

## WHATCOM COUNTY

Planning & Development Services  
5280 Northwest Drive,  
Bellingham, WA 98226-9097  
360-676-6907, TTY 800-833-6384  
360-738-2525 Fax



J.E. "Sam" Ryan  
Director  
PLANNING & DEVELOPMENT SERVICES

DEC 31 2018

RECEIVED

### Preliminary Long Subdivision Application

- 1) Prior to Long Subdivision application you must have a pre-application meeting. Please see the **Pre-Application Meeting** application for requirements.
- 2) After you have had a pre-application meeting and completed all applicable application materials and studies and all requirements outlined in the pre-application meeting, contact the planner who attended the meeting to schedule a time for submittal of the Long Subdivision application. The applications will be taken in at the front counter and considered vested upon receipt of the applicable fees and Determination of Completeness.

### Long Subdivision Processing Sequence

- 1) Once the application and fees are submitted, staff will review the project and if all items are submitted, a Determination of Completeness will be issued to the applicant. The application materials will be routed to the **Technical Review Committee** and a **Notice of Application** will be posted in the newspaper and mailed to surrounding property owners.
- 2) After all of the comments have been received from the Technical Review Committee and citizens staff will forward them back to the applicant. If it appears that the basic requirements of water supply, sewage disposal, legal access, minimum lot size and critical areas all appear to be reasonably satisfied, the Technical Review Committee will then complete the **State Environmental Policy Act (SEPA)** review.
- 3) If, after the Technical Review Committee meeting, there are still items that need to be addressed by the applicant, the Technical Review Committee will issue a **Notice of Additional Requirements (NOAR)**. The applicant shall have 180 days from issuance of the NOAR to submit requested items.
- 4) Staff will then schedule the project for a hearing with the **Whatcom County Hearing Examiner** for preliminary approval. Once the Hearing Examiner has issued approval the applicant must then complete all improvements (roads, utilities, etc.) and the surveyor can begin to prepare the checkprints.
- 5) Prior to any land disturbance please contact a Critical Areas Specialist to determine whether a land use disturbance permit (LDP) is necessary. We advise you to wait until you receive preliminary approval before making application.
- 6) Please note: "Preliminary Approval" Does Not Constitute Authorization To Advertise, Sell Or Take Earnest Money On Any Of Your Proposed Lots.
- 7) The applicant shall submit the final review packet for the original drawing (mylar) within **Five Years** of receiving preliminary approval (WCC 21.05.039(1)). If the applicant fails to submit the original drawing within these time frames, the Long Subdivision shall be considered expired (WCC 21.05.039(2)). Please see the **Final Long Subdivision Application** for submittal requirements.

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**Preliminary  
Long Subdivision Application**

*APL 2018-00016*

Files: *LSS 2018-00003* *SEP 2018-00024* *SHR 2018-00018*

**Applicant**

Name Governors Point Land LP Phone (604) 715-5477

Address 862 Peace Portal Drive, Suite 101 City Blaine

State WA Zip 98230 Email randy@bocci.ca

**Agent/Contact**

Name Wayne Schwandt Phone (360) 739-0091

Address 965 Grand Blvd City Bellingham

State WA Zip 98229 Email wayne@rimlandpacific.co

**Owner Name**

Name Governors Point Land LP Phone (604) 715-5477

Address 862 Peace Portal Drive, Suite 101 City Blaine

State WA Zip 98230 Email randy@bocci.ca

**Engineer** Cascade Engineering Group; 119 Grand Ave Suite D; Bellingham, WA 98225 (360) 306-8161;  
**Surveyor** craig@cascadecivil.com

Name Jepson and Associates Phone (360) 733-5760

Address 222 Grand Avenue, Suite C Bellingham

State WA Zip 98225 cmjepson@jepsonengineering.com

**Parcel Information**

Property is currently subject to Preliminary BLA Approval EXE2018-006 which will be final prior to this Preliminary Long Subdivision Application being approved. New APN's will be provided at that time.

Tax Parcel Number(s) (APN) 370236145506,370225122040,370225085132,370225115201,370225093208,370225095189,370225058223,370225018180,370225017225,370225002162,370226486305,370226531156,370226509165

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Div \_\_\_\_\_ Plat \_\_\_\_\_

\_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4 Section \_\_\_\_\_, T \_\_\_\_\_ N, R \_\_\_\_\_ W.M

Site Address 515 Pleasant Bay Road, Bellingham, WA 98229

Location in Common Language South end of Chuckanut Bay off Pleasant Bay Road

Parcel Total Acreage 124.5 Number of lots 18

Average lot size 1.46 acres Maximum lot size 2.2 acres

Minimum lot frontage width 120' Minimum lot depth 229'

Proposed use of lots:

Nine new single-family residential lots; Two new non-residential lots for public use; Seven reconfigured 5-acre residential lots into seven cluster residential lots; one reconfigured public-access open space tract

	<b>Lots</b>	<b>Roads</b>	<b>Open Space</b>	<b>Other</b>
<b>Total Acreage Used For:</b>	26.29	Roads are located in the Open Space Tract 3.9	Net of Roads 94.35	
<b>Percentage of Total Acreage Used For:</b>	21 %	8.4 %	70.6 %	%

