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SEP 19 2024

CITY OF SUMAS



CITY OF SUMAS
Public Works Department
Conditional Use Permit Application

The following information or material must accompany this conditional use permit application. If any of this information is missing or incomplete, processing of the application will not begin.

- Filing fee of \$500 -Includes eight hours of staff time; additional billed actual
- Completed SEPA checklist (non-refundable fee of \$250 may apply for Review/ Determination)

**Fee Schedule established in Section 3.030.010 SMC

- Complete answers to the 6 questions that are attached. If additional space is needed use a separate sheet of paper.
- A map, drawn to scale, of the location of the proposed conditional use showing existing buildings, street(s) and property lines, as well as any proposed new structures, roads, parking areas, landscaping, or other improvements. If the map is larger than 11" X 17", submit 3 copies. The map must clearly outline the property included in the conditional use request and must state the area (sq. ft.) of the property.
- Self-adhesive address labels preaddressed to the latest recorded real property owners within three hundred feet (300') of the property affected by the application, as shown by the records of the Whatcom County Assessor

Applicant(s) Name(s): Jason Heutink

Mailing Address: 8071 Guide Meridian, Suite 105, Lynden , WA 98264

Phone Number: 360.305.9135

Address of Affected Property: 0 Hazel Street, Sumas, WA 98295

Assessor's tax parcel number for affected property: 400403 572521 0000

Legal Description of affected property: Lot A, Skillman Lot Line Adjustment, according to the plat thereof, recorded April 29, 2011, under Auditor's File No. 2110402935, records of Whatcom County, Washington.

Current use of property: Vacant

Proposed conditional use of property (briefly describe): City of Sumas MC 20.32.030(3)
Attached single-family dwellings on up to a maximum of six adjoining lots where located within a planned development consistent with section 20.32.140 (Planned Developments)

Provide the following information:

*If more space is needed, please continue on a separate sheet of paper.

1. Describe how the conditional use will be harmonious and consistent with the general and specific objectives of the Sumas Comprehensive Plan.

The proposed project is consistent the City of Sumas Comprehensive Plan as it will balance affordable residential development with protecting the environment and quality of life by residents. The subject property is well defined by existing streets and residential development and is therefore compatible with surrounding land use. The proposed project also creates a mix of residential housing opportunities for current and future residents as it is located in a high density zone and creates detached and attached single family homes affordable to most economic segments of the population. Lastly, the use of in-fill within an existing neighborhood reduces sprawl and makes better use of existing public infrastructure. Minimum lot size for R6 zone is 6,000 SF; the subject property has a total 112,045 SF which equates to 18.67 densities. Our proposal is currently at 18 lots.

2. Describe how the use will be designed, and operated so as to be compatible with the character of the neighborhood. For new construction, provide elevations and a site plan, drawn to scale.

The design of the proposed plat is consistent with those in the surrounding neighborhood of this high density zone. For example, there are existing detached single-family residents on old platted lots along Morton Street and Front Street ranging in size from 6,000 SF to 9,000 SF; attached single family residents on Front Street (Opportunity Short Plat AF#2080602926) with lots around 3,200 SF; and apartments located off of Boon Street; all within 1,000 feet of the project site. Additionally, the proposed plat will include sidewalks along a newly constructed public road that will encourage safe pedestrian passage to existing public infrastructure.

See site plan.

3. Describe in detail the impact of the use upon public facilities, including streets (e.g. number of trips generated by employees and customers, size and type of vehicles), water system (water used per month), sewer systems, storm drainage system (amount of impervious surface, police and fire services, refuse disposal service, school system).

Public facilities are available in Sumas Avenue and were recently constructed to promote development of the subject property and adjoining vacant land. As a part of our project and consistent with the goals in the City of Sumas Comprehensive Plan, the developer will install new public facilities and then dedicate them to the City. The proposal includes adding a loop for water service from the water main in Sumas Avenue and tying into the existing sanitary sewer force main loop to service those lots on the interior portion of the subject property; exterior lots will access existing public facilities in Sumas Avenue. It is approximated that 175 vehicular trips per day would be anticipated from full build-out of the development. Future site development will require fire protection of single-family homes, police protection of private property, refuse disposal service, access to public transit and health care for the future residents, and school services for children residing in the new subdivision. See site plan.

