



Newspaper Legal Notices October 2023

-----10-31-23-----

Landslide Work

File: SEPA2023-00070

Project Description: Proposed scope of work is in response to a landslide in November 2021. Applicant is proposing to remove the layer of overburden on top of the native soil and bring the hillside to a reasonable grade. Applicant proposes to use excavated material to create a bench at the bottom of the hill to catch future slides or issues. Scope of work includes installing chain link and ground anchors to keep the native soil in place. The final step of the project will be installing native plants to create structure. The design and installation of the proposed landslide hazard mitigation measures are based on the Stratum Group report dated February 22, 2023.

Proponent: Curtis Pritz

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 5995 Hoff Circle Everson, WA / 390422241392

14 Day Comment Period Concluding On November 14, 2023.

Appeal With The Whatcom County Current Planning Division Located At 5280 Northwest Drive, Bellingham, Wa 98226. Appeals Must Be Made Within 10 Days After The End Of The Comment Period.

Grade, Widen, Gravel Entrance

File: SEPA2023-00075

Project Description: The applicant is proposing to regrade the area south of the entrance road. The southwest corner soils will be excavated and dispersed to reduce the dramatic grade change. Applicant is also proposing to widen and install gravel for emergency vehicle access. The project will also include regrading in the area of the west parking lot.

Proponent: Jamie Weir

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 7090 Dahlberg Road Ferndale, WA / 390204170244

14 Day Comment Period Concluding On November 14, 2023.

Appeal With The Whatcom County Current Planning Division Located At 5280 Northwest Drive, Bellingham, Wa 98226. Appeals Must Be Made Within 10 Days After The End Of The Comment Period.

New SFR Convert Existing to ADU

Applicant: Sergey Savchuk

File: ADM2023-00054

Scope: Administrative Use Permit application to authorize the conversion of an existing residence with 1,066 sq. ft of living space into a permanent Detached Accessory Dwelling Unit (DADU), in order to construct a proposed new primary single-family residence with approximately 2,780 sq. ft. of living space, pursuant to WCC 20.36.132 and WCC 20.80.910. The subject property is approximately 5.06 acres in size, and both residences are proposed to be served by a common existing driveway, private well, and on-site septic system.

Location: at 6598 Enterprise Rd., within Section 08, Township 39N, Range 02 E of W.M.

Assessor's Parcel Number: 3902083361190000.

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA 98226.



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Any person may submit written comments to Maddie Schacht at the above address or at MSchacht@co.whatcom.wa.us by November 15, 2023.

Stanwood Port Susan Trail Phase 2a

File: 23-0065

Scope: which will provide a 0.95-mile American with Disabilities Act (ADA) compliant non-motorized, multi-use path from the Community Transit Park & Ride on 267th Street NW at the east end to the Hamilton Landing Park project currently under construction. A portion of trail footprint was previously constructed with Phase 1 in 2021. The project also includes three shoreline variance requests to allow construction of the proposed trail within non-regulated wetlands and their buffers, to allow the trail to be constructed out of impervious materials for ADA access, and to allow the trail to exceed 5 feet in width for ADA access. No in-water work is proposed.

Applicant: City of Stanwood

Location: 26729 98th Avenue NW, Stanwood, WA, 98292, 32032500100100, 32032400408100, 32032400414700

Written comments must be submitted no later than 4:30 pm Tuesday, November 14, 2023.

You may appeal this determination by following the requirements found in SMC 17.80.390, filling out the appeal form and submitting a check for the applicable fee. Submit the required documents to the City of Stanwood Community Development Department at 10220 270th Street NW, Stanwood, WA 98292 no later than 4:30 pm on Tuesday, November 14, 2023. Any SEPA appeals will be consolidated with the public hearing on the project.

Staff Contact: ansy Schroeder, City Planner, (360) 454-5211; tansy.schroeder@stanwoodwa.org
City of Stanwood, 10220 270th St. NW, Stanwood, WA 98292

Read More Here: <https://stanwoodwa.org/DocumentCenter/View/7423/23-0065-Stanwood-Port-Susan-Trail-2a-DNS>

Josephine Memory Care Renovations

File: 23-0099

Scope: APPROVED, with the conditions

Applicant: Josephine Sunset Home

Location: at 9901 272nd Place NW, Stanwood WA

Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, Tuesday, November 14, 2023 at 4:30 pm. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Staff Contact: Tansy Schroeder, City Planner, tansy.schroeder@stanwoodwa.org 360-454-5211

Read More Here: <https://stanwoodwa.org/DocumentCenter/View/7425/230099-Josephine-Modification-NOD->

-----10-30-23-----

Allow Restaurant

Applicant: Shamsher Sran & Mandeep Sran, mandeep98201@hotmail.com, 425-422-8168, 2524 Birch Bay Lynden Rd, Custer WA 98240

Proposal: A Private amendment request has been submitted to amend the zoning regulations for



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the Residential/Office Zoning District (BMC 17.26) to add Restaurant Uses as a permitted use, for properties with a front property line abutting directly with Peace Portal Drive.

Location: 1700 Peace Portal Dr, Blaine WA 98230

The staff report and related information will be available on the city website:

<https://www.ci.blaine.wa.us/1157/RO-Zoning-Text-Amendment---Allow-Restaur>

Contact: Alex Wenger, Community Development Services Director, 435 Martin Street, Suite 3000, Blaine, WA 98230 (360)332-8311 ext. 3330.

Written comments must be received by CDS by 4:30 PM, November 9, 2023. Advanced testimony by mail, email and fax is accepted and encouraged by sending comments to:

Community Development Services Department, Attn: Alex Wenger, 435 Martin Street, Suite 3000, Blaine WA 98230; Email cdscomments@cityofblaine.com with the proposal name (R/O Zoning Text Amendment) in the subject line; or Fax (360) 332-8330. You may also comment at the public hearing. Testimony is limited to three minutes.

Place & Time: November 9, 2023 at 6:00 p.m. in the City of Blaine Council Chambers, 435 Martin Street, Suite 4000, Blaine, WA.

-----10-28-23-----

New SFR

File: COA-23-031

Location: R13233-354-1910, 604 NW Madrona Way, Coupeville

Applicant: Julia Frost

Scope: Construction of a New Single-Family Residence.

Hearing: Ebey's Landing Historic Preservation Commission On November 9, 2023, at 10:00 AM, the Historic Preservation Commission will hold a session in the BOCC Hearing Room (Room #102B) Located in the Island County Annex Building, 1 NE 6th St, Coupeville, Washington, on Zoom at: https://tinyurl.com/2p9s_zpr9 or phone 1 (253) 215-8782 US (Tacoma) Meeting ID: 937 5754 6931 Passcode: 993018.

The public may submit comments in writing to Town of Coupeville, PO Box 725, Coupeville, WA 98239

Remove Enclosed Porch & Build Addition to Historic Residence

File: COA-23-050

Location: S6415-00-14001-0, 301 NE Ninth St, Coupeville.

Applicant: Andrew Thompson

Scope: Removal of Enclosed Porch, and Construction of an Addition on a Historic (non-contributing) Residence.

Hearing: Ebey's Landing Historic Preservation Commission On November 9, 2023, at 10:00 AM, the Historic Preservation Commission will hold a session in the BOCC Hearing Room (Room #102B) Located in the Island County Annex Building, 1 NE 6th St, Coupeville, Washington, on Zoom at: https://tinyurl.com/2p9s_zpr9 or phone 1 (253) 215-8782 US (Tacoma) Meeting ID: 937 5754 6931 Passcode: 993018.

The public may submit comments in writing to Town of Coupeville, PO Box 725, Coupeville, WA 98239

-----10-27-23-----



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New Dock w/ Pier, Gangway & Float

File: SHR2023-00010 & SHV2023-00006

Applicant: Terry Prestlien

Scope: Application for a Shoreline Substantial Development Permit and Shoreline Variance to construct a new private dock that will include a fixed pier, gangway, and float. \

Location: at 2289 Northshore Rd., Bellingham, within Section 25, Township 38, Range 03E W.M.; Assessor's Parcel No: 380325194426.

The file and supporting documents may be viewed at the Whatcom County Planning and Development Services office at 5280 Northwest Drive, Bellingham, WA.

Any person may submit written comments to Andrew Hicks, Technical Administrator, Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA 98226 by November 27, 2023.

Any person wishing to receive personal notice of any hearings must notify the Hearings Examiner's office, 311 Grand Ave. Ste. 105, Bellingham, WA 98225, within 30 days of the notice of application

DISH Wireless New Co-Located WCF

File: 22-0088

Proponent: DISH Wireless

Scope: APPROVED, with the conditions for the installation of three sectors of two panel antennas, each with associated auxiliary radios and equipment, on the City-owned water tank. There will also be ground mounted cabinetry and support equipment for the underground utilities.

Location: 7620 278th Place NW, Stanwood, WA 98292

Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, Friday, November 10, 2023 at 4:30 pm. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Staff Contact: Tansy Schroeder, City Planner, tansy.schroeder@stanwoodwa.org 360-454-5211

Ready more here: <https://stanwoodwa.org/DocumentCenter/View/7421/22-0088-DISH-New-WCF-NOD>

Starbucks Parking Reduction

File: PLAN23-0343

Scope: to allow parking to be reduced from the required 11 spaces to 5 spaces. The reduction results from changing the use from a coffee shop to a drive through only coffee stand. Parking reductions in excess of 20 percent of the standard requirement (the proposal is a 55% reduction) are processed as a Type III permit requiring a public hearing and approval from the Hearing Examiner.

Location: is 329 East College Way. The Skagit County Assessor parcel number is P26133, within a portion of the NE ¼ of Section 18, Township 34N, Range 04E, W.M.

Applicant: Graphic Design Group; Jim Fiege; 1809 7th Ave, Suite 700; Seattle, WA 98101

Property Owner: JKC International LLC; 8103 125th Pl NE; Kirkland, WA 98033

City Contact: Marianne Manville-Ailles, Senior Planner; Development Services Department; 910 Cleveland Avenue, Mount Vernon WA 98273; 360-336-6214

Comments on the Notice of Application must be submitted, in writing, no later than



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NOVEMBER 13, 2023

Documents: The technical reports, plans, and other materials are available for public viewing by at: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home> The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

Public Hearing: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on Wednesday, November 15, 2023, starting at 9 am via video conferencing software. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: PermitTech@mountvernonwa.gov no later than 12 PM pm November 14, 2023, to receive information needed to participate in this virtual hearing

Bowman Bay Pier Replacement

File: WQC_Order#22376

Location: at 4399 Bowman Bay Road, Bowman Bay, Anacortes, Skagit County, Washington, Section 23, Township 34 N., Range 01E.

Applicant: WA State Parks and Recreation Commission, Jonathan Gibson, Jonathan.Gibson@parks.wa.gov, 220 North Walnut Street Burlington, WA 98233-1138

Scope: Aquatics ID No. 139947, Corps No. NWS-2022-0473 This project proposes to replace the existing 6,932 square foot pier consisting of an abutment, creosote timber piles, floating timber dock and gangway with a new 6,372 square foot pier. A total of 156, 12-inch creosote piles encompassing 122 square feet of piles would be removed and 27, 18-inch steel piles encompassing 34 square feet would be placed below the Mean High-Water Mark.

For the most current information regarding filing with the PCHB, visit: <https://elaho.wa.gov/> or call: 360-664-9160. To appeal, you must do all of the following within 30 days of the date of receipt of this Order: Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608, ecologyappeals@ecy.wa.gov

Please direct all questions about this WQC Order to: Sonia Mendoza Department of Ecology (360) 918-1342 Sonia.mendoza@ecy.wa.gov

Milltown Island Estuary Restoration

File: WQC_Order#22354

Location: Corps #NWS-2021-0887, WDFW Milltown Island Estuary, approximately 1.7 miles south of the city of Conway, between Steamboat Slough and Tom Moore Slough of the Skagit River, Skagit County, WA, Section 30 and 31, Township 33 N., Range 4 E.

