 210 Lottie Street, Bellingham WA 98225 by 5:00 p.m. on September 7, 2023.

A staff report will be available at www.cob.org/gov/dept/hearing approximately one week prior to the hearing.

You may also contact Kathy Bell, Senior Planner, at kbell@cob.org or 360-778-8347 if you have any questions concerning the proposal. The final decision on this proposal may be appealed in accordance with Bellingham Municipal Code 21.10.250.



**3800 Wineberry Circle
SUB2023-0002/ DR2023-0004/VAR2023-0001/SEP2023-0002**

A decision will be made on the project following the comment period. If you want to receive notification of the action, please complete and return this section to: Planning and Community Development Department, Attn: Kathy Bell; 210 Lottie Street, Bellingham, WA 98225.

Name _____

Address _____
(including City, Zi