4. Describe hours of operation; number of employees; type of product service rendered; processes, activities, materials, chemicals, equipment, and conditions of operation.

N/A. The proposed conditional use only applies to the application of attached single family housing within the development.

5. Describe associated noise, fumes, glare, dust, odor, smoke, mechanical vibration, and radio or television interference.

During construction there will be an increase in noise, dust, odor, mechanical vibration, and possible radio interference. These environmental impacts will occur during the weekday working hours of 8am to 5pm. Once construction is complete, the future residences may emit glare from night time exterior lights and produce additional automobile emissions.

6. If applicable describe how natural, scenic, or historic features will be maintained and protected from destruction, loss, or damages.

No impacts are anticipated to natural or historic features; currently the site is a vacant, grass field in a well established neighborhood. Scenic views may be impacted by the addition of single-family residential homes constructed on the property. A portion of the property located south of Sumas Avenue, near Bone Creek, is to be preserved as open space.

DECLARATION:

I (we) the undersigned hereby declare under penalty of perjury that:

- a. The property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. The project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed would result in a structure, improvement, lot or condition in violation of the Sumas Municipal Code; and

Signature of Applicant(s): _____ 

Date of Submittal: _____ 9/17/24

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FOR OFFICE USE ONLY BELOW THIS LINE

Date of Notice of Completion to Applicant (mailed): _____

Date of Notice of Application to the Public (mailed, published): _____

Date of Close of Comment Period: _____

Date of Administrator's Decision: _____

Date of Notice of Decision to Public (mailed, published): _____



NO.	DATE	DESCRIPTION
1	01/11/2010	PRELIMINARY
2	03/04/2010	REVISED
3	04/16/2010	REVISED
4	06/04/2010	REVISED
5	08/11/2010	REVISED