Applicant: WA Dept of Fish & Wildlife, Christina L Gourley, 600 Capitol Way N, Olympia WA 98501, chris.gourley@drw.wa.gov

Scope: This project proposes to restore historic tidal exchange and riverine influence to the approx 220 acre Milltown Island site. Elements include: * New tidal channel networks will be constructed through installation of approximately 9,050 linear feet of new tidal channels. The new tidal channel networks will be connected through 12 new breach locations in the levee to South Fork Skagit River distributaries. An estimated 37 blind tidal channel alcoves will be constructed along the constructed tidal channels to encourage formation of a dendritic tidal channels system. * Three tidal headwater areas will be constructed and outlet to constructed tidal channels. Each headwater area will be approximately 0.5 acres in size. * Approximately 2.5 acres in total of existing levee will be lowered or breached to improve tidal and fluvial connectivity to the site. * Material excavated onsite through channel excavation, headwater excavations, and



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levee lowering will be used to create approximately three acres of wetland mounds. All mounded areas will be constructed at an elevation that will maintain wetland hydrology and will be planted with native vegetation. * Four 30-inch culverts will be removed and replaced with open channels. * Work will require use of barges to transport equipment to Milltown Island as the site is only accessible by boat. Heavy equipment may include cranes, excavators, graders, dump trucks, and amphibious vehicles. Ten barge landings locations will be used where the barge may anchor in place to load and unload equipment onto nearby staging areas identified in the plans. Additionally, five low angle landings will be established for loading and unloading equipment, and to provide post-project management and recreation access.

For the most current information regarding filing with the PCHB, visit: <https://elaho.wa.gov/> or call: 360-664-9160. To appeal, you must do all of the following within 30 days of the date of receipt of this Order: Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608, ecologyappeals@ecy.wa.gov

-----10-26-23-----

Subdivide 1.05 Acres into 3 Lots

Scope: an application to subdivide an approximately 1.05-acre piece of land into three separate residential lots. The subject property currently has an existing single-family house and shop, as well as a detached garage. As part of this subdivision, one lot will be reserved to accommodate these existing structures and the existing driveway off Rhodes Rd. will be extended to serve the additional two lots being proposed. Improvements will include easements for utilities including water, sanitary sewer, gas, power, fiber optics, and cable.

File #SP-2023-303

Proponent: Gary Roberts 762 Rhodes Rd. Sedro-Woolley, WA 98284

Location: Assessor's Parcel #P37673

Documents are available for review at: The City of Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284, Monday through Friday, 8:00 AM to 4:30 PM.

For more information, contact Nicole McGowan at the Sedro-Woolley Planning Department.

Phone: (360) 855-3206; email: nmcgowan@sedro-woolley.gov.

Public Comment Period: Interested persons may comment on the application, receive notice, request to be included as a party of record, or request a copy of the decision. Public comments and requests must be submitted to the City of Sedro-Woolley Planning Department (325 Metcalf Street, Sedro-Woolley, WA 98284) by 4:30 p.m. November 9, 2023. Comments may be mailed or emailed, should be as specific as possible and include contact information.

Contract Acceptance October 26, 2023

This is to notify you that the contract for the improvement described below has been completed. All lien claims against this contract must be in this office not later than the FINAL DATE stated below.

Contractor's Name and Address:

Dirt & Aggregate Interchange Inc. 20905 NE Sandy Blvd Fairview, OR 97024

Contract Number: C20230283 Project Number: ES78600-1 Federal Aid Number: HSIP-000S(625)

Project Title: **Skagit County Barrier Protection Project**

FINAL LIEN CLAIMS DATE: November 25, 2023



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Land Use

File # PL23-0131 & PL23-0133

Scope: Administrative Official approved Administrative Critical Areas Variance and Administrative Zoning Variance to Setback reduction from CAO & Reduce side and rear setback to 5ft

Applicant: Helen Berry.

Location: 957 Strawberry Lane, Anacortes within a portion of the property described as parcel number P67334.

Appeals must be submitted by: 11/1/2023

Staff Contact Andrew Wargo Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA 98273 (360) 416-1320

Covered Front Porch

File #PL23-0152

Scope: approved the Administrative Setback Reduction request to reduce the required front property line setback of 20-feet to 1-foot to accommodate a covered front porch.

Location: at 16783 S Andal Road, Mount Vernon, within a portion of Section 26, Township 34N, Range 04E W.M., situated within Skagit County, Washington (P27916).

Applicant: Sergey Kisel, 16783 S Andal Road, Mount Vernon, WA.

Appeals must be submitted by: November 3, 2023

Staff Contact: Robby Eckroth, AICP Senior Planner Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA 98273 (360) 416-1328

2 Backcountry Toilets

Applicant: Hyden McKown for Washington State Department of Natural Resources

File # PL22-0600

Scope: approved Critical Areas Variance request for the placement of two backcountry toilets near Lizard Lake and Lily Lake on Blanchard Mountain in Bow.

Location: 1826 Blanchard Hill Trail, Bow, within a portion of the property described as parcel numbers P47734/P47735 (Lily Lake) and P47732/P47616 (Lizard Lake).

Appeals must be submitted by: November 9, 2023 before 4:30 PM

Staff Contact: Betsy Stevenson, AICP, Senior Natural Resources Planner Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA 98273 (360) 416-1320

Grading & Septic for Home Site

File: SEPA2023-00081

Project Description: Applicant is proposing grading for a home site and driveway, and installation of a septic system. Scope of work also includes installation of an 80ft by 2ft diameter culvert along the eastern edge of the property.

Proponent: Scott McDermid

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 8708 Portal Way Blaine, WA / 400116099318

14 Day Comment Period Concluding On November 9, 2023.

Appeal With The Whatcom County Current Planning Division Located At 5280 Northwest



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Drive, Bellingham, WA 98226. Appeals Must Be Made Within 10 Days After The End Of The Comment Period.

Alpha Home Health Expansion

Applicant: The Pennant Group Inc.

File: WCRNEWS_BH_1026

Location: 10530 19th Ave SE #201, Everett, WA 98208

Description: proposes to expand Alpha Home Health, an existing home health agency in Everett, Washington within Snohomish County, to also serve patients in Whatcom County.

The estimated cost for this project is \$5,000.

The deadline for requesting a hearing is Monday, November 13, 2023. If a public hearing is scheduled, the hearing notice will be published in The Bellingham Herald at least 15 days before the date of hearing.

Public Comment Period: If no public hearing is held, written comments must be received by the Certificate of Need Program on or before Thursday, November 30, 2023. Hearing requests and comments are not accepted by fax. Email them to: FSLCON@doh.wa.gov or

Julianne.Kolln@doh.wa.gov.

Anticipated Decision Date: Monday, January 29, 2024

If you have any questions or would like additional information, please call Jules Kolln with the Certificate of Need Program at (360) 236-2526. For more information, log onto our website, www.doh.wa.gov/cn.

Manure Storage Tank

File: SEPA2023-00087

Project Description: A proposed above ground tank to be used to store livestock manure. The new tank is 93.3 feet in diameter and approximately 28 feet in height. The tank is proposed to be constructed on an engineered concrete foundation. The new tank is intended to increase storage capacity of the existing dairy and is in addition to the existing two manure storage lagoons onsite. The storage tank will be located next to the existing developed areas/dairy.

Proponent: Michael Plagerman

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 672 Polinder Road Lynden, WA / 400329210454

14 Day Comment Period Concluding On November 9, 2023.

Appeal With The Whatcom County Current Planning Division Located At 5280 Northwest Drive, Bellingham, WA 98226. Appeals Must Be Made Within 10 Days After The End Of The Comment Period.

-----10-25-23-----

W Smith Rd Closure – Starts Oct 30th

West Smith Road, between Barrett Road and Northwest Avenue will be closed to through traffic starting Monday, October 30, 2023, as the City of Ferndale installs a deep sanitary sewer main.

The work is expected to last just over a month, with the majority of the work being done while the road is closed. During the closure, through traffic will be detoured onto Northwest Avenue, Axton/Main Street, and Barrett Avenue. Drivers should follow the signed detour route. This closure will remain in place 24 hours per day until the work is complete.



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Additional information, including a map of the detour route, can be found on the City's website at www.cityofferndale.org/PS15. If you have questions regarding this notice, please contact the Ferndale Public Works Department at 360-384-4006.

246 Multifamily; 50 Townhouses; 14 Live/Work & Common Bldg

Applicant: Silver Hawk Partners LLLP

Applicant's Agent: Jack Bloss, AVT Consulting LLC

File: 23001-PUD

Associated SEPA#: 23007-SE

Location: at 5094 LaBounty Drive Parcel Numbers 390233 337232 0000 and 390233 344305 0000.

Scope: proposing a mixed-use Preliminary Plat with a Planned Unit Development (PUD), with 246 multifamily units in 8 buildings, 50 townhouse units in 14 buildings, and 14 live/work units in four (4) buildings, a 4,200-sf commercial building and a community building. The project includes critical areas impacts and mitigation, landscaping, open space areas, parking, infrastructure improvements, and payment of impact and connection fees.

Public Comment Period: October 25 – November 15, 2023

Contact: Jesse Ashbaugh P.O. Box 936 Ferndale, WA 98248 (360) 685-2368

Jesseashbaugh@cityofferndale.org

Subdivide into 2 Lots

Applicant: Northwest Surveying & GPS

Location: 1725 MAIN STREET, LYNDEN, LOT 1, AMENDED NIX SHORT PLAT, RECORDED UNDER AUDITORS FILE NUMBER 1573952. SITUATE IN WHATCOM COUNTY, WA

Scope: Requesting the approval to subdivide approximately 0.58 acres into 2 parcels within the RS-100 (Single Family Residential) zone

File: WCRNEWS_LT_1025a

Any persons wishing to comment on the application, or the proposal may do by submitting their written comments to Heidi Gudde, Planning Director, 300 4th Street, Lynden 98264, by November 8, 2023.

Persons with questions regarding the project may contact Heidi Gudde at 354-5532.

Design Review for Office w/Shop Above

Applicant: JWR Design on behalf of Pacific Edge Properties LLC

File: WCRNEWS_LT_1025b

Location: 315 Walnut Street, HAWLEY-LAWRENCES ADD TO LYNDEN-THAT PTN OF BLK 22 DAF-BEG AT NE COR OF BLK 22-TH S ALG E LI OF BLK 22 70 FT-TH W PAR WIN LI OF BLK 22 148 FT M/L TAP BEING 10 FT SELY AS MEAS RADIALLY FR BURLINGTON NORTHERN-SANTA FE RR CO'S (FORMERLY C M-ST P-PAC RR CO). ALL SITUATE IN WHATCOM COUNTY WASHINGTON.

Scope: To allow the construction of a new 3967 square foot commercial office / shop building to be located at the above noted location within the CSL zone (Local Commercial Services)

A public meeting with the Lynden Design Review Board has been scheduled for November 7, 2023.

Any person wishing to comment on the application or the proposal, may do so by submitting



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their written comments to Heidi Gudde, Planning Director, 300 4th Street, Lynden 98264, by November 7, 2023, or by attending the public meeting to be held that same evening at the Lynden City Hall Annex located at 205 4th Street in Lynden.

Persons with questions regarding the project may contact the Planning Department at (360) 354-5532.

Town's Edge East Apt – 20 Units in 2 Bldgs

Applicant: Mike Kooy, agent for TMI Holdings, LLC

File: WCRNEWS_LT_1025c

Scope: Town's Edge East Apartment Development - The multifamily residential development of a 1.2-acre parcel in NE Lynden. The project includes site prep and the construction of 2 multifamily buildings (20 units) and the associated parking, landscaping, and pedestrian accommodations for the development.

