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TRANSMITTAL MEMORANDUM

DATE: April 7, 2020

FROM: Ali Taysi

TO: Stacy Clauson, Community Planner II

Re: Redline Response – Grandis Pond Boundary Line Adjustment (Permit# 2019077)

Hi Stacy,

Please find attached a complete response to the redline comment letter of January 9, 2020 for the Grandis Pond Boundary Line Adjustment (Permit# 2019077).

Community Planning Services Comments:

1. Each proposed lot in the BLA includes sufficient area and dimensions to meet zoning requirements. Critical areas review has been completed at this point (since the last City review of the BLA), and wetland boundaries are shown on Sheet 3. Each lot has a building area located outside critical areas and buffers. Please note the proposed BLA is intended to create parcels that match the neighborhoods contained within the Grandis Pond Preliminary Plat, in order to facilitate phased development and separate ownership of each neighborhood. The BLA is intended to be approved and recorded simultaneously with the Preliminary Plat and the proposed Old Mill right of way vacation.
2. The existing legal lots for the most part do not have any legal frontage on utilities; many are “landlocked” and could not be developed without significant public utility infrastructure extensions. These extensions are proposed as a part of the Grandis Pond Preliminary Plat. The BLA facilitates lots that match proposed neighborhood boundaries and as the Plat develops, each neighborhood would have an orderly extension of public utilities in planned easements and rights of way. As it stands today many of the existing legal lots do not have access to a public roadway either via frontage or an easement. It is not our obligation or intent with this BLA to provide each lot with frontage or an

easement; the proposed lots, to be created concurrently with the Preliminary Plat approval, are intended to match proposed Plat neighborhoods.

In order to address the landlocked in-holder parcel (Parcel 410134 066279 000) we have engaged with the property owner of that parcel, and we are working on a temporary access easement that would provide access for this property over the vacated Old Mill right of way and the extinguished private easement (maintaining current access conditions) until such time that the Grandis Pond infrastructure and Final Plat are completed. After Final Plat this in-holder parcel will have direct frontage on a public right of way and public utilities. A copy of this draft private easement is included for reference.

3. Auditor's Certificate language has been revised, see updated Sheet 1.

4. Noted. Surveyor's certificate will be valid at time of Mylar submittal.

Survey Comments:

All survey comments have been addressed on the attached updated BLA sheets and updated lot closure.

Please note that survey comment 3 questions the need for a wetland sheet in the BLA. It is our understanding that this sheet was intended to satisfy Planning comments related to reasonable building area on each lot (discussed above). If after verifying compliance with this criterion, the City would like Sheet 3 removed, we support removing this sheet from the recorded BLA.

Please review the updated check prints, lot closures and other documents and touch base with additional comments, if any. Thank you for your timely consideration of these materials.



ALI TAYSI