



OFFICE OF THE HEARING EXAMINER  
**Sharon Rice, Hearing Examiner**  
City Hall, 210 Lottie Street  
Bellingham, WA 98225  
Telephone (360) 778-8399  
Fax (360) 778-8302  
Email [hearing@cob.org](mailto:hearing@cob.org)

***HEARING EXAMINER AGENDA***  
***Hybrid – In-person and Zoom Webinar***  
**6:00 p.m., Wednesday, September 25, 2024**

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

- SUB2024-0006 / USE2024-0012 / ADU2024-0053-0061: Request to develop a 2.79-acre parcel with nine residential single-family lots, an agricultural nursery and associated public and private infrastructure. The single-family lots would be created through the land division process and developed compliant with the Incentive Program for Innovative Affordable Homeownership Projects (Incentive Program) pursuant to Bellingham Municipal Code Chapter 20.29 to ensure all units are permanently affordable. The proposal includes the code-authorized 50% density bonus and includes requests for regulatory modifications from minimum lot size, parking, land division and design standards, and setbacks. Each lot is proposed to contain a primary dwelling unit and an accessory dwelling unit. The agricultural nursery is approximately one acre of the total site area and requires approval of a Conditional Use Permit. Vehicular access to the residential lots and City Sprouts Farm is proposed from a private driveway off Birchwood Avenue. Demolition of the existing buildings on site is proposed.**  
**The proposal is located at 2912 Birchwood Avenue, and legally described as Lot A LaFreniere LLA as rec AF 2050806012. Residential Single, Detached, mixed 20,000 sq. ft. min. detached lot size land use designation. Ali Taysi, AVT Consulting, applicant; Kulshan Community Land Trust, owner. Birchwood Neighborhood, Area 1.**

**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, September 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, 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/he092524>**

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 [cob.org/hematerials](http://cob.org/hematerials) 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.***