DATE: 08/11/2010
PROJECT: SUMAS RESIDENTIAL
SHEET: 5 OF 5

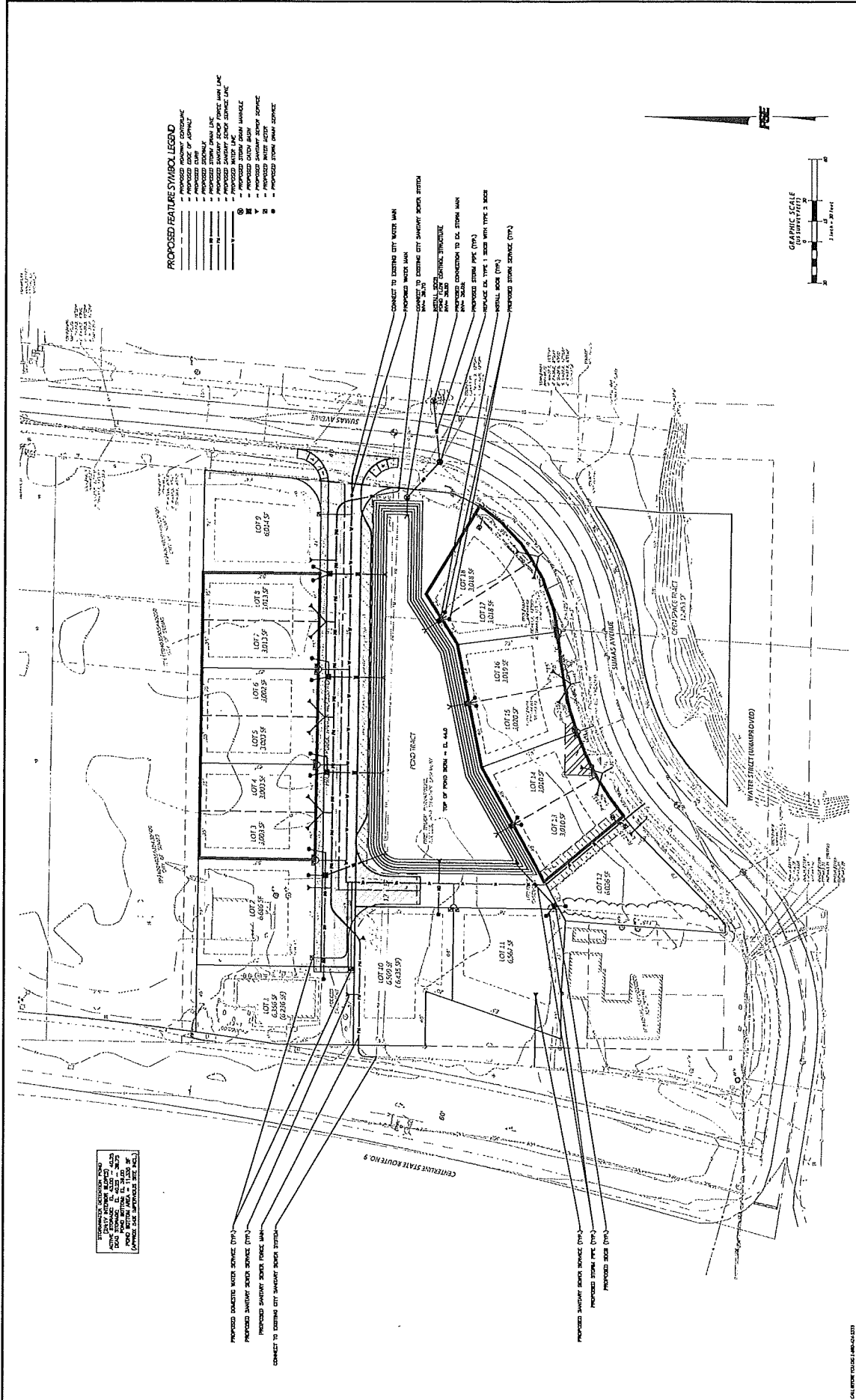
PACIFIC SURVEYING & ENGINEERING, INC.
PSE
1000 W. 11TH ST., SUITE 100
PORTLAND, OREGON 97201
(503) 241-8888

SUMAS RESIDENTIAL PLAT LAYOUT

SITE & UTILITY PLAN

JASON HEITINK
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 105
1000 W. 11TH ST., SUITE 100
PORTLAND, OREGON 97201
(503) 241-8888

NO.	DATE	DESCRIPTION



PROPOSED FEATURE SYMBOL LEGEND

- PROPOSED MANHOLE
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED STORM WATER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM MAIN
- PROPOSED WATER METER
- PROPOSED SEWER METER
- PROPOSED STORM METER
- PROPOSED WATER VALVE
- PROPOSED SEWER VALVE
- PROPOSED STORM VALVE
- PROPOSED WATER STOP
- PROPOSED SEWER STOP
- PROPOSED STORM STOP

PROPOSED DOMESTIC WATER SERVICE (DWS)
PROPOSED SANITARY SEWER SERVICE (SSS)
PROPOSED STORM WATER SERVICE (SWS)
CONNECT TO EXISTING CITY SANITARY SEWER SYSTEM

CONNECT TO EXISTING CITY WATER MAIN
PROPOSED WATER MAIN
CONNECT TO EXISTING CITY SANITARY SEWER SYSTEM
PROPOSED SEWER MAIN
PROPOSED CONNECTION TO EX. STORM MAIN
PROPOSED STORM MAIN
PROPOSED STORM PIPES (DWS)
PROPOSED STORM PIPES (SSS)
PROPOSED STORM PIPES (SWS)
PROPOSED STORM SERVICE (DWS)

PROPOSED SANITARY SEWER SERVICE (SSS)
PROPOSED STORM PIPE (DWS)
PROPOSED STORM (DWS)

DATE: 08/11/2010
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SHEET: 5 OF 5