



OFFICE OF THE HEARING EXAMINER
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HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
6:00 p.m., Wednesday, January 24, 2024

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

1. **USE2023-0028 / ADU2023-0042**: Conditional Use Permit and Accessory Dwelling Unit land use application for construction of an approximately 1,612 square foot, two-story, detached accessory dwelling unit (D-ADU) with attached garage. The proposed D-ADU will be accessed and addressed off Lisa Lane. In accordance with BMC 13, the existing driveway curb cut onto Lakeway Drive will be retired and replaced with new curb, gutter and sidewalk. A conditional use permit (CUP) is required pursuant to BMC 20.10.036(B)(6)(c)(i) because the proposed D-ADU with ancillary space exceeds the maximum allowed floor area of 1,000 square feet. In accordance with BMC 21, CUPs are decided upon by the Hearing Examiner following a public meeting and review of the proposal's compliance with the approval criteria in BMC 20.16.010. The proposal is categorically exempt from SEPA review pursuant to BMC 16.20 and WAC 197-11-800.

The property is located at 2460 Lakeway Drive, and legally described as Lot 1 Walden Short Plat as rec Book 3 Short Plats pg 31. Nicholas Brown and Brenda Beehler JT, owners/applicants. Residential Single, Detached, Cluster Detached, 10,000 sq. ft. minimum detached lot size, 1 lot/10,000 sq. ft. average overall cluster density, minimum cluster lot size 7,200 sq. ft. land use designation. Whatcom Falls Neighborhood, Area 7.

2. **SUB2022-0031**: Preliminary Plat request for construction of nine shared court units and 10 townhouse infill toolkit units, for a total of 19 units known as Northwest Village. The proposal includes 38 garage parking stalls and 12 surface guest parking stalls. The proposal will include a combined access with the northern abutting property along Northwest Avenue for the 10 townhouse units and a private lane extension from Dover Street for the nine shared court units. The proposal will require construction of a public cul-de-sac turnaround at the end of Dover Street. The proposal includes a preliminary subdivision to place each unit on a fee simple lot. The property is located at 4185 Northwest Avenue, and legally described as Northwest Baker View Tracts Lot 7 – exc W 270 ft thereof. Sean Hegstad, Haven Design Workshop, applicant; Home Haven Properties Inc., owner. Residential Single, Planned, Mixed, up to four units per acre or 10,000 sq. ft. minimum detached lot, mixed uses may include cluster attached/detached (1 lot/10,000 sq. ft.) and multifamily units (1 unit/3,600 sq. ft.) land use designation. Meridian Neighborhood, Area 2.

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, January 16, 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.

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/he012424>

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: 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 <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.