



OFFICE OF THE HEARING EXAMINER  
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***HEARING EXAMINER AGENDA***  
***Hybrid – In-person and Zoom Webinar***  
**5:00 p.m., Wednesday, March 13, 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. **SUB2022-0033 / VAR2023-0002**: **An Infill Toolkit and Variance request for the Stream Bellingham Townhomes Plat. The plat proposes construction of 67 new infill toolkit townhouse units with 134 garage parking stalls and 21 surface guest parking stalls. A single access point to the project is proposed from Meridian Street located directly across from the Orchard Street intersection. The proposal includes a preliminary subdivision to place each townhouse on a fee simple lot. Based on a certified arborist’s report the proposal includes preservation of approximately 73 trees on site and removal of approximately 327 trees to accommodate the proposed building footprint, surface driveways and associated utilities. The applicant has proposed to mitigate for the tree removal by planting three replacement trees for each tree removed with a caliper greater than 30-inches (216 replacement trees) and planting one replacement tree for each tree removed with a caliper less than 30-inches (258 replacement trees). A total of 474 replacement trees which includes 83 trees to meet both landscaping and street tree requirements are proposed to be planted for mitigation associated with the tree removal from the project. The applicant has proposed planting the remaining 391 replacement trees off site.**

Finally, the proposal includes a variance from BMC 23.04.090 from the requirement to provide infrastructure improvements around the entire Bellingham Golf and Country Club (BGCC), however, the applicant has proposed installation of approximately 780 feet of sidewalk and curb and gutter along Meridian Street abutting the BGCC site to connect the existing sidewalk to the bus stop near the intersection with McLeod Road.

The property is located at 3509 Meridian Street, and legally described as Lot 2 BG&CC Short Plat as rec AF 2022-0800206. Residential Multi, Planned, high density zoning designation. Ali Taysi, AVT Consulting LLC, applicant; Bellingham Golf & Country Club, owner. Birchwood Neighborhood, Area 5.

**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](mailto:planning@cob.org). Written comments received prior to 5:00 p.m., Monday, March 4, 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 5:00 p.m., City Council Chambers, 2<sup>nd</sup> 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/he031324>**

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: 876-8606-2316

Password: 9

Testimony during the public comment period will be limited to one, 3-minute allowance per person. 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](http://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](http://www.cob.org/ADA)). As always, elevator access to the 2<sup>nd</sup> floor is available at City Hall's west entrance.

***Note: This hearing will be video and audio recorded.***