



**Planning and Community Development Department**  
**City of Bellingham**

**NOTICE OF DECISION**

**REQUEST: A consolidated review pursuant to BMC 21.10.060 of the submitted applications for preliminary plat, land division variance, critical areas, shoreline substantial development, and shoreline conditional use for a phased preliminary plat to subdivide approximately 37.7 acres of land into 38 detached, single-family lots and three reserve/open space tracts known as the Woods at Viewcrest.**

The lots range in size from approximately 8,400 to 53,500 square feet. Retention of approximately 80% of the site's existing forested condition is proposed. The lots are proposed to be accessed from either Viewcrest Road, Sea Pines Road, a private driveway from S. Clarkwood Drive, newly dedicated and constructed streets off Viewcrest Road and from private onsite driveways. Variances have been requested from street construction requirements and to 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 management is proposed in two separate systems, a stormwater detention and modular wetland facility proposed adjacent to Viewcrest Road and two additional modular wetlands discharging to 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 dedication of land for trail easements and/or construction of a trail network connecting Clarkwood Plat, Viewcrest Road, via the newly dedicated streets and platted 10<sup>th</sup> Street, to Sea Pines Road. Public access through the site directly to the Chuckanut Creek pocket estuary (CCPE) is not proposed.

The overall site contains critical areas, including wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas and the associated buffers for these areas. Impacts to wetland buffers are proposed to allow the construction of a public trail. Wetland buffer enhancement is proposed as mitigation. Proposed roadways and certain individual driveways and private lanes will result in limited impacts to geologically hazardous areas. Mitigation for these impacts will also be provided compliant with city code.

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**A Shoreline Substantial Development Permit and Shoreline Conditional Use Permit are required for the placement of the proposed public stormwater conveyance pipe and an outfall dispersion pipe within shoreline jurisdiction. The outfall dispersion pipe (ODP) will be placed above the elevation of the high tide line of the CCPE.**

**Land use applications submitted for the Proposal include preliminary plat, land division variance, critical areas, street vacation petition, shoreline substantial development permit, shoreline condition use permit and an environmental checklist (SEPA).**

**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. The street vacation is not included in this consolidated review and will be considered through a separate application review process.**

**The project is located at 352 Viewcrest Road and has a lengthy legal description. Ali Taysi, AVT Consulting LLC, applicant; Ann C. Jones Family LP, owner. Residential-Single, Detached, 20,000 sq. ft. minimum detached lot size or one lot per 20,000 sq. ft average overall density zoning designation. Edgemoor Neighborhood, Area 7.**

**In addition to the permit hearing, pursuant to BMC 16.20.210.E(1), the Hearing Examiner heard an appeal the SEPA Mitigated Determination of NonSignificance associated with this project.**

**APPLICATION NO: SUB2022-0011 / VAR2022-0002 / CAP2022-0005 / SHR2022-0007 / SHR2022-0008**

**APPLICANT: Tim Schermetzler and Megan Holmes, CSD Attorneys at Law, and Ali Taysi, AVT Consulting LLC, on behalf of Ann C. Jones Family LP**

**HEARING EXAMINER DECISION DATE: June 5, 2026**

**DECISION:** Preliminary plat, variance critical areas, shoreline substantial development and shoreline conditional use approved with conditions. Appeal of the SEPA Mitigated Determination of NonSignificance is denied. See the full Hearing Examiner Order at address listed below or at [www.cob.org/hematerials](http://www.cob.org/hematerials).

**APPEAL:** Any party aggrieved by an action of the Hearing Examiner may file an appeal of the Preliminary Plat and Consolidated Permit decision with the City Council within 14 days of this notice. Appeals shall be filed on forms available at the Permit Center, City Hall, 210 Lottie Street, Bellingham, WA, and be accompanied by the required appeal fee.

The Washington State Department of Ecology will issue the FINAL decision on the Shoreline Conditional Use Permit. When the Dept. of Ecology issues the FINAL decision on the Shoreline Conditional Use Permit, it will provide a "date of filing" letter to the applicant and City staff, which will be disseminated to all parties of record. The "date of filing" letter begins the 21-day appeal period during which the shoreline permits (the SSDP and the CUP) may be appealed to the Shoreline Hearings Board. *There is no administrative or further City appeal available for either shoreline permit.*

Any party aggrieved by SEPA action of the Hearing Examiner may file an action in the Superior Court of Whatcom County to review the Hearing Examiner's decision. Any such action shall be governed by and filed within the time periods provided by RCW Chapter 36.70C.

**DATE OF NOTICE:** June 5, 2026

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**STAFF CONTACTS:** Kathy Bell, Senior Planner and Steve Sundin, Senior Planner

Affected property owners may request a change in valuation for property tax purposes through the Whatcom County Assessor's office.