Roads to be public None or private All roads are private

Approximate road length 7,135' Width 20'

Area in right-of-way ~6 acres Percentage of total 4.8 %

Uses of surrounding properties:

North: Chucknut Bay

South: Residential

East: Pleasant Bay

West: Samish Bay

Existing structures:

None

Area of proposed impervious surface:

6.4 acres

Does the Owner of this Property Own any Contiguous Property?  Yes  No

Zoning Designation RR-5A Comp Plan Designation Rural

Subarea \_\_\_\_\_  Yes  No

Deed attached:  Yes  No See Exhibit 2

Property interest of the applicant:  Purchaser  Lessee  Other Owner

Watershed Protection Overlay District  Yes  No

Washington State Highway  Yes  No Pipeline within 600'  Yes  No

Stormwater Special District  Yes  No Flood Zone  Yes  No

Agriculture Protection Overlay (APO)  Yes  No (If Yes:  Soils  Taxation  Both)

Fire District South Whatcom School District Bellingham

Water source:  Well  District/Association City of Bellingham

Sewage Disposal:  Septic  Sewer \_\_\_\_\_

Nearest Public Road Pleasant Bay Road R.O.W. Width 80'

Private Easement Length \_\_\_\_\_ R.O.W. Width \_\_\_\_\_

Existing Restrictions and Covenants None

Proposed Restrictions and Covenants See Exhibit 3

Has the property been cleared under a Washington State Department of Natural Resources (DNR) Forest Practices Application (FPA) within the past 6 years?  Yes  No

Do you intend to develop this Long Subdivision phases?  Yes  No  
*If yes, please attach the proposed phasing plan.*

Indicate which lots, if any, will be eligible for accessory dwelling units.

Technical Committee Meeting Date (Assigned by PDS) \_\_\_\_\_

Fee Receipt# \_\_\_\_\_ Date Paid \_\_\_\_\_

I/we Wayne Schwandt hereby certify that the above statements and the information contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge.

  
Signature of ~~Applicant~~ Agent

11/9/18  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

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Director

**Preliminary Long Subdivision Application  
Intake Checklist**

The following requirements for a fully completed application and any other information must be provided in order to initiate a review for a Determination of Completeness.

Applicant  
Checklist

PDS  
Checklist

**1. Written and Other Data and Fees**

**Eleven (11) sets** of the required information (listed below) shall be submitted. The Subdivision Administrator may require the applicant to submit the information in an electronic format, and may reduce the number of required sets if provided in an alternative format

- a) Completed application form
- b) Name, address and phone number of owner(s), applicant, and contact person
- c) Names, addresses and telephone numbers of the involved engineers, surveyors, and consultants
- d) Intended uses
- e) List of variances and waivers requested See Exhibit 4
- f) Names and addresses of all persons, firms, and corporations holding legal interests in the land, such as easements, of which the applicant has knowledge See Title Report in Exhibit 13
- g) Assessor's parcel number (of the parent parcel) See Title Report in Exhibit 13
- h) List of names and addresses of owners of property within 300' of site's boundaries (based on the latest assessor's equalized tax roll) when within an urban growth area, or within 1,000 feet of site's boundaries when outside an urban growth area, together with corresponding parcel numbers and assessor's parcel map See Exhibit 5
- i) Proposed covenants, conditions, and restrictions (CC&Rs) See Exhibit 3
- j) SEPA checklist (Available on PDS website) See Exhibit 6
- k) Preliminary Stormwater Proposal See Exhibit 7
- l) Preliminary Traffic & Concurrency Information See Exhibit 8

- m) Land Disturbance Permit (Available on the PDS Application Page of website) See Exhibit 9
- n) Proposed utilities See Exhibit 10
- o) Critical area and soil reports, as specified in the applicable development standards. All reports shall be certified by qualified professionals experienced in the applicable field of science. See Exhibit 11
- p) Net and gross lot size to determine minimum lot size and density requirements as required by the Zoning Ordinance
- q) Fees as specified in the Unified Fee Schedule
- 2. Map Data** See Exhibit 12
- a) Applicable map size is 24" x 24" to 24" x 36"
- b) Date of revisions, if any
- c) Name of owner
- d) Name, address, and telephone number of the surveyor or consultant preparing the map proposal
- e) Name of proposed land division
- f) Names or numbers of any adjacent divisions
- g) General layout of proposed land division
- h) Approximate locations of existing utilities, infrastructure, roads, drainage and rights-of-way within 300' of the boundary of the proposed land division
- i) Vicinity map at a scale not less than 1" = 2,000'
- j) Common engineering scale (1"=100' or larger), sheet numbers, and north arrow
- k) Section, township, range, municipal and county lines in the vicinity
- l) Location of monuments and fences located by any boundary survey and the date of the survey
- m) General boundaries of the site with general dimensions shown, perimeter boundary marked with a bold line
- n) Legal description of the land being subdivided
- o) Proposed access (including proposed improvements to on-site and off-site roadways)
- p) Other proposed on-site or off-site utilities and facilities
- q) The location and widths of all proposed roads, rights-of-way, and easements.
- r) When appropriate, location of natural features, including bodies of water, natural drainage areas, regulated watershed boundaries, critical areas, and buffers
- s) Location of buildings, and parking on-site or contiguous to the site

