



OFFICE OF THE HEARING EXAMINER
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HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
6:00 p.m., Wednesday, April 10, 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. USE2024-0002 / ADU2024-0001: Request for a Conditional Use Permit (CUP) and Accessory Dwelling Unit (ADU) permit to construct a 640 square foot detached ADU over an existing 624 square foot detached accessory building (ancillary space). The total combined floor area of the D-ADU and ancillary space is 1,264 square feet within a proposed two-story building. The ancillary space is preserved for off-street garage parking for the primary dwelling unit. A D-ADU with ancillary space that exceeds 1,000 square feet requires CUP approval by the Hearing Examiner.

The subject property is located at 2530 Jaeger Street and legally described as Jefferson Street Add Lots 1-2 Blk N. Jonathan Wilgress, Raven Design, applicant; Michael and Kristan Brennan, owners. Residential Single, Detached, 5,000 sq. ft. minimum detached lot size, land use designation. Columbia Neighborhood, Area 3.

2. SHR2023-0029 / SHR2023-0030: Request for a Shoreline Permit and a Shoreline Conditional Use Permit for the installation of power and telecommunication conduit banks on the underside of the Roeder Avenue bridge that spans the mouth of Whatcom Creek. A total of 12 conduits will be attached to the bridge ranging from 2” up to 6” in diameter. Said conduits will not hang further below the existing girders of the bridge. Wing-walls of the bridge will be cut out to allow the conduit to be trenched within the Roeder Avenue right-of-way east and west of the bridge. These are new conduits over-water and therefore require a shoreline substantial development permit and a shoreline conditional use permit. The applicant requested that the Hearing Examiner rule on both permits per the consolidation rule in 21.10.060. The Hearing Examiner will issue decisions on both permits after the public hearing. The shoreline conditional use permit will be forwarded to the Department of Ecology for a final decision.

The property is generally located within the Roeder Avenue right-of-way and specifically underneath the bridge that spans Whatcom Creek. Susan Driver, David Evans and Associates, applicant; Port of Bellingham, owner. Residential Aquatic shoreline, Marine reaches 5 and 6 land use designation. City Center, Area 6.

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., Monday, April 1, 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/he041024>

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

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.