

# NUBGAARD PROJECT

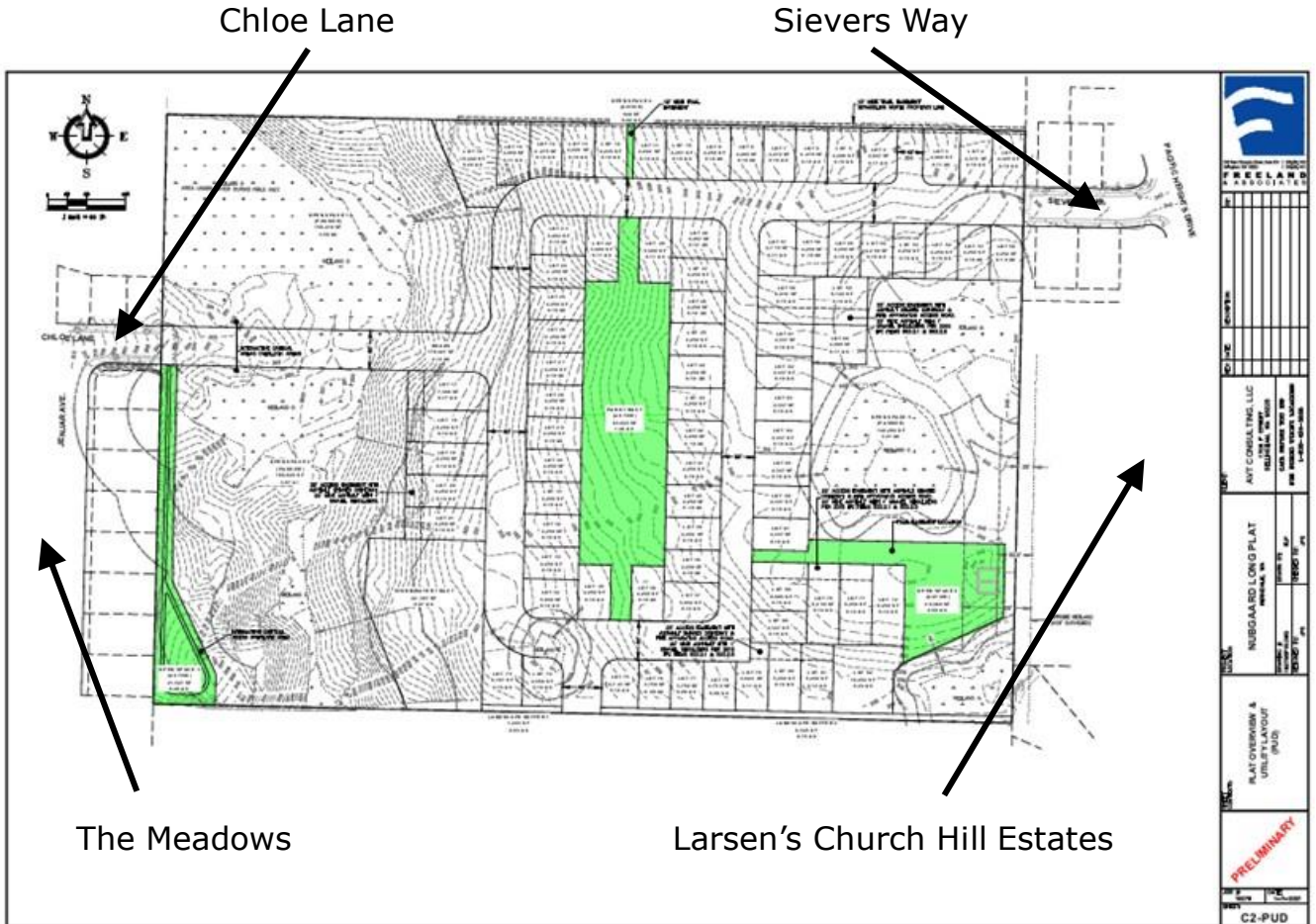
Public Meeting 6:00 PM 25 Jan 2021, hosted by AVT Consulting LLC  
(Note: meeting conducted "on line" using Zoom™)

AVT Consulting LLC: 1708 F Street, Bellingham Wa

What they do:

- Consultation and planning services for development and land use projects of all types and sizes
- Creating developments that are positive for landowners, the community, and the environment
- Land use, permits, feasibility studies

The Nubgaard Plat:



<https://bit.ly/3qrEzIZ>

AVT Consulting Founder and Meeting Chairperson  
Ali Taysi



A Bellingham native, **Ali Taysi** returned to Whatcom County after spending 4 years in Southern California attending university. After working in development consulting at a real estate law firm, Ali discovered a clear need for land use permitting and project management services in the Pacific Northwest and founded AVT Consulting in 2004. Ali knows firsthand how complicated development and land use processes can be. He brings nearly 17 years of local project management and hands-on permitting experience to the business and can guide projects through all required processes.

AVT Consulting Staff Member and Meeting Facilitator  
Francine St Laurent



Born and raised in North Pole, Alaska, **Francine St Laurent** migrated to Bellingham in 2010 to attend Western Washington University. Francine earned a B.A. in Urban Planning and Environmental Policy with a minor in Journalism. After working at a newspaper in Anchorage, she returned to Bellingham to learn the world of land use consulting. Francine also serves as a Public Affairs Officer in the Washington Air National Guard.

## **Nubgaard Information and Notes from Meeting**

- Project address: 2850 Nubgaard Road, Ferndale
- 82 lots, each with a detached single-family residence
- Proposed as a Planned Urban Development (PUD) – similar to a “pure” HOA, but with relaxed rules governing various features such as lot and street sizes, setbacks, etc.
- Will have a Board of Directors, CC&Rs, and Bylaws
- 28 acres total, 11.7 acres of buildable lots
- Lot sizes: average approximately 6,000 sq ft (smallest at 3,750, most 3,750-5,000, some around 6,500, one at 12,449.
- Chloe Lane and Sievers Way are the only current routes of ingress/egress for the development
- Utilities (e.g., water, sewer, power) are already “stubbed” in
- A previous application to the City was withdrawn, revised and is to be resubmitted (previously was not a PUD). The revision to PUD allows more flexibility in the design of the development.
- The resubmission allows further reviews and citizen interaction
- Written letters and comments previously submitted probably will not carry over to the new application process and therefore must be resubmitted to be considered in the reviews and discussions
- A third-party traffic study has been completed but will likely not be re-done for the revised application
- A construction management plan has been conducted, which discusses issues related to construction traffic routes, construction stockpile and debris locations, worker parking, etc.

### **My “take-aways”**

- Smaller and less expensive lots and houses
- Increased traffic through Meadows and Church Hill via Chloe and Sievers.
- The general plan for development will not be scuttled: the City will develop this subdivision.
- We will continue to monitor the project, represent the interests of our owners and, as a minimum, will officially press for a reexamination of the traffic study – to give us an official means to interact and comment.