Address: 1583 E Badger Road, Lynden WA 98264, Parcel: 4003154185490000, Legal

Description: LOT 4 BADGER SOUTH SHORT PLAT AS REC AF 2020-0701697

Copies of the MDNS are available from the City of Lynden, 300 4th St., WA

The public is invited to comment on this MDNS by submitting written comments to Heidi Gudde, Planning Director, no later than November 8, 2023, at 300 4th Street, Lynden, WA 98264.

3.9 Million for 82 Unit Apt Community

From Today's Newspaper:

Island County commissioners unanimously approved the allocation of \$3.9 million in COVID stimulus money to the Opportunity Council for the construction of an 82-unit apartment community on North Whidbey.

The funds come from the 2021 American Rescue Plan Act. The purpose of the act is to mitigate the impacts of the pandemic, particularly on low-income people and people of color.

The apartments are meant for households making 30% to 80% or less of the area median income.

The Camas Flats — named after the local native plant Camas — will be located at 820 N. Oak Harbor Road on land donated by the county under the condition that the community will remain affordable in perpetuity. The Opportunity Council is developing the community in partnership with Shelter Resources, an affordable housing developer that has worked on over 6,000 affordable housing projects.

The project will include one-bedroom, two-bedroom and three-bedroom options, management and service provider offices, a community laundry facility, storage, spaces where people can gather and a large outside playground. Eight of the units in the two-story building will be for people coming out of homelessness, two for veterans.

Melissa Frasch-Brown, the director of the Opportunity Council in Island County, said she was excited to hear the commissioners' decision. She said Island County has been in great need of affordable housing, particularly after the pandemic, with senior citizens spending most of their fixed income on rising rent costs and many families at risk of homelessness.

Frasch-Brown said there is no start date set in stone yet, but the site will undergo environmental studies and must wait for permits to be approved.

According to Shelter Resources' Vice President of Development Jeremy Wilkening, the project is expected to cost \$30 million in total, with funding coming from 4% Low Income Housing Tax



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Credits Tax Exempt bonds, Perm Loan, capital funds from Island County and Apple Health and Homes and Housing Trust Funds from the Washington State Department of Commerce.

Driveway & Utility Install

File: 284/23

RUD, Applicant: Reed & Sylvia Tacia & Westgate Homes

Location: R13313-245-0270; Oak Harbor

Proposal: Driveway and utility installation within wetland buffers.

Staff Contact: Renee Zavass Silva; r.zavassilva@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 8, 2023; mail to Island County Planning Department, 1 NE 7th St , Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

New SFR w/Attached Garage

File: EBY-23-055

Applicant: Waldron Construction Inc. / Jack Hampton

Location: S8160-00-04002-0, Coupeville

Proposal: New Single Family Residence (SFR) and clearing of existing vegetation. SFR will be 1491 sq. ft. and the attached garage will be 465 sq .ft. Site is in or near: Ebey's Landing National Historical Reserve Design Review Area 2.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 8, 2023; mail to Island County Planning Department, 1 NE 7th St , Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

New SFR w/Attached Garage

File: EBY-23-056

Applicant: Waldron Construction Inc. / Jack Hampton

Location: S8160-00-09010-0; Coupeville

Proposal: New Single Family Residence (SFR) and Clearing of existing vegetation. SFR will be 1491 sq. ft. with an attached 465 sq. ft. garage. Site is in or near: Ebey's Landing National Historical Reserve Design Review Area 2.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 8, 2023; mail to Island County Planning Department, 1 NE 7th St , Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

After-the-Fact Grading for SFR

File: 342/23 CGP-II

Applicant: Curtis J. Christensen

Location: S8095-00-00005-0, Whidbey Island

Proposal: After-the-fact land disturbing activity on geohazard steep slopes. Grading exceeding 500cy for new SFR.

Staff Contact: Cambria Edwards; c.edwards@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 8, 2023; mail to Island County



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Planning Department, 1 NE 7th St., Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

Clearing & Grading

File: LANDUSE-23-0079

Scope: Clearing & Grading

Location: 432 San Juan Dr, San Juan Island, 362022008000

Applicant: Paul Pasma, 49 Reservoir Rd, Los Gatos CA 98030

Project Comment End Date: 11/24/23 in writing to Community Development at P. O. Box 947, Friday Harbor, WA 98250

Hearing Body CCHR 12/22/23

-----10-24-23-----

Glenmoor Preliminary Plat- Prep for 40 Lots

Files: PLAN21-0548, PLAN21-0551, and ENGR19-0054

Scope: Proposed is a preliminary plat with a total of 40 lots where future residential units will be constructed and six tracts where future utilities, wetland areas, buffers, private roads, and other similar items will be contained on the ±26-acre site. The future residential units will consist of 31 single-family detached dwelling units, eight duplex dwelling units within four duplex structures and lots, and a maximum of 36 multi-family dwelling units within a three-story multi-family structure. A minimum of 12 affordable housing units (reserved for those earning 80% or less of the area median income) will be required to be created. Material will be exported and imported for site development. Specifically, an estimated 12,830 cubic yards (cy) of material will be exported and an estimated 5,130 cy of material will be imported. An estimated maximum of 25,800 board feet of timber will be removed from the site. Two wetlands have been delineated on the site. One of these wetlands is a Category III totaling 12.4-acres; and the other wetland is a Category IV totaling 1,015 sf (.02-acres). A total of 13,436 sf of these wetlands are proposed to be filled (i.e. direct impacts) and an additional 7,625 sf of these wetlands are proposed to be converted from wetlands to wetland buffers (i.e. indirect impacts).

Location: parcels P119008 and P27079, its latitude/longitude is: 48.4231, -122.2993, its southwest corner is located approximately 200 lf east of the intersection of East Division and North 30th Streets, and it is within a portion of the NE ¼ of Section 21, Township 34 North, Range 04 East, W.M.

Applicant: Axe Engineering Services, Attn: Erin Russell 851 Coho Way Suite #306 Bellingham, WA 98225 360-922-0549, erin@axeengineering.com

Property Owner: Glenmoor LLC and East Division LLC (both governed by Subedar and Manijinder Deol) 310 Leann Street Mount Vernon, WA 98274

Agency Contact: Development Services Department, Attention: Rebecca Lowell, Principal Planner 910 Cleveland Avenue, Mount Vernon, WA 98273 360-336-6214

Public Hearing: An open record public hearing will be held by the Mount Vernon Hearing Examiner on Wednesday, November 15, 2023 starting at 9 am via video conferencing software.

Those wishing to participate in this virtual hearing must call 360-336-6214 or email:

PermitTech@mountvernonwa.gov no later than 5 pm the day before the hearing (November 14, 2023) to receive information needed to participate in this virtual hearing.

The Environmental Checklist and associated technical reports, plans, and other materials are



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available for public viewing at: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home>

Appeals of the environmental determination must be filed in writing on or before 4:30 pm on NOVEMBER 3, 2023. Appeals must be filed in writing together with the required \$100.00 application fee to: Hearing Examiner, City of Mount Vernon, 910 Cleveland Ave, Mount Vernon, WA 98273.

SFR

File: ADM2023-00044 & SEPA2023-00069

Applicant: Taras Pavluk

Scope: Administrative Use and SEPA to construct a single-family residence and appurtenant structures. The project requires a reasonable use determination for the scope of temporary wetland impacts and wetland buffer impacts. A mitigation plan has been proposed for the unavoidable buffer impacts.

Location: at 3552 Toad Lake Rd located within Section 23, Township 38 North, Range 03 East of W.M.; Portions of Assessor's Parcel No: 380323010367.

The file and supporting documents may be viewed at the Whatcom County Planning and Development Services office at 5280 Northwest Drive, Bellingham, WA or at <http://www.whatcomcounty.us/2914/Public-Notice>.

Any person may submit written comments to Sam McDaniel at the above address or at smcdanie@whatcomcounty.us by November 7, 2023.

SFR

Applicant: Rubicon IDC LLC

File: ADM2023-00049

Scope: for administrative approval/reasonable use to place one single-family residence and appurtenant structures. The project requires a reasonable use determination for the scope of the wetland buffer impacts (Wee 16.16.270). A mitigation plan has been proposed for the unavoidable buffer impacts.

Location: 208 Polo Park Dr., within Section 06, Township 37 North, Range 04 East of W.M. Assessor's parcel number: 370406065510.

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive. Bellingham, WA 98226.

Any person may submit written comments to Charles Sullivan at the above address or at Smcdanie@co.whatcom.wa.us by November 7, 2023

SFR

Applicant: Rubicon IDC LLC

File: ADM2023-00050

Scope: for administrative approval/reasonable use to place one single-family residence and appurtenant structures. The project requires a reasonable use determination for the scope of the wetland buffer impacts. A mitigation plan has been proposed for the unavoidable buffer impacts.

Location: at 4750 Lost Creek Lane, within Section 35, Township 38 North, Range 03 East of W.M. Assessor parcel number: 380335090170

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham. WA 98226.



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Any person may submit written comments to Charles Sullivan at the above address or at Smcdanle@co.whatcom.wa.us by November 7, 2023

-----10-23-23-----

Westchester Preliminary Planned Residential Development

File: 23-0017 0

Scope: APPROVED, with the conditions to construct a 117-lot single-family planned residential development. The project will consist of 81 detached single-family residences, 20 cottage units, and 16 duplexes. The project is located northeast of the intersection of 80th Avenue NW and 280th Street NW. The site consists of two parcels for a total of approximately 18.91 acres zoned Traditional Neighborhood (TN) and one parcel approximately three acres zoned Single Family Residential 9.6 (SR 9.6). Resident vehicular access to the site will be from 80th Avenue NW and will connect to the proposed Bakerview PRD to the east and Summerset Division II PRD to the southeast. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

Proponent: Robinett Brothers, LLC, 2825 Colby Avenue, Suite 304, Everett, WA 98201

Tax Parcel Number(s): 32041900100600, 32041900106400 & 32041900102100

Decision: <https://stanwoodwa.org/DocumentCenter/View/7412/23-0017-Westchester-PRD-Reconsideration-NOD>

Staff Contact: Tansy Schroeder, City Planner, tansy.schroeder@stanwoodwa.org 360-454-5211

-----10-19-23-----

AG West Storage Bldg Addition

File#PL23-0373

Applicant: KNA, LLC, c/o Kirk Damon, for the AG West

Scope: Special Use Permit, Implement 7,200 square foot storage building addition. The business operation consists of agricultural parts and equipment storage, and sales and service of agricultural equipment. The Rural Business zone allows businesses that were established prior to July 1, 1990, to be expanded beyond the 1,500-square-foot limit established in SCC 14.16.150(2)(c) with an approved Hearing Examiner Special Use Permit. The proposed building will replace an existing 1,980-square-foot storage building.

Location: at 5696 Ershig Road, Bow, WA 98232, within the southeast quarter of Section 35, Township 36N, Range 03 E W.M., situated within Skagit County, Washington (P106471 & P106470).

Staff Contact: Robby Eckroth, Senior Planner

Public Hearing: on Wednesday November 8, 2023 beginning at 8:30 AM , call +1(253)215-8782, US (Tacoma), or +1(719)359-4580 US, Meeting ID: 812 7077 5954# US (Passcode: 728120), or to join via video please visit:

<https://us06web.zoom.us/j/81270775954?pwd=YzdWSmxLeXp6cDdCbmlFXXK0ZSVWNRdz09>

Log in information is also available on the Hearing Examiner website located at www.skagitcounty.net under the "Department Directory," "Hearing Examiner."

Comments and/or facsimiles must be received by Planning and Development Services no later than 4:30 P.M. November 7, 2023, or be presented at the public hearing. Email comments may be submitted with the PDS website under the current legal notices tab or to the Office of the



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Hearing Examiner.

If you would like to speak at the hearing, please contact either Maria Reyna at (360) 416-1150, email mariar@co.skagit.wa.us; or Russell Walker at (360) 416-1154, email russow@co.skagit.wa.us to sign up.

Abandoned Use Determination for an Auto Wrecking Yard

File: PL23-0324

Applicant: Tom Wenzl, Code Compliance Officer, on behalf of Skagit County Planning and Development

Scope: to determine the abandonment related to an auto wrecking yard on the following parcel numbers: P37600, P37610, P37619, P37621, and P37628.

