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July 19, 2023

Kurt Nabbefeld
Development Services Manager
City of Bellingham
Planning and Community Development
210 Lottie Street
Bellingham, WA 98225

Re: 1127 N Garden Street CUP2014-00006 conditions compliance

Dear Mr. Nabbefeld,

I am writing to you today on behalf of Garden Street Investments LLC, the owners of the property located at 1127 N Garden Street. In 2014 we worked with the City of Bellingham to permit an expansion of the Service Care Facility (“halfway house”) that had been operating on this property since at least 1980. That expansion, which included construction of a new building on the lot, was approved pursuant to CUP2014-00006/HE-14-PL-030. After approval of the CUP for expansion, a building permit was submitted to the City, reviewed, and approved, and the contemplated new structure was constructed. After completion of construction, the new structure was occupied with the halfway house use, pursuant to a contract with the State of Washington Department of Corrections (DOC). Since that time the halfway house has been operating on the property in general compliance with the various conditions of approval of the CUP. A lease extension was recently executed with DOC, and it is their intention to continue to operate the facility into the foreseeable future.

Recently it was brought to our attention that one of the conditions of the CUP Decision (condition #2) requires that the Applicant submit for a follow up review hearing to evaluate the approved use, no more than 5 years after the new structure receives a certificate of occupancy. A certificate of occupancy was received in 2017 for the new structure and as a result the 5-year review date has come due. The Applicant, with this letter, is formally requesting that the City engage with us in the required review of the approved use, and work with us to schedule a hearing with the Hearing Examiner as required by condition #2 of the CUP Decision.

It is our understanding that the condition was intended to provide an opportunity for the City, Hearing Examiner, and public to “check in” and receive a status report on the operations of the facility subject to the CUP, ask questions, and evaluate compliance with the CUP conditions, and that this review was not intended to be a complete “re-permitting” of the approved use. It is our intention that prior to the required hearing, and at the hearing, we will present information to the City and Hearing Examiner regarding the operations of the facility over the past 5 years, as well as the operations consistency with the conditions of the CUP Decision. We look forward to engaging with the City on this status check review and request guidance on the format, schedule and expected information deliverables related to processing this request. Thank you in advance for your consideration.

Sincerely,



ALI TAYSI
AVT Consulting LLC

Cc: Sara Ullman
Kristi Bowker