



OFFICE OF THE HEARING EXAMINER
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HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
6:00 p.m., Wednesday, September 13, 2023

The City of Bellingham Hearing Examiner will hold an in-person and virtual Zoom public hearing to take testimony on the following proposals:

1. **SUB2022-0021 / VAR2022-0007**: A Cluster Preliminary Plat and Variance request for the Queen Mountain Preliminary Plat. The preliminary plat proposes 11 single-family cluster lots and five tracts for future development of multi-family and infill housing. Development of the multi-family and infill housing tracts are not proposed at this time and will require additional land use decisions requiring public comment.

Public infrastructure necessary to serve the preliminary plat will be reviewed for consistency with the comprehensive plan and the municipal code. The proposal includes the dedication of land for and/or construction of public infrastructure, including streets, sidewalks, stormwater management facilities and trails. Phased construction of the required infrastructure is anticipated.

The site contains critical areas regulated by the Bellingham Municipal Code. Impacts to critical areas are proposed with 1,102 square feet of direct wetland impact, 49,775 square feet of indirect wetland impact and 66,575 square feet of buffer impact. Mitigation for these impacts is proposed to occur within the boundaries of the preliminary plat. The Type II critical areas application is an administrative decision and anticipated to be issued by City staff prior to the public hearing.

Approximately 60-percent of the site's forest cover is proposed to be retained. Additional analysis will be necessary to determine appropriate tree retention and replacement requirements for the remaining portion of the site pursuant to BMC 16.60.080.

A variance application requesting to reduce the residential street standards serving the proposed residential development and the abutting rights of way has been submitted and will be considered concurrently with the preliminary plat.

The property is located at 4175 Iron Gate Road, and legally described as the Garden Add to Whatcom Blk17 – exc ptn to City for Rd desc AF 2016-0502375. Residential Single, Detached, Cluster, Cluster Attached and Detached; Mixed: limited duplex and multi-family, 7,200 sq. ft. per dwelling unit for detached and cluster lots, up to 4,300 sq. ft. per dwelling unit using cluster bonus provisions zoning designation. Nick Palewicz, Freeland & Associates, applicant; Queen Mountain Homes LLC, owner. King Mountain Neighborhood, Area 12.

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 & Community Development, 210 Lottie Street, Bellingham, WA 98225 or email, planning@cob.org. Written comments received prior to 5:00 p.m., Tuesday, September 5, 2023, 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.

Attend in-person at 6:00 p.m., City Council Chambers, 2nd Floor, City Hall, 210 Lottie Street, Bellingham, Washington.

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/he091323>

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: 892-3728-8965

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 <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

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.