Location: 23475 River Road, near Skagit River on South Third Street and River Road within a portion of Government Lot 2, Section 25, Township 35 North, Range 4 East, W.M.

Staff Contact: Tom Wenzl, Code Compliance Officer

Owner: Kasko Sergey Y 635 Rainbow Drive Sedro Woolley, WA 98284

Public Hearing: on Wednesday November 8, 2023 beginning at 8:30 AM , call +1(253)215-8782, US (Tacoma), or +1(719)359-4580 US, Meeting ID: 812 7077 5954# US (Passcode: 728120), or to join via video please visit:

<https://us06web.zoom.us/j/81270775954?pwd=YzdWSmxLeXp6cDdCbmlFXXk0ZSVWNRdz09>

Log in information is also available on the Hearing Examiner website located at

www.skagitcounty.net under the "Department Directory," "Hearing Examiner."

Comments and/or facsimiles must be received by Planning and Development Services no later than 4:30 P.M. November 7, 2023, or be presented at the public hearing. Email comments may be submitted with the PDS website under the current legal notices tab or to the Office of the Hearing Examiner.

If you would like to speak at the hearing, please contact either Maria Reyna at (360) 416-1150, email mariar@co.skagit.wa.us; or Russell Walker at (360) 416-1154, email russow@co.skagit.wa.us to sign up.

Tribal Utility Lines

File # PL23-0427

Applicant: Doreen Maloney, on behalf of the Upper Skagit Indian Tribe

Scope: an Administrative Special Use Permit application for a Minor Utility Development proposal to extend Tribal utility lines. The project proposal is to extend Tribal utility lines along Helmick Road from Nuwha-Ah Lane intersection to the east +/- 3,000-feet and from the Bonneville Power Administration power line intersection to the east +/- 2,100 feet. The extension consists of a 6-inch HDPE fill line for a future standpipe, a 4-inch HDPE sewer force main for the septic tank effluent pump system, 4-inch PVC fiber communication conduit, and a 12-inch HDPE. The proposed water main, fill line and fiber conduit will be installed in a common trench and the sewer force main will be located in a separate trench that meets the required horizontal and vertical separation requirements for sewer and water mains. Hand holes and/or vaults will be installed in the road shoulder to allow for the installation and maintenance of a future fiber optic control cable. All utilities proposed will be confined to Helmick Road Right-of-way and Tribal lands.

The project is located along, and in the vicinity of Helmick Road (ROW). The utility and water lines will extend along Helmick Road. The existing address for the Upper Skagit Indian Tribe is



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25944 Community Plaza Way, Sedro Woolley, within a portion of Section 08, Township 35N, Range 5E W.M., situated within Skagit County, WA, parcels: P38655, P38730, P38724
Any person desiring to express his or her views or to be notified of the action taken on this application should notify Jeanne Aungst in writing of his or her interest no later than 4:30 pm on: November 3, 2023.

Comments: Email correspondence will not be accepted. however comments may be submitted via the PDS website under the “current legal notices” tab. (www.skagitcounty.net/pdscomments)
Staff Contact: Jeanne Aungst, Associate Planner Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA. 98273 (360) 416-1348

-----10-18-23-----

Annexation of 45.11 Acres for Future Residential Development

File: WCRNEWS_LT_1018

Applicant: Richard and Carol Weg

Location: 8634 Double Ditch Road, Lynden, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.; EXCEPT THE EAST 75 FEET THEREOF; TOGETHER WITH THE EAST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18.

Scope: applicant is requesting the annexation of approximately 45.11 acres to allow for future residential development.

Any persons wishing to comment on the application may do so by submitting their written comments to Heide Gudde, Planning Director, 300 4th Street, Lynden, by November 1, 2023, or by attending the public hearing to be held at 7:00 P.M., November 9, 2023, at the Lynden City Hall Annex, 205 4th Street.

Aircraft Hangar

File: LANDUSE-23-0093

Scope: Proposed Aircraft Hangar

Location: 461350013000 374 Cessna Ave, San Jaun Island

Applicant: Daniel & Michelle Root, 374 Cessna Ave, Friday Harbor WA 98250

Project Comment End Date: 11/2/23 submitted in writing to Community Development at P. O. Box 947, Friday Harbor, WA 98250

Replace Fuel Storage Tank

File: SE-23-009

Lead Agency: Town of Coupeville

Project Description: Decommission an existing 3,500 gallon fuel storage tank and installation of a new 3,500 gallon fuel storage tank

Project Location (primary site): 24 NW Front St, Coupeville, WA 98277 Parcels: R13233-415-3520 and R13233-416-3480.

Project Applicant: Ultra Tank Services, Inc on behalf of the Port of Coupeville

Review of Project File: Application information is available to the public by request at Town Hall, 4 NE Seventh Street , Coupeville, WA.



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Comments must be submitted to: Joshua Engelbrecht, Assistant Planner, 4 NE 7th Street, Coupeville, WA 98239. Phone: (360)678-4461 ext. 104, Email: assistantplanner@townofcoupeville.org.

-----10-15-23-----

Ordinance 23-3006, Extending Moratorium – Manufactured Home Parks

Blaine City Council will conduct a public hearing to consider an ordinance approving a six-month extension and renewal of the moratorium on the filing, acceptance, and processing of new applications for any manufactured home parks, as approved by Ordinance No. 2997 and affirmed by Ordinance No. 23-3002. If extended, the moratorium would remain in effect until May 22, 2024, unless terminated earlier by the City Council.

The public hearing will occur in the Council Chambers at Blaine City Hall, 435 Martin Street, Suite 4000, on October 23, 2023, at 6:00pm. The public hearing will also be held virtually via Zoom. Information on how to "attend" the City Council meeting virtually will be included on the agenda. All interested citizens are encouraged to appear and be heard or submit written comments regarding this proposal. Anyone wishing to attend and participate who may need special accommodation to do so should contact the City Clerk's office no later than 72 hours prior to the scheduled hearing.

The agenda can be found on the City's website on the Friday prior to the meeting.

Written comments should be sent to CityCouncil@cityofblaine.com. Written communication must be received by 3:30pm on October 23, 2023, for it to be included in the record. Blaine City Hall is an accessible facility.

Action Taken at the Whatcom County Council October 10, 2023 Meeting:

RESOLUTION (2023-026) TO SELL COUNTY TAX TITLE PROPERTY BY

NEGOTIATION (AB2023-566): This resolution allows, per RCW 36.35.150(1)(a) and Whatcom County Code 1.10.340 and on the recommendation of the Whatcom County Property Management Committee, the sale of the following tax title property: Tax parcel number 400527 490370 0000 / PID 144133; TRACT D, PLAT OF PARADISE LAKES COUNTRY CLUB, DIVISION NO. 5. The parcel would be sold by negotiation to a governmental agency for a public purpose, for an amount not less than the principal of unpaid taxes, interest, and penalty of \$254.59.

https://property.whatcomcounty.us/propertyaccess/Property.aspx?cid=0&year=2022&prop_id=144133

RESOLUTION (2023-027) TO SELL COUNTY TAX TITLE PROPERTY BY

NEGOTIATION (AB2023-575): This resolution allows, per RCW 36.35.150(1)(b), given determination that it is not practical to build on the property, and on the recommendation of the Whatcom County Property Management Committee, the sale of the following tax title property: Tax parcel number 370124 013376 0000 / PID 15126; PLAT OF LUMMI ISLAND SCENIC ESTATES DIVISION NO. 6, TRACT D. The parcel would be sold by negotiation, subject to a restrictive covenant that will limit the use of the property to access and utility purposes, for an amount not less than the principal of the unpaid taxes, interest, penalty, and foreclosure costs of \$562.50.

https://property.whatcomcounty.us/propertyaccess/Property.aspx?cid=0&year=2022&prop_id=15126



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RESOLUTION (2023-028) TO SELL TAX TITLE PROPERTY BY PUBLIC AUCTION

(AB2023-588): This resolution allows, per Whatcom County Code 1.10 and on the recommendation of the Whatcom County Property Management Committee, the sale of the following tax title property: Tax parcel number 400527 488187 0000 / PID 144127; PARADISE LAKES COUNTRY CLUB DIVISION NO 4 TRACT H, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 2 AND 3, RECORDS OF WHATCOM COUNTY, WASHINGTON. SITUATE IN WHATCOM COUNTY, WASHINGTON. The parcel would be sold by public auction, for a price not less than \$1,517.13 (total taxes, interest, penalty, and costs).

https://property.whatcomcounty.us/propertyaccess/Property.aspx?cid=0&year=2022&prop_id=144127

RESOLUTION (2023-029) TO SELL TAX TITLE PROPERTY BY PUBLIC AUCTION

(AB2023-589): This resolution allows, per Whatcom County Code 1.10 and on the recommendation of the Whatcom County Property Management Committee, the sale of the following tax title property: Tax parcel number 400522 305051 0000 / PID 143072; PARADISE LAKES COUNTRY CLUB DIVISION NO 3 TRACT F, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 156 AND 157, RECORDS OF WHATCOM COUNTY, WASHINGTON. SITUATE IN WHATCOM COUNTY, WASHINGTON. The parcel would be sold by public auction, for a price not less than \$1,385.98 (total taxes, interest, penalty, and costs).

https://property.whatcomcounty.us/propertyaccess/Property.aspx?cid=0&year=2022&prop_id=143072

ORDINANCE (2023-058) ESTABLISHING A TASK FORCE TO DEVELOP A WHATCOM COUNTY FOREST RESILIENCE PLAN (AB2023-640): This ordinance establishes

Whatcom County Code 2.170, Forest Resilience Task Force, to establish an advisory committee to help advise the County on issues relating to forest management and resilience.

Public documents are available for review weekdays from 8:30 a.m. to 4:30 p.m. in the Council Office, 311 Grand Avenue, Suite 105, Bellingham, and at

<https://www.whatcomcounty.us/268/County-Council>. View meeting schedules, agendas, minutes, videos, documents and archives at whatcom.legistar.com. The Council is currently holding hybrid meetings, which can be attended either in person or remotely. Full Council meetings begin at 6 p.m. (unless otherwise announced) in the Council Chambers at 311 Grand Avenue. Instructions for remote participation can be found at www.whatcomcounty.us/joinvirtualcouncil or by contacting the Council Office at 360-778-5010.

The Whatcom County Council will hold a public hearing, consider adopting, and may amend the following at its 6 p.m. meeting on October 24, 2023, or at a later date:

RESOLUTION APPROVING THE WHATCOM COUNTY 2024 ANNUAL

CONSTRUCTION PROGRAM (AB2023-648): This resolution adopts the **2024 Annual Construction Program (ACP)** as required by RCW 36.81.130. Adoption of this program is an element of the County budget process.

ORDINANCE AMENDING THE PROJECT BASED BUDGET FOR THE NORTH LAKE SAMISH ROAD BRIDGE NO. 7 REPLACEMENT FUND, REQUEST NO. 3 (AB2023-652):

This ordinance further amends Ordinance No. 2022-097 adding \$1,808,436 of expenditure authority to the amended project budget total of \$12,272,368 for a new total of \$14,080,804.

ORDINANCE AMENDING THE PROJECT BUDGET FOR THE E. SMITH/HANNEGAN



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ROAD INTERSECTION IMPROVEMENTS FUND, REQUEST NO. 3 (AB2023-651): This ordinance amends Ordinance No. 2018-057 by adding an additional amount of \$2,175,000 of expenditure authority to the project budget for a new current project budget expenditure amount of \$7,975,000.

