



OFFICE OF THE HEARING EXAMINER
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HEARING EXAMINER AGENDA
Hybrid – In-person and Zoom Webinar
6:00 p.m., Wednesday, July 10, 2024

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

1. SUB2023-0031: Proposed 20-lot Infill Toolkit Cluster Subdivision on an approximately 2.24-acre property. The existing single-family residence is proposed to be retained and a total of 19 infill townhomes are proposed to be developed in accordance with BMC 20.28.140 on the other 19 lots.

Due to the presence of a wetland bisecting the subject property, the proposed subdivision is configured as two separate east/west development areas fronting Arctic/Mahogany Avenues and Northwest Avenue respectively.

A shared access lane with the southern neighbor (4185 Northwest Avenue) is proposed off Northwest Avenue and the existing driveway will be decommissioned. A Public Works administrative variance has been approved per BMC 13.52.120 for secondary access off Mahogany Avenue for the western development area. A privately constructed and maintained trail with a public access easement is proposed through the west development area connecting Mahogany Avenue to the southern property at 4197 Dover Street Pursuant to BMC 23.48.040, the applicant is requesting a subdivision variance from improving the abutting Division Road per the terms of Title 13 (BMC).

Development of the Proposal requires approval of an administrative decision for Infill Toolkit/Multi-family Design Review, Critical Areas Permit, and State Environmental Policy Act (SEPA) reviewed through the Type II process, and a Type III decision on the Preliminary Cluster Subdivision and Subdivision Variance from street improvements decided upon by the Hearing Examiner. As allowed per BMC 21.10.050, the applicant did not consolidate the review of the Type II applications with the Type III application. The Consolidated Permit for the Type II applications will be issued conditionally upon the Hearing Examiner's approval of the preliminary subdivision and subdivision variance.

The subject property is located at 4193 Northwest Avenue and legally described as Northwest Baker View Tracts Lot 8-Exc Ptn to City for Rd Desc AF 2017-0401662. Ali Taysi, AVT Consulting, applicant; Victor and Galina Shintar, owners. Residential Single, Planned, Mixed, 3,600 sq. ft. per unit base density when developed with Infill Housing pursuant to BMC 20.28.050(B) and BMC 20.00.100, and Single-family detached cluster lots require a minimum lot size of 4,000 sq. ft. pursuant to BMC 23.08.050(A)(3). 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., Monday, July 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/he071024>

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.