



Planning and Community

City of Bellingham

Development Department

NOTICE OF HYBRID PUBLIC HEARING

The City of Bellingham Hearing Examiner will hold an **in-person and virtual Zoom** public hearing at **6:00 p.m.** on **Wednesday, August 28, 2024**, in City Council Chambers, City Hall, 210 Lottie Street, to take testimony on the following proposal:

SUB2023-0032: Request to develop a one-acre site into eight residential lots through the Cluster Preliminary Plat process that includes a density bonus. Four townhouse units and three small lot infill 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. The proposal is located at 4056 Deemer Road (lengthy legal description). Residential Single, Planned, 10,000 sq. ft. min. detached lot size or four units per acre, with allowance for a density bonus up to 10 units per acre. Ali Taysi, AVT Consulting, applicant; Ben Diamand and Priscilla Hunt, owners. Meridian Neighborhood, Area 20.

HOW TO PARTICIPATE

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged.

**Send comments and requests for information to: Planning & Community Dev. Dept.
City Hall, 210 Lottie Street
Bellingham, WA 98225
Attn: Kathy Bell, Senior Planner
E-mail: kbell@cob.org**

Written comments received prior to 5:00 p.m., Monday, August 19, 2024, will be included in the online published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but may not be included in the online published packet. All written comments should be submitted before the close 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 Hearing Examiner's decision and your appeal rights.

Planning
210 Lottie Street
Bellingham, WA 98225
Phone: (360) 778-8300
Fax: (360) 778-8302
TTY: (360) 778-8382
Email: planning@cob.org
www.cob.org/planning

Community Development
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Building and Development Services
210 Lottie Street
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Email: permits@cob.org
www.cob.org/permits

Attend in-person at City Hall, or virtually at the live Zoom webinar:

Anyone wishing to testify live during the Zoom webinar can do so by registering at the following link: <https://www.cob.org/he082824>

This link can be used before the meeting to pre-register or during the meeting to register and immediately join the meeting. Pre-registration is strongly encouraged. Once you are registered, you will receive an email with a link to the meeting.

Those who would like to listen in by phone can do so using any of the following phone numbers:

- (253) 215-8782
 - (346) 248-7799
 - (669) 900-6833
 - (301) 715-8592
 - (312) 626-6799
 - (929) 205-6099
- Meeting ID: 853-3777-9073
Password: 9

The record will be held open for two business days to accept post-hearing written public comment from anyone who had technology issues that prevented them from testifying at the hearing.

The application materials and staff reports will be available on-line at www.cob.org/hematerials approximately one week before the virtual public hearing.

A Citizen's Guide to Remote Hearing's is available on-line at: www.cob.org/zoomguide
The City of Bellingham will provide a variety of accommodations and services for access and communications. Individuals with disabilities who wish to participate in City programs, services or activities and need an accommodation can submit a request for accommodation to the City by completing the online Request for Accommodation form (available at www.cob.org/ADA).
As always, elevator access to the 2nd floor is available at City Hall's west entrance.

Note: This hearing will be video and audio recorded.

The City of Bellingham issued this notice on August 16, 2024.

SUB2023-0032: 4056 Deemer Road

If you want to receive notification of the Hearing Examiner's decision, **please complete and return this section** to the department listed above.

Yes, I would like to know the action taken.

Name: _____ Address: _____

Email: _____