Public documents are available for review weekdays from 8:30 a.m. to 4:30 p.m. in the Council Office, 311 Grand Avenue, Suite 105, Bellingham, and at whatcomcounty.us/council. View meeting schedules, agendas, minutes, videos, documents and archives at whatcom.legistar.com. The Council is currently holding hybrid meetings, which can be attended either in person or remotely. Full Council meetings begin at 6 p.m. (unless otherwise announced) in the Council Chambers at 311 Grand Avenue. Instructions for remote participation can be found at www.whatcomcounty.us/joinvirtualcouncil or by contacting the Council Office at 360-778-5010.

Impact Fees, Land Use Development, Administration of Development Regulations and Land Division

Notice is hereby given that on November 16, 2023 at 7:00 pm the Commission will hold a public hearing in City Council Chambers for the consideration of minor text amendments to Bellingham Municipal Code Titles 19, 20, 21 and 23.

Visit meetings.cob.org approximately two weeks in advance to access the agenda and other relevant materials. Register to attend the meeting via Zoom (or access additional viewing options) at www.cob.org/pc. Public testimony will be accepted at the meeting and all written comments can be sent to Planning and Community Development, 210 Lottie Street – Bellingham, WA 98225 or planningcommission@cob.org prior to November 14th (for consideration at the meeting). The meeting can also be viewed on BTV or attended by phone at (253) 215-8782, (669) 900-6833 or (929) 205-6099 - Meeting ID: 951 8356 8029 / Password: 21.

Preliminary budget of the Port of Skagit for fiscal year 2024

File: will be placed on file Friday, November 3, 2023, at the port office, located in the Administration Building at Skagit Regional Airport, 15400 Airport Drive, Burlington, Washington 98233.

Copies may be obtained on or after November 3, 2023. A copy can also be obtained on the Port of Skagit website; www.portofskagit.com.

The Port Commission will conduct a public hearing on the 2024 preliminary budget at its regular commission meeting on November 14, 2023, at 2:00 p.m. Following the public hearing, the Port Commission expects to fix and adopt the final budget for the Port of Skagit for fiscal year 2024.

Marijuana Processing Operation

File: 303/23 SPR

Applicant: Joe Do

Location: R13326-281-0850, R13326-274-1130, R13326-291-1130; Oak Harbor

Proposal: Marijuana processing operation within an existing ~24,000 Sq. ft. building. Site is in or near: Unincorporated Oak Harbor UGA, and Aircraft Accident Potential Zone II.

Staff Contact: Chloe Bensen; c.bensen@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306



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16x24 Shed

File: EBY-23-051

Applicant: Froy Gonzalez

Location: S8050-00-01019-2, Oak Harbor

Proposal: New 16' by 24' Shed. Site is in or near: Ebey's Landing National Historical Reserve Design Review Area 2.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Drive-Up Coffee

File: 335/23 CZC

Applicant: Sunny Carey

Location: R33220-075-0750; Camano Island.

Proposal: Zoning Compliance of the drive-up coffee stand. Site is in or near: Wetlands, and Camano Gateway Village.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov.

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Replace Bulkhead

File: 312/23 SHE

Applicant: Geoff & Nora Kenway

Location: R33131-223-4410 & R33131-228-4370, Camano Island.

Proposal: Replace 72 ft. of existing log-piling bulkhead with sheet-piling bulkhead, with septic replacement. Sites are in or near: Flood Hazard Area, Shoreline Jurisdiction, and in the Vicinity of Cultural Resources.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov.

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St., Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

Replace Failed Septic

File: 313/23 SHE

Applicant: Catherine Healy Ratliff

Location: S7715-00-00048-0; Camano Island.

Proposal: Replace failed septic serving existing single-family residence. Site is in or near; Steep Slopes, Unstable Slopes, Flood Zone Hazard, Shoreline Jurisdiction, and in the Vicinity of Cultural Resources.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St., Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.



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Replace SFR & Detached Garage

File: 324/23 SHE

Applicant: Laurie Minsk & Jerry Dunietz

Location: S6345-00-02019-0; Camano Island.

Proposal: Replace existing SFR and detached garage with new SFR and detached garage. Site is in or near: Steep Slopes, Unstable Slopes, and Shoreline Jurisdiction.

Staff Contact: Chloe Bonsen; c.bonsen@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St., Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

After-the-Face Upper Story Deck w/Roof

File: 352/21 S-VAR

Applicant: Steven Bruce

Location: S8330-02-00013-0, Camano Island

Proposal: Shoreline variance for after-the-fact replacement of an upper story deck with a roof and replacement deck.

Staff Contact: Jonathan Lange, j.lange@islandcountywa.gov.

Public Comments: must be received by 4:30 p.m. on November 1, 2023; mail to Island County Planning Department, 1 NE 7th St., Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

Replace SFR in Flood Zone

File: 334/23 S-VAR

Applicant: Todd and Jane Summerfelt

Location: S7395-00-03009-0, Camano Island.

Proposal: Demo existing single-family residence and construct new single-family residence within flood zone and shoreline setback.

Staff Contact: Malene Garcia-DeBoard, m.garcia-deboard@islandcountywa.gov.

Public Comments: must be received by 4:30 p.m. on November 17, 2023; mail to Island County Planning Department, 1 NE 7th Street, Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306.

-----10-14-23-----

Contract Acceptance Notice to Subcontractors and Materials Suppliers

Island County Public Works Department hereby furnishes notice that the:

Dave Mackie, Fence Replacement Project, PO 12175,

has been completed under the contract and permit terms and the provisions of the contract have been fulfilled in an acceptable manner by:

Countrywide Fence, 17793 State Route 536, Mount Vernon, WA 98273

and accepted by Island County. The lien period for filing any liens against this contracts retainage percent is now in effect. Notice of any unpaid wages or materials may be made to the Island County Engineer, 1 NE 7th Street, Coupeville, WA 98239.

-----10-13-23-----



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143 Residential Units on 59.7 Acres

File: LP-2019-375

Scope: 143 residential unit (113 single-family and 30 townhouse lots) Planned Residential Development proposed on a largely undeveloped 59.7-acre property adjacent to Township Street and connecting to Portobello Street. The property is comprised of five total parcels, including Parcel #'s P39369, P39366, P39316, P125651 and P121363. A mobile home and outbuilding are the only existing structures currently on site; these will be removed as part of this project. The project includes construction of two main access roads – one from the east via Portobello Avenue and one from the west via State Route 9. Neighborhood collectors will stem from the future Portobello arterial, connecting residents to their homes. Also proposed are a variety of open spaces, all integrated into the site design in a way that provides connection points throughout the neighborhood to allow all users of the neighborhood quick and easy access to recreation from the north to the south end of the site. The project is proposed in four phases; phase one will include the 30 townhome lots, a new road connection for those 30 lots to access State Route 9 with a temporary turnaround at the east end, a stormwater pond and three open space tracts. Phase two will include 81 single-family lots, completion of the arterial connection from State Route 9 through to Portobello Avenue as well as a neighborhood collector street and two open space tracts. Phase three will include 23 single-family lots, a neighborhood collector street and two open space tracts. Phase four will include 9 single-family lots and a cul-de-sac connected to the arterial.

Applicant Contact: Carrie Veldman, 222 Grand Ave. Suite C, Bellingham, WA 98226

Location: Parcel #'s P39369, P39366, P39316, P125651 and P121363

Written testimony may be submitted to: City of Sedro-Woolley Planning Department, ATTN: Assistant Planner, 325 Metcalf Street, Sedro-Woolley, Washington, 98284, or by email to nmcgowan@sedro-woolley.gov until 9:00 AM on the date of the public hearing

Documents are available for review: Please contact the Assistant Planner, Nicole McGowan, by phone at (360) 855-0771 or e-mail at nmcgowan@sedro-woolley.gov to request documents, which will be made available electronically or mailed to the requestor.

Virtual Online Meeting via Zoom: Thursday, October 26, 2023 at 10:00AM For information on how to join the remote meeting, visit the Planning Department hearing examiner page on the City of Sedro-Woolley's website: https://www.sedro-woolley.gov/departments/planning/hearing_examiner.php

-----10-12-23-----

Appeal Decision for Young's Park Access and Material Stockpiling Project

File: #PL23-0383 Of Special Use Permit Application #PL22-0603

Scope: Closed Record Appeal - Skagit County Board of Commissioners issued a decision regarding appeal #PL23-0383, filed by Guemes Island Planning Advisory Committee (GIPAC), concluding that the decision of the Hearing Examiner was clearly erroneous regarding the Hearing Examiner's July 28, 2023 approval decision for the special use permit request (#PL22-0603) proposed by Skagit County Public Works regarding the "Young's Park Access and Material Stockpiling Project." See Resolution # R20230196. The Special Use permit request was for three proposed uses. The proposed uses are classified as a "Minor public use" (SCC 14.16.320(3)(g)), "Trails and primary and secondary trailheads" (SCC 14.16.320(3)(p)), and "Outdoor storage of processed and unprocessed natural materials in quantities greater than 500



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cubic yards that do not have a potential health hazard” (SCC 14.16.320(4)(v)).

Location: at 4243 Guemes Island Rd, Anacortes, within a portion of Section 26, Township 36 North, Range 1 East W.M., situated within Skagit County, Washington.

Proponent: Skagit County Public Works, c/o Devin Willard, 1800 Continental Place, Mount Vernon, WA 98273.

Owner: Skagit County, c/o Parks & Recreation, Brian Adams – Director, 1730 Continental Place, Mount Vernon, WA 98273.

Appellant: Guemes Island Planning Advisory Committee (GIPAC), c/o Michael Brown, Chair, 4366 Clark Point Drive, Anacortes, WA 98221.

Appellant Representative: Loring Advising PLLC, c/o Kyle Loring, P.O. Box 3356, Friday Harbor, WA 98250.

SFR w/Garage and ADU Above

File # PL23-0190

Scope: approved critical areas variance application to reduce the standard 100-foot fish and wildlife habitat buffer on a Type F (5ft) stream to 60 feet to construct a single-family residence and detached garage with an accessory dwelling unit above.

Applicant: Gonomad Inc.

Location: 64091 East Cascade Drive, within a portion of the property described as parcel number P63736.

Appeals must be submitted by: October 26, 2023

Staff Contact: Kelsey Bellavance Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA 98273 (360) 416-1320

-----10-11-23-----

Cedarside Commons Mixed-Use Development

File: 22-0121

Scope: a binding site plan to develop three parcels consisting of 21.8 acres located northeast of the intersection of 72nd Avenue NW and State Route 532 with a mixed use development. The property is zoned Traditional Neighborhood (TN) and the proposal consists of 444 apartment units of varying sizes, and 72 townhome units for a total of 516 residential units in addition to 26,000 square feet of retail and office space, 7,130 square feet of recreational amenities for the residential occupants, and 126,198 square feet of Native Growth Protection Area to preserve the on-site wetlands and stream. The applicant is proposing a street vacation of 268th Street NW in its existing location and reconstructing the road northward. The applicant is also requesting a Development Agreement to facilitate development of the site due to the large encumbrance of critical areas including proposed density, height, parking, and critical area buffers for the project. Recreational amenities and open space, storm water management, water and sewer infrastructure, and street and landscaping improvements are all included in the project.

Applicant/Contact: CDA+Pirscher Architects, Inc, Carl F. Pirscher, 23114 100th Ave. W, Edmonds, Wa. 98020, 206-853-1904, carlp@cdaarch.com

Owner: West Edge Development - Three LLC, Andrew McKinley, 516 N Olympic Ave, Arlington, WA 98223, 360-322-6257, andrew@westedgedevelopment.com

Engineer/Surveyor: HARMSEN LLC, David Harmsen, 125 East Main St. #104, Monroe, WA 98272, 360-794-7811, davidh@harmssenllc.com



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Location: 10220 270th Street NW Stanwood, WA 98292

Physical Addresses: 26903 72nd Ave NW, Stanwood, WA 98292, 6824 268th St NW Stanwood, WA 98292

Tax Parcels: 32042000302000, 32042000302100, 32042000300300

Staff Contact: ansy Schroeder, City Planner, (360) 454-5211; tansy.schroeder@stanwoodwa.org
City of Stanwood, 10220 270th St. NW, Stanwood, WA 98292

The staff report and all exhibits can be viewed here 22-0121 Cedarside Commons https://snoco-my.sharepoint.com/:f/g/personal/tansy_schroeder_ci_stanwood_wa_us/EhQgUcya7_9KoMasYwQSf8IBNsiks9LjUvyhY--i5T4zBw?e=qcarFq

Public hearing location: Online via Zoom Meeting: Public Hearing Time/Date: 5:30pm PDT
Friday, October 20, 2023, <https://us02web.zoom.us/j/83374134096>

Webinar ID: 833 7413 4096 ny person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by 5:00 PM on Thursday, October 19, 2023.

