

## TYPE I, II, and III NOTICE OF COMPLETE APPLICATION

**Date of Notice:** 2/21/2024

**Applicant:** Ali Taysi, AVT Consulting, 1708 F Street, Bellingham WA 98225; 360-527-9445

**Application Type:** Preliminary Plat (SUB2024-0007)/ Design review (DR2024-0001)/Critical Areas (CAP2024-0010)/Accessory Dwelling Unit (ADU2024-0018, -0019 and -0020)

**Project Location:** 4056 Deemer Road / Area 20, Meridian Neighborhood; Residential-Single, Planned zoning designation with a 10,000 square-foot density with allowance for a density bonus up to 10 units per acre.

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Building permit, public facilities agreement, stormwater and state and federal approved for clearing and critical area impacts.

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

Please contact the following staff member if you have any questions.

Name: Kathy Bell, Senior Planner                      E-mail / Phone: [kbell@cob.org](mailto:kbell@cob.org) or 360-778-8347

Enclosures: Public Notice and Instructions



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

Email: [planning@cob.org](mailto:planning@cob.org) Web: [www.cob.org](http://www.cob.org)

### TYPE I, II and III

### REVISED

## NOTICE OF APPLICATION

SUB2024-0007/DR2024-0001/CAP2024-0010/

ADU2024-0018, -0019 and -0020

Notice is hereby given that the Planning and Community Development Department (PCDD) has received applications for Cluster Preliminary Plat, Design Review, Critical Areas and 3 ADUs. The City of Bellingham Hearing Examiner will hold a public hearing to consider the Preliminary Plat at a future date to be determined to take testimony on:

**Project Description:** Development of a 1-acre site into 8 residential lots through the cluster short subdivision process. Four townhouse units and 3 small lot infill housing units are proposed, with attached accessory dwelling units for each small lot unit. The existing residence is proposed to be retained and placed on a separate lot. Vehicular access for all units is proposed from a single driveway off Deemer Road. Public and private infrastructure is proposed compliant with code. Impacts to the onsite wetland buffers are proposed with mitigation occurring onsite.

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**Comments Due By:** 3/21/2024

A site plan and associated documents are available for viewing at <http://www.cob.org/notices> or, in the Permit Center at City Hall. Anyone wishing to comment on this proposal, is invited to submit written comments by 5:00 p.m. on March 21, 2024.

Anyone wishing to comment on this proposal may do so by writing and/or by testifying at the hearing. Written comments should be submitted before the end of the comment period but will be accepted if received by **5:00 p.m. on the hearing date**. You may also request a copy of the decision and information on your appeal rights by submitting your name and address to the staff contact below.

**Date Application Received:** 1/24/2024

**Date of Complete Application:** 2/21/2024

**Date of Notice of Application:** 3/7/2024

**Other Known Required Permits:** Building permit, public facilities agreement, stormwater and state and federal approved for clearing and critical area impacts

**Permits Applied for Include:** Preliminary Plat (SUB2024-0007)/ Design review (DR2024-0001)/Critical Areas (CAP2024-0010)/Accessory Dwelling Units (ADU2024-0018, -0019, -0020)



**Planning and Community Development Department**

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**Send written comments and requests for information to:**

Name: Kathy Bell, Senior Planner E-mail / Phone: [kbell@cob.org](mailto:kbell@cob.org) or 360-778-8347

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**4056 Deemer**

**SUB2024-0007/DR2024-0001/CAP2024-0010/ADU2024-0018, -0019 and -0020**

The Hearing Examiner will issue a decision within 10 days of the close of the record. If you want to receive notification of the action, please complete and return this section to the Planning and Community Development Department, City Hall, 210 Lottie Street, Bellingham, WA 98225.

Attn: Kathy Bell, Senior Planner **Yes, I would like to know the action taken.**

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

(including City, Zip)



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### REVISED NOTICE OF APPLICATION SUB2024-0007/DR2024-0001/CAP2024-0010/ ADU2024-0018, -0019 and -0020

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