

CONDITIONAL USE PERMIT APPLICATION

Short-Term Rental (Airbnb-Style Lodging)

City of Sumas, Washington

Property Address: 540 Second Street, Building A, Units 1–2, Sumas, WA 98295

Parcel Number: 410435-092213-0000

APPLICANT INFORMATION

Applicant Name: Gertrude James

Mailing Address: 1559 Fruitland Drive, Bellingham, WA 98226

Phone: 360-441-3954

Email: ninigerthomes@gmail.com

Current Use: Residential Rental

Proposed Use: Short-Term Rental (Airbnb-style lodging)

PROJECT OVERVIEW

This application requests approval for a conditional use permit