Read More Here: <https://stanwoodwa.org/civicalerts.aspx?AID=322>

Link to App: <https://stanwoodwa.org/DocumentCenter/View/7386/22-0121-Cedarside-Notice-of-Public-Hearing-HE>

New Septic System

File: SEPA2023-00078

Project Description: Installation of a new septic system for the existing church buildings.
Proposal is to replace an existing failing septic system.

Proponent: Ed Tyas

Lead Agency: Whatcom County Planning & Development Services

Address and Parcel #: 2720 Mt Baker Hwy Bellingham, WA / 380406280158

14 Day Comment Period Concluding On October 25, 2023

Appeal: With The Whatcom County Current Planning Division Located At 5280 Northwest Drive, Bellingham, Wa 98226. Appeals Must Be Made Within 10 Days After The End Of The Comment Period.

Sumas Compressor Station

Applicant: Northwest Pipeline LLC

File: CUP2023-00004

Scope: for the replacement of 6 existing reciprocating engines with one turbine engine. The engine will be housed in an expanded existing compressor building and new auxiliary equipment will be replaced or added

Location: at 4738 A&B, 4928 and 0 Jones Rd., Sumas, WA.

Public Hearing 10/25/2023, 1:30 pm.

Written & oral comments may be submitted at hearing. Mailed comments must be received prior to hearing day to be included in record. Hearings are being held in a hybrid format. Members of the public can join in person at the Council Chambers, Whatcom County Courthouse, 311 Grand Ave. or remotely via zoom. Visit www.whatcomcounty.us/virtualhearingexaminer for more information on how to join the hearing and view related documents.

<https://www.whatcomcounty.us/3428/Hearing-Examiner-Hybrid-Meetings>



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New SFR & Convert Existing SFR into DADU

Applicant: Jaskeert Singh

File: ADM2023-00052

Scope: Administrative Use requesting land use approval to authorize the conversion of an existing 1,652 square foot single-family residence into a detached accessory dwelling unit (DADU) using the density credit program pursuant to WCC 20.36.132. The applicants are proposing a new 2,086 square foot single-family residence with a 545 square foot attached garage. Both residences will be served by a common existing driveway, private well, and on-site septic system.

Location: at 842 Larson Rd within Section 35, Township 39 North, Range 02 East of W.M.

Assessor's parcel number: 390235085305.

The file and supporting documents may be reviewed at Whatcom County Planning and Development Services, 5280 Northwest Drive, Bellingham, WA 98226.

Any person may submit written comments to McKenna Thompson, at the above address or at mthompso@co.whatcom.wa.us by October 25, 2023.

Cold Storage Facility

Applicant: Freeland and Associates, Inc., Agent for Chill Build Lynden III, LLC, Inc.

File# 22-02

Location: 603 Curt Maberry Road, Lynden, LOT 1 WEST MAIN STREET SHORT PLAT, AS RECORDED UNDER AUDITOR'S FILE NO. 2150500587, RECORDS OF WHATCOM COUNTY, WASHINGTON.

Scope: proposal includes a modification to conditional use permit requesting to construct the freezer portion of the cold storage facility to a maximum of 80-feet in height from the previously approved 50-feet.

A public hearing with the Lynden Planning Commission has been tentatively scheduled for October 26, 2023, 7pm

Comments: Any persons wishing to comment on the application, or the proposal may do so by submitting their written comments to Heidi Gudde, Planning Director, 300 4th Street, Lynden 98264, by October 25, 2023, or by attending the public hearing to be held at 7:00 P.M

Revise Height Limit for Seafood Processing Plant

Applicant: J.P. Slagle, agent for Chill Build Lynden III, LLC

File: #22-09

Scope: SEPA Determination Being Revised: Lynden MDNS: SEPA #22-09 Project Zebra issued on October 28, 2022.

Reason for Revision: In 2022, Chill Build Lynden proposed the construction of an approximate 200,000 sq ft seafood processing plant and received approval of CUP #22-02 for its use and to exceed the zoning height limit of 45 ft. The approved proposal was for a maximum building height of 50 ft. The applicant is now proposing a modification of that CUP to allow the building height up to 80 ft. The earlier MDNS (SEPA #22-09) is being revised and reissued to reflect this modification to the earlier approved proposal.

REVISED Description of Proposal: The construction of an approximate 250,000 sq ft seafood processing plant and freezer facility on a 12-acre vacant industrial parcel in West Lynden. The project includes building construction, as well as truck access, loading areas, parking lots, landscaping, and utility installation. The proposed building height is up to 80 ft.



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Location: 603 Curt Maberry Road, Lynden WA 98264, parcel 4002241613100000
Copies of the Revised MDNS are available from the City of Lynden, 300 4th St., WA.
The public is invited to comment on this Revised MDNS by submitting written comments to Heidi Gudde, Planning Director, no later than October 25, 2023, at 300 4th Street, Lynden, WA 98264.

Shaan Ridge – 29 Lots

Applicant: Barrington, LLC, 5345 Smith Ridge Drive, Bellingham, WA 98226-9352
Scope: Shaan Ridge, involves approximately 3.42 acres of soil disturbance for residential and utility construction activities. The receiving waterbody is the Puget Sound. Proposed project includes development of 29 lot residential subdivision, Shaan Ridge. The project will connect two existing public street stubs and associated utility infrastructure, and sidewalk improvements, and stormwater facilities. Site consists of two existing parcels totalling approximately 3.7 acres.
File: 2303-0014
Location: 2000 NE 10th Avenue, Oak Harbor, Washington in Island County
Comments can be submitted to: ecyrewqianoi@ecy.wa.gov, or ATTN: Water Quality Program, Construction Stormwater, Washington State Department of Ecology, P. O. Box 47696, Olympia, WA 98504-7696
<https://apps.ecology.wa.gov/paris/DocumentSearch.aspx>

Expand Water System Boundaries

Scope: Expanding the boundaries of the O-Zi-Ya water system, and incorporating the service area boundaries into the coordinated water system plan
File: WSR 071/23
Applicant: O-Zi-Ya Community Club Water System
Location: S7630-00-0000A-0, Camano Island
Staff Contact: John Lanier, j.lanier@islandcountywa.gov
Comments: submit written comments via U.S. mail to Board of Island County Commissioners, 1 NE 7th St, Coupeville, WA 98239, or email public comment to CommentBOCC@islandcountywa.gov
Hearing: Board of County Commissioners of Island County, Washington, that they have set October 24, 2023, at 10:00 a.m., in the Island County Board of County Commissioners Hearing Room (Room #102B), located in the Island County Annex Building, 1 NE 7th Street, Coupeville, The phone number is 1-253-215-8782; Conference ID 055763, or via video at <https://tinyurl.com/IslandCountyBOCC1>
Further Info: contacting the Planning Department at P.O. Box 5000, Coupeville, WA. 98239, or by contacting John Lanier 360.678.7811 or j.lanier@islandcountywa.gov

2 Lot Short Plat

File: 325/23 SHP
Applicant: Deckwa, Arnold & Joanne
Location: 251 Cornet Bay Rd. Oak Harbor
Proposal: Short plat of a 1.68 acre lot, into 2 parcels, are within the Rural Village zone, vicinity of Cultural resources, Cornet Bay RAID, & noise zone-3
Staff Contact: Cindy White cindyw@islandcountywa.gov
Public Comments: must be received by 4:30 p.m. on October 25, 2023; mail to Island County



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Planning Department, 1 NE 7th St , Coupeville WA 98239; deliver to 6th & Main Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Future SFR

File: 322/23 CGP

Applicant: Seth Woltz

Location: R32803-043-4530, R32803-065-4480, R32803-095-4450, Clinton

Proposal: Lift forest practices moratorium to excavate 450 cubic yards with 2-4 logging trucks for future singlefamily residences

Staff Contact: Malene Garcia-DeBoard, m.garcia-deboard@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on October 25, 2023; mail to Island County Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Repair Rock Revetment – After the Fact

File: 355/22,

Applicant: Island County & Public Works – Parks

Location: S7355-00-01004-0, Coupeville

Proposal: After-the-fact review of repair of existing rock revetment by replacing six 3- and 4-man rocks and adding small angular rocks to hold them in place

Staff Contact: Malene Garcia-De-Board, m.garcia-deboard@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on October 25, 2023; mail to Island County Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Ridgeway Heights

Applicant: Ridgeway Ventures, LLC., Colin Smith, 41 NE Midway Blvd Ste 101 Oak Harbor, WA 98277-4953

Application Id: 42926

Scope: Ridgeway Heights, involves 4.7 acres of soil disturbance for Road, Residential, Utilities construction activities. Some discharges and runoff goes to ground water. The receiving waterbody is Unnamed Creek.

Location: intersection of SW 24th Ave and SW Ridgeway Dr. in Oak Harbor in Island County
Comments can be submitted to: ecyrewqianoi@ecy.wa.gov, or ATTN: Water Quality Program, Construction Stormwater Washington State Department of Ecology, P.O. Box 47696 Olympia, WA 98504-7696

Aircraft Hangar

File: LANDUSE-22-0202

Scope: Proposed Aircraft Hangar

Location: 461350013000, 374 Cessna Ave., San Jaun Island

Applicant: Daniel & Michelle Root, 374 Cessna Ave, Friday Harbor WA 98250

Project Comment End Date: 11/2/23 can be submitted in writing to Community Development at P. O. Box 947, Friday Harbor, WA 98250

-----10-10-23-----



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Communication Antennas

File: WCRNEWS_BH_1010

Applicant: Dish Wireless

Scope: proposes to collocate wireless communications antennas at a centerline height of 99 feet on an existing 125-foot 5-inch building

Owner: unknown

Location: at the approx. vicinity of 1313 Bay Street, Bellingham, Whatcom County, WA, 98225.

Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Leann Drury, l.drury@trileaf.com, 2121 W. Chandler Ave, Suite 108, Chandler, AZ 85224, 480-850-0575.

Burlington Planning Commission – 2024 CIP & Cascade Mall Subarea

The following agenda items will be considered:

1. 2024 Capital Improvement Plan (CIP) – Discussion Only – The Planning Commission will discuss a draft update of the City's CIP. The CIP is updated annually and includes a list of capital projects and infrastructure improvements the City is planning for a six-year period. No final action will be taken at this meeting.

2. Cascade Mall Subarea Planning - Interim Development Regulations – Discussion Only – The Planning Commission will discuss the subarea planning for the Cascade Mall property and the potential adoption of interim development regulations – No final action will be taken at this meeting.

Hearing: The Burlington Planning Commission will hold a regularly scheduled public meeting on Wednesday, October 18, 2023 at 5:30 p.m. The meeting will be held in the City Council Chambers of the Burlington City Hall located at 833 S. Spruce Street, Burlington WA.

Additionally, the Planning Commission meetings will be hosted as a Zoom Webinar, and the public is invited to dial in to listen by calling 1-253-215-8782; or online through Zoom at this link: <https://zoom.us/j/94491743954>. Webinar ID: 944 9174 3954

The materials being considered by the Planning Commission will be posted on the Burlington Community Development Department's website prior to October 18, 2023.

The Community Development website can be accessed at:

<https://www.burlingtonwa.gov/105/Community-Development>

-----10-08-23-----

R/O Zoning Text Amendment – Add Restaurant

File: 2023071

Project Description: a non-project action to amend the Residential/Office Zoning District development standards contained in BMC 17.26 to allow restaurant uses.