- t) General location of existing and proposed facilities, sanitation, and water facilities, easements (where appropriate), landscaping, common areas, and phasing boundaries
- u) General plans of proposed water distribution systems, sewage disposal systems, and drainage systems. The plans shall include system location and sizes, sources of water supply, location and size of storage reservoirs, location of drainage outlet, and other major features and shall be certified by a professional engineer.
- v) Layout of proposed alleys, walkways, bicycle paths, and parcels to be dedicated or reserved for school, park, playground, well site or other use
- w) Sequential numbers to all lots within subdivision and identify proposed phases
- x) Location of critical areas, shorelines and base flood elevation, where applicable
- 3. Additional Information**
- a) Title report See Exhibit 13
- b) Written narrative of how the proposed preliminary plat will meet development and/or level of service standards for: 
  - i. Water supply
  - ii. Sewage disposal
  - iii. Fire protection service
  - iv. Public school system
- c) Project areas
- d) Area in lots, square feet, and percentage of total
- e) Zoning designations and zone density
- f) Number of lots
- g) Average lot size, area, and maximum lot size
- h) Area of streets, area in right-of-way, and percentage of total
- i) Area of parks, open space, and percentage of total
- j) Area of impervious surface proposed
- k) Soil types and classifications
- l) Utility service types and name of provider
- m) School and fire district
- n) Boundary survey, prepared and certified by a professional land surveyor
- o) Additional reports as required at the pre-application meeting, prepared by qualified professionals, including but not limited to: 
  - i. Traffic impact analysis and concurrency study See Exhibit 8
  - ii. Stormwater design report See Exhibit 7
  - iii. Soils and/or geological report See Exhibit 11

- iv. Wetlands delineation and/or critical areas assessment report
- v. Soil testing results for pesticides for subdivisions on land historically used for raising row crops
- p) Topographic map of sufficient contour interval, acceptable to the County Engineer or Subdivision Administrator, to show the topography of the land to be subdivided



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### Fee Responsibility

Venue and Jurisdiction: The parties hereto recognize and agree that the venue of any action involving their rights or obligations related to this application shall be in Whatcom County, and the parties' rights and obligations hereunder shall be determined, in accordance with the laws of the State of Washington.

Fee Guaranty: Notwithstanding that this application has been submitted in the name of a company, I personally guarantee payment of fees accrued according to the terms listed in the Whatcom County Unified Fee Schedule and that my personal guarantee is part of the consideration for review of the application.

I/we, Wayne Schwandt, hereby certify that the above statements and the information contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge, and that the list of surrounding property owners is complete and current.

Wayne Schwandt  
Signature of Applicant Agent

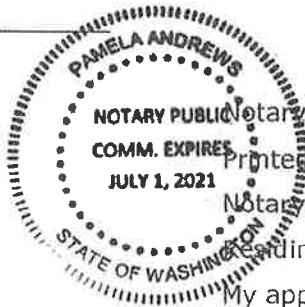
11/6/18  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

I certify that I know or have satisfactory evidence that Wayne Schwandt is/are the person(s) who appeared before me, and said person(s) acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 11/6/18



Signature: Pamela Andrews

Printed Name: Pamela Andrews

Notary Public in and for the State of Washington

Residing at Bellingham WA

My appointment expires: 07/01/2021

Application received by: \_\_\_\_\_

Date: \_\_\_\_\_

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### Agent Authorization

If you are authorizing an agent to apply for permits on your behalf you must complete this form, which will provide authorization for a designated agent to apply for permits on your behalf. This form is required for the protection of the property owner. Planning and Development Services will not accept an application that is not either signed by all property owners or accompanied by this form.

I/we, Governors Point Land LP, the owner(s) of the subject property, understand that by completing this form I hereby authorize \_\_\_\_\_ to act as my agent. I understand that said agent will be authorized to submit applications on my behalf. I also understand that once an application has been submitted that all future correspondence will be directed to the agent.

Governors Point Land LP  
By Double DOT Holdings Corp, a Washington corporation,  
Its General Partner  
\_\_\_\_\_  
Property Owner(s) Printed Name  
n  
\_\_\_\_\_  
Property Owner(s) Signature

\_\_\_\_\_  
Date  
Aug 22, 2018  
\_\_\_\_\_  
Date

I certify that I know or have satisfactory evidence that Randy Bishop is/are the person(s) who appeared before me, and said person(s) acknowledged it to be his/hers free and voluntary act for the uses and purposes mentioned in this instrument.

Dated August 22, 2018

[Signature]  
Notary Signature: **KIM A. KARRAS**  
Barrister & Solicitor  
#309-1088-1888 St  
South Surrey, B.C. V4E 4H6  
Tel: 604-542-5344 Fax: 604-542-5344  
Printed Name: Kim A. Karras  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: n/a

Application received by \_\_\_\_\_ Date \_\_\_\_\_