



OFFICE OF THE HEARING EXAMINER
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HEARING EXAMINER AGENDA
Zoom Webinar
6:00 p.m., Wednesday, June 8, 2022

In response to Governor Inslee's Stay Home and Stay Safe order this meeting is ***a virtual meeting only via online webinar and telephone***. The City of Bellingham Hearing Examiner will hold a virtual public hearing to take testimony on the following proposals:

1. USE2021-0035: Request for a Conditional Use Permit for a new Interim Housing Facility for the Lighthouse Mission, consisting of a five-story building with a total floor area of approximately 80,000 square feet, on an approximately 20,000 square-foot lot. The facility would be used primarily as a low-barrier shelter for individuals experiencing homelessness, with other specialized services, gathering spaces, administrative functions, and three entrepreneur commercial spaces fronting W. Holly Street. The facility proposes up to 200 low-barrier beds (140 men, 60 women) along with 100 beds consisting of family shelter (26 beds), behavioral health dormitories (13 men, 12 women), medical respite dormitories (13 men, 12 women), and a flex dormitory (24 beds). The proposal includes an additional 100 beds for emergency situations.

The primary entrance is on the second floor, at the intersection of Astor and F Streets, and an entrance for families in crisis will face W. Holly Street. Large exterior covered decks for guest use are included on the second and third floors, and smaller exterior decks are provided on the third, fourth, and fifth floors. Approximately 20 administrative and support staff, plus six shelter staff, are anticipated to work on site. Seven on-site, garage parking stalls and a loading area will be accessible from W. Holly Street. The proponent also intends to share seven off-site parking stalls at the New Life Center building at 923 W. Holly Street. An additional 38 off-site leased parking stalls will be provided on Port-owned property, approximately 700 feet from the proposed facility along Roeder Avenue in front of All American Marine. The proposed interim housing facility requires a Type III-A, Conditional Use Permit decision by the Hearing Examiner. The proposal is regulated under Bellingham Municipal Code (BMC) 20.15A and subject to the conditional use criteria in BMC 20.16.A Type II Design Review Permit is also required because the project is in the City Center Design Review District and the Old Town Overlay District (BMC 20.35, and BMC 20.25). The Design Review Permit application is reviewed by staff (DR2021-0023). The project is also subject to the Old Town Overlay District development standards (Bellingham Municipal Code (BMC) 20.35) which require improvements to W. Holly Street, Astor Street, and F Street such as new sidewalks, vegetation, street trees, and other utilities.

This project includes phased SEPA review. A SEPA Determination of Non-Significance (DNS) was issued on 11/16/21 for the proposed demolition of the existing Lighthouse Mission Ministries building, including all structures and parking areas (Phase 1 of 2). A SEPA DNS is required for the construction of the new facility (Phase 2 of 2), which was issued on May 24, 2022.

The property is located at 910 W. Holly Street, and legally described as Lots 9 through 16, Block 12, Supplemental Map of Whatcom. Old Town Overlay District and Commercial Land Use Designation. Jack Bloss, AVT Consulting LLC, applicant; Lighthouse Mission Inc, owner. Lettered Streets Neighborhood, Area 10.

HOW TO PARTICIPATE

In writing:

All interested persons are invited to comment on the above applications. Written comments by mail and email are accepted and strongly encouraged. Send written to the Planning and Community Development Department, 210 Lottie Street, Bellingham, WA 98225 or email, planning@cob.org Written comments received prior to 5:00 p.m., Monday, May 30, 2022, will be included in the published packet. Comments received after that will be distributed to the Hearing Examiner for consideration but not included in the published packet. You may also request a copy of the Hearing Examiner's decision and your appeal rights.

At the live webinar by computer:

Anyone wishing to testify live during the public hearing can do so by registering at the following link: <https://www.cob.org/he060822>

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.

At the live webinar by phone (audio only):

Those who would like to participate 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: 928-6937-4119

Password: 9

The application materials and staff reports will be available on-line at <https://www.cob.org/gov/dept/hearing/pages/hearing-examiner-materials.aspx> 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

Note: This hearing will be video and audio recorded.