Proponent Mandeep Sran

Location: in Central Blaine, in a narrow corridor centered along Peace Portal Drive from Albert Avenue to the south, to just north of Boblett Street on the north.

Lead Agency: City of Blaine

Information on the process and the project is available to the public upon request at the City of Blaine, Community Development Services office.

Comments must be submitted by the end of the business day on October 23, 2023.

Responsible Official: Stacy Clauson Community Planner II 435 Martin Street, Suite 3000,



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Blaine, WA 98230 Phone: 360-332-8311 ext. 3332 Fax: 360-332-8330 Email: cdscomments@cityofblaine.com

Appeals: need to be made by the end of the business day on October 23, 2023. Appeals must include a specific factual objection.

Questions should be directed to the responsible official noted above.

-----10-06-23-----

Add 2 Sites

Scope: ViewMont Estates MH Site Plan Review/Variance/Special Permission to modify the existing site plan for the ViewMont Estates Mobile Home Park. The modification consists of the addition of two sites to the park bringing the total sites to 99. Additionally, site 99 as proposed is irregularly shaped and does not conform to the width and depth requirements on all sides and the applicant is requesting a variance from these requirements. The existing mobile home park includes non-conforming conditions and as such a non-conforming special permission approval to allow for the continuation of the non-conforming conditions is included with this request.

File: PLAN23-0074

Location: The project site is addressed as 1120 S 25th Street and is identified by the Skagit County Assessor as parcel P27310 that is located within the SW ¼ of Section 21, Township 34 North, Range 04 East, W.M.

Applicant: Huitt-Zollars, Inc; Andrew Petersen; 1102 Broadway; Ste 301; Tacoma, WA 98402

Owner: ViewMont Mobile Estates, LLC; Soazick Frelicot; 4616 25th Ave NE; PMB 701; Seattle WA, 98105

Public Hearing: A public hearing on the above-described project will be held by the Mount Vernon Hearing Examiner on **TURSDAY, OCTOBER 26, 2023** starting at 9 am via video conferencing software. Those wishing to participate in this virtual hearing must call 360-336-6214 or email: PermitTech@mountvernonwa.gov no later than 12 PM ON OCTOBER 25, 2023, to receive information needed to participate in this virtual hearing. A

The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

City Contact: City of Mount Vernon, Development Services Department; Marianne Manville-Ailles; 910 Cleveland Ave. Mount Vernon, WA 98273; (360) 336-6214;

PermitTech@mountvernonwa.gov

Predators of the Heart

Files: PL22-0133 SEPA Appeals PL22-0583 & PL22-0577

Scope: the Hearing Examiner denied Special Use Permit PL22-133 to permit an Animal Preserve, Wildlife Education, Conservation, and Sanctuary Center on the subject property.

Additionally the Hearing Examiner resolved 2 separate administrative appeals of an issued SEPA Mitigated Determination of Nonsignificance (MDNS) for the proposed animal preserve. The first appeal of the MDNS was filed by the applicant Predators of the Heart. The Hearing Examiner granted the appeal in part and denied it in part result in the upholding of the issued SEPA subject to modifications. The second appeal of the MDNS filed by the neighbor group was denied by the Hearing Examiner.

Location: as 4709 Welch Lane, Anacortes, Washington, and is located in a portion of Section 35;



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Township 35 North; Range 01 East; Willamette Meridian, situated in unincorporated Skagit County, Washington (Parcel #: P128398).

Applicant/ Contact: Ashley Carr, 6128 Parkside Drive, Anacortes, Washington 98221

Landowner: Predators of the Heart, 4709 Welch Lane, Anacortes, Washington 98221

Appeals must be submitted by: October 16, 2023

Staff Contact: Kevin Cricchio, AICP, Senior Planner Skagit County Planning and Development Services 1800 Continental Place Mount Vernon, WA 98273 (360) 416-1423

-----10-05-23-----

SFR

File: PL23-0240

Robert Santucci

Scope: approved the Reasonable Use Exception Application to allow residential development on Parcel P66988. The subject property is approximately 18,000 sq. ft. in size and is located within the Rural Village Residential (RVR) Zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended. The minimum lot size in the Rural Village Residential zoning designation is either 1-ac with community Water (PUD) and on site sewage disposal or 2.5 acres with on-site water (well) and on-site sewage disposal. County Code (SCC) 14.16.850(4)(f), under certain circumstances a Reasonable Use Exception is required for development on a substandard parcel. Location: as Lot 39, Block 2, Plat of Lake Cavanaugh, Subdivision 3, located within a portion of the Southwest ¼ of the Northeast ¼ of Section 28, township 33, Range 6 East, W.M., Skagit County, Washington.

Appeals must be submitted by: October 16, 2023

Staff Contact: Grace Roeder, Associate Planner Skagit County Planning & Development Services 1800 Continental Place Mount Vernon, WA 98273 (360) 416-1320/(360) 416-1332

Skagit County's 2023 Docket of Proposed Policy, Code, and Map Amendments (not permits – INFO ONLY)

Documents available: www.skagitcounty.net/2023CPA

Lead Agency: Skagit County Planning & Development Services, Contact Person: Sarah Ruether, Senior Planner, (360) 416-1320

Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations:

- LR23-01 Dunlap Rural Reserve Rezone: rezone 21 acres from Agricultural-Natural Resource Lands to Rural Reserve.

- LR23-03 Port of Skagit Bayview Ridge Rezone: rezone a portion of one parcel, which has a split zoning designation, from Bayview Ridge-Residential to Bayview Ridge-Light Industrial. County initiated proposals:

- C23-1 Seawater Intrusion Area Well Drilling Requirements: amend the critical areas ordinance to require applicants to submit an application and supporting materials for review by the Planning Department prior to drilling a well in a seawater intrusion area with a sole source aquifer.

- C23-2 Qualified Professional Definition: update the definition of “Qualified Professional” in SCC 14.04 to ensure consistency with surrounding jurisdictions and competency of consultants for Skagit County.



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- C23-3 OSRSI Allowed Uses Amendment: amend SCC 14.16.500(3) to allow trails to be a permitted use in the OSRSI zone, while trailheads are kept as an administrative special use.
- C23-4 Master Planned Resort Designation: amend code language to refer to Master Planned Resort as a zone designation, not a special use, to remain consistent with the Comprehensive Plan and Growth Management Act.
- C23-5 Fire Marshal Code Amendment: amend SCC 14.16.850(6) to remove the requirement for a foam applicator for firefighting in a building located outside of a Skagit County fire district.
- C23-6 Temporary Manufactured Homes Title Notice Requirement: require a title notice for temporary manufactured homes.
- C23-7 Flow Sensitive Basin Rules: update and remove flow sensitive basin regulations which have been superseded by the Skagit and Stillaguamish Instream Flow Rules.
- C23-9 Primitive Campground Definition Amendment: amend the primitive campground definition to clarify which amenities would qualify a site as a primitive campground.
- C23-10 Countywide Planning Policies Update: adopt amended Countywide Planning Policies recommended by the Growth Management Act Steering Committee.
- C23-11 General Code Language Clean Up: amend stormwater and wireless facilities code language to correct inconsistencies found by code revisers during updates in 2022.

Public hearing Date: October 24 at 6:00 p.m. with Skagit County Planning Commission, If you wish to provide verbal testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email.

Written comment deadline: October 26, 2023 at 4:30 p.m. to Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name: Skagit County's 2023 Docket of Proposed Policy, Code, and Map Amendments, in the subject line.

New Utility-Scale Battery Energy Storage System

File # PL23-0408

Scope: Hearing Examiner Special Use Permit application to allow a new utility-scale battery energy storage system (BESS). The project is classified as a major utility development, as defined in SCC 14.16.020. The BESS would be situated on 22.55 acres on parcels P129949 and P21265 to store up to 200 megawatt-hours of energy. The project also includes a 115-kilovolt overhead generation tie line (gen-tie line), which would extend approximately 2,240 feet northwest across parcels P21273 and P21272 to connect to the Puget Sound Energy's (PSE) Fredonia Substation. The project would provide local power capacity and grid resiliency in the nearby communities of Bay View, Avon, Mount Vernon, Burlington, and the greater Skagit County area.

Location: on McFarland Road, which is accessed from Ovenell Road, Mount Vernon, WA 98273, within the northeast quarter of Section 09, Township 34 N, Range 03 E W.M., situated within Skagit County, Washington (P129949, P21265, P21272, P21273, and P129963).

Applicant: NextEra Energy Resources Development, c/o David Lawlor, 700 Universe Blvd E5E Juno Beach, FL, 33408.

Property Owners: Sierra Pacific Real Estate, LLC, PO Box 496028, Redding CA, 96049 (P21265, P129949 and P129963) and Puget Sound Energy, PO Box 97034, Bellevue, WA 98009 (P21272 and P21273).

Written comments must be received no later than 4:30 PM on October 20, 2023 through the website www.skagitcounty.net/pdscomments



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Staff Contact: Robby Eckroth, AICP, Senior Planner; Phone: (360) 416-1328; Email: reckroth@co.skagit.wa.us; Skagit County Planning & Development Services, 1800 Continental Place, Mount Vernon, WA 98273

Pacific Dream Seafoods

File # BP22-0754 & BP22-0864

Scope: Grading, Bldg & SEPA checklist review for the Pacific Dream Seafoods Site Development Project. . The project proposal includes the initial construction of a 61,700 square foot processing facility to process various seafood products. The second phase includes the construction of a 74,000 square foot refrigerated storage structure to be located east of the processing facility. Construction of the refrigerated structure is anticipated within 5-10 years. The total anticipated square footage of onsite finished structures is 135,700 square feet. The project includes the excavation of approximately 13,730 cubic yards of material and the placement of approximately 18,410 cubic yards of material for both combined phases. Development will include all underground utilities, landscaping, and stormwater conveyance facilities.

Proponent: Pacific Dream Seafood, c/o Jerod Goodin, 1004 Commercial Ave., Anacortes, WA 98221.

Owner: J & J Property Holdings LLC., 830 Kline Road, Bellingham, WA 98226.

Contact Person: Ravnik & Associates, c/o John Ravnik, P.O. Box 361, Burlington, WA 98233.

Location: The proposed project is located on 6 acres described as Lot 5A of Bay Ridge Business Park Binding Site Plan #PL07-0733 (AFN 200801220120) addressed at 11731 Bay Ridge Drive, Burlington, within a portion of Section 34, Township 35N, Range 3E W.M., situated within Skagit County, Washington. (P127385)

Written comments must be received no later than 4:30 pm on: October 20, 2023 submitted on website at www.skagitcounty.net/pdscomments

Staff Person: Brandon Black, Senior Planner: 1800 Continental Place, Mount Vernon, WA 98273.: (360) 416-1320

Correction for Variance

Scope: to discuss an application for an Area Variance

Location: at 8270 Maple Ave, Lyman, WA

File: WCRNEWS_SVH_1005

Owner: Not Given

Hearing: Town of Lyman Notice of Public Hearing The Town of Lyman will be holding a public hearing. Tuesday, October 10, at 6:45 at the Town Hall 8405 South Main St. The regular council meeting will follow at 7:00. Public comment will be heard.

If you have any questions regarding this call Lyman Town Hall 360-826-3033.

-----10-04-23-----

Verizon Cell Tower

Hearing: The Town of Lyman will be holding a public hearing Tuesday, February 10th, 2015 at 6:30 at the Town Hall 8405 South Main Street.

File: WCRNEWS_SVH_0104

Scope: Verizon Cell Tower



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Located at 31687 SR 20, Lyman, WA 98263.

Contact: Debbie Boyd Clerk/Treasurer 360-826-3033

Jerome Street Plat – 7 Bldgs

File: WCRNEWS_BH_1004

Applicants: Land Development Engineering & Surveying, Inc. and Lyon Investments LLP

Scope: to present a Planned Unit Development (PUD) and Preliminary Plat for the 3.67 acres of property. The preliminary plan includes the development of 9 single-family detached, 3 single-family zero lot line townhomes and the conversion of 1 existing triplex to a duplex with 0.71 acres of usable open space. The work includes the installation of stormwater management system that provides both flow control and runoff treatment, right-of-way improvements to the abutting Jerome Street, construction of on-site parking and a private road to service the new lots.

Additionally, common utilities, including water, sewer, and power will be installed.

Location: on 298 Jerome St, (Northeast corner of intersection of E Street and Jerome St) in Blaine Washington. The meeting will be held

Community Meeting that will be held at the Blaine Boating Center located at 235 Marine Drive on Wednesday October 18th, 2023, from 6:00 PM to 7:00 PM. Interested parties are invited to attend and provide input on the preliminary plan.

Please contact Land Development Engineering & Surveying, Inc. at 360-383-0620 or email Ramon@Ldesinc.com if you have any questions about this meeting.

Temporary Road Closure Lagoon View Drive/31630/ JL 00591-1001

Island County Public Works Department RCW 47.48.010 authorizes the closure of or restricted access by the traveling public to county rights-of-way when they are being constructed, altered, repaired, or improved to ensure safety for motorists.

JL00591-1001 has been approved to construct shoulder improvements including segments of road reconstruction for Lagoon View Drive.

The shoulder stabilization reconstruction project on Lagoon View Drive begins 1,000 to 2,000 feet south of the intersection of Westcliff Drive/Lagoon View Drive.

The road reconstruction shoulder stabilization requires the closure of Lagoon View Drive project area from August/September/ October, 2023, for an approximate eight (8) week period or until the County Engineer determines that the safety of the roadway for public use is restored.

The following roads are to be temporarily closed to through traffic during the period of reconstruction activities:

ROAD/ROAD LOG NO.

Lagoon View Drive/31630 From M.P. 0.00 To M.P. 0.45

SFR w/Drainage Outfall

File: 237/23 SHE-II

Applicant: David Bocek

Location: S8290-00-00018-0, Whidbey Island

Proposal: Construction of new single-family residence and appurtenances with drainage outfall into Holmes Harbor.

Staff Contact: Kayla Johnson; kayla.johnson@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on October 18, 2023; mail to Island County



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Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Clear for SFR

File: 318/23 CGP

Applicant: Stephen Brown

Location: S6155-00-00008-0, Freeland

Proposal: Class IV conversion to clear 2 trees (about 20 board feet with 30 cubic yards of clearing and grading) for future driveway to future single-family residence.

Staff Contact: MaleneGarcia-DeBoard, m.garcia-deboard@islandcountywa.gov

Public Comments: must be received by 4:30 p.m. on October 18, 2023; mail to Island County Planning Department, 1 NE 7th St, Coupeville WA 98239; deliver to 1 NE 6th Street, Coupeville; or to 121 N. East Camano Drive, Camano Island; or FAX (360) 679-7306

Ridgeway Heights 4.7 Acres

Applicant: Ridgeway Ventures, LLC., Colin Smith, 41 NE Midway Blvd Ste 101 Oak Harbor, WA 98277-4953

Ridgeway Heights involves 4.7 acres of soil disturbance for Road, Residential, Utilities construction activities. Some discharges and runoff goes to ground water. The receiving waterbody is Unnamed Creek.

File: WCRNEWS_WNT_1004

Location: at the intersection of SW 24th Ave and SW Ridgeway Dr. in Oak Harbor in Island County

Comments can be submitted to: ecyrewqiano@ecy.wa.gov, or ATTN: Water Quality Program, Construction Stormwater Washington State Department of Ecology, P.O. Box 47696 Olympia, WA 98504-7696

Read more here, when they actually file their DOE permit:

<https://apps.ecology.wa.gov/paris/DocumentSearch.aspx>

-----10-03-23-----

Water Utility Management

The Juniper Beach Water District (JBWD), Camano Island, Washington invites proposals from qualified firms and organizations to assume management of the water utility owned and operated by the Juniper Beach Water District. The proposal should provide a detailed description of the management and services to be provided by the responding party. Proposed fees for the management of typical water system operations should also be included.

The deadline for submission of proposals is November 1, 2023, 4:00pm.

To access the RFP, go to the JBWD website, www.juniperbeachwaterdistrict.net and click on the link in the Announcement Banner which is highlighted in green at the top of the webpage. The pdf link is also found under the Announcements & Notices menu. Contact Information for JBWD can be found under the Contact Us webpage.

307 S 1ST St Façade Improvements

File: PLAN23-0152

Description: The project consists of façade improvements to the existing building at 307 S 1st St



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within the area designated as the Historic Downtown in the City of Mount Vernon's Design Standards. Proposed improvements include addition of awning over sidewalk, new exterior lighting, new exterior door, new windows installed in previously filled openings, and eagle emblems at top of building to be removed.

Location: County Assessor as parcel P52008, addressed as 307 S 1st St. The site is located on the west side of South 1st Street north of W Montgomery Street within a portion of the SE ¼ of Section 19, Township 34, Range 04 East, W.M.

Applicant: Michael Dahl; 801 2nd St; Mukilteo, WA 98275 OWNER: James Mongrain; 510 Majestic View Ct; Mukilteo, WA 98275

Staff Contact: Marianne Manville-Ailles, Senior Planner; Development Services Department; City of Mount Vernon; 910 Cleveland Avenue, Mount Vernon WA 98273; Telephone - 360-336-6214

Hearing: A public hearing on the above described project will be held by the Mount Vernon Design Review Board on THURSDAY, OCTOBER 19, 2023 in the Public Works Conference Room, located at 1024 Cleveland Avenue, Mount Vernon at 10 AM.

Document Copies: The technical reports, plans, and other materials are available for public viewing by following the directions below: 1. Navigate to: <https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home> 2. Click on the blue "GO" link under the heading "Public Notices" 3. Accept the disclaimer 4. Type the project number (PLAN23-0152) into the search bar at the top of the screen 5. Click on the project number below the search bar. The project materials are also available by emailing the City at PermitTech@mountvernonwa.gov or calling (360) 336-6214 and requesting copies of these documents.

-----10-02-23-----

Open Space Land Applications

File: Owner: Location

OSP2022-00002: Brian & Loretta Sheldon, parcel #390102026390

OSP2022-00003: Patricia Otto, parcels # 380313590033;380313443033;
380418028041;380313465165; 380324458504

OSP2022-00004: Colleen and Erwin Martens, parcel #405121407231

OSP2022-00005: RJ Group #1, parcel #380211234330

OSP2022-00006: RJ Group #2, parcel #380211340415

OSP2022-00007: RJ Group #3, parcel #390233103385

OSP2022-00008: RJ Group #4, parcel #390233103355

OSP2022-00009: RJ Group #5, parcel #390233103325

OSP2022-00010: RJ Group #6, parcel #390233103295

For additional information contact Priscilla Drewry at 360-778-5979 or pdrewry@co.whatcom.wa.us

Hearing: On Thursday, October 12, 2023, at 6:30 p.m., the Whatcom County Planning Commission will hold a public hearing and work session related to the following:

To learn how to watch or participate in the meeting in real time, please go to:

<https://www.whatcomcounty.us/3436/Participate-in-Virtual-Planning-Commissi>

Meeting materials will be posted on the County website at:

<https://www.whatcomcounty.us/AgendaCenter/Search/?term=&CIDs=9,&startDate=&endDate=&dateRange=&dateSelector=>



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The public is invited to attend the hearing to provide oral comments and/or written comments may be submitted to: Whatcom County Planning Commission ATTN: Tammy Axlund 5280 Northwest Drive Bellingham, WA 98226 Email: PDS_Planning_Commission@co.whatcom.wa.us

ES561 - West Illinois Multimodal

Notice: 43926

Applicant: Seth Fleetwood, 2320 Grant St Bellingham WA98225 Bellingham, WA 98225-3809, fanthony@cob.org, 360-319-4642

Project: ES561 - West Illinois Multimodal, involves 1.87 acres of soil disturbance for Highway or Road construction activities. All discharges and runoff goes to ground water.

Location: at West Illinois from Peabody to Lynn Street in Bellingham in Whatcom county.

Comments can be submitted to: ecyrewqianoi@ecy.wa.gov, or ATTN: Water Quality Program, Construction Stormwater Washington State Department of Ecology P.O. Box 47696 Olympia, WA 98504-7696

Read More Here: <https://apps.ecology.wa.gov/paris/DocumentSearch.aspx>

1 Year Moratorium Proposed

File: SEPA2023-00082

Project Description: The proposal is a non-project action to impose a one-year moratorium on the acceptance and processing of applications and permits for certain new uses on properties located in HII zones in municipal UGAs that are now adjacent to or nearly immediately adjacent to unincorporated areas zoned Urban Residential Mixed (UR-MX), Urban Residential (UR), and adjacent to incorporated areas zoned single-family residential. The Whatcom County Comprehensive Plan designates the vast majority of Heavy Impact Industrial zoning in the Cherry Point UGA, recognizing that heavy industries are incompatible with residential uses. Heavy impact industries and/or certain Light Impact Industrial uses allowed in the HII zone may present public health problems and nuisances for residents within immediately proximity to these industries, including noise, dust, heavy vehicle traffic, odor, and air emissions.

Proponent: Whatcom County Council Office – c/o Cathy Halka

Address and Parcel #: Areas zoned HII in all municipal UGAs of Whatcom County

Lead Agency: Whatcom County Planning & Development Services

Zoning: HII

14 Day Comment Period Concluding On October 16, 2023.

Appeal With The Whatcom County Planning And Development Services Located At 5280 Northwest Drive, Bellingham, Wa 98226. Appeals Must Be Made Within 10 Days After The End Of The Comment Period.

-----10-01-23-----

67 New Infill Toolkit Townhouse Units, 134 Garage Parking Stalls, 21 Surface Guest Stalls & Site Work

Location: 3509 Meridian Street in Area 5 of the Birchwood Neighborhood.

Project# SUB2022-00033 / VAR2023-0002

Applicant: Ali Taysi, AVT Consulting LLC

Owner: Bellingham Golf & Country Club



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Scope: Infill Toolkit Townhomes and Variance request for the Stream Bellingham Townhomes Plat. The plat proposes construction of 67 new infill toolkit townhouse units with 134 garage parking stalls and 21 surface guest parking stalls. A single access point to the project is proposed from Meridian Street located directly across from the Orchard Street intersection. The proposal includes a preliminary subdivision to place each townhouse on a fee simple lot. Based on a certified arborist's report the proposal includes preservation of approximately 73 trees on site and removal of approximately 327 trees to accommodate the proposed building footprint, surface driveways and associated utilities. The applicant has proposed to mitigate for the tree removal by planting three replacement trees for each tree removed with a caliper greater than 30-inches (216 replacement trees) and planting one replacement tree for each tree removed with a caliper less than 30-inches (258 replacement trees). A total of 474 replacement trees which includes 83 trees to meet both landscaping and street tree requirements are proposed to be planted for mitigation associated with the tree removal from the project. The applicant has proposed planting the remaining 391 replacement trees off site.

Finally, the proposal includes a variance from BMC 23.04.090 from the requirement to provide infrastructure improvements around the entire Bellingham Golf and Country Club (BGCC), however, the applicant has proposed installation of approximately 780 feet of sidewalk and curb and gutter along Meridian Street abutting the BGCC site to connect the existing sidewalk to the bus stop near the intersection with McLeod Road.

Hearing: The City of Bellingham Hearing Examiner will hold a virtual and in-person hybrid public hearing to take testimony on the following proposals at 5:00pm on Wednesday, October 11, 2023:

For information on the proposals and how to participant in-person, by phone or computer at the hybrid public hearing please visit the Hearing Examiner's meetings webpage at <https://iframe.cob.org/iframes/Pages/hearing-examiner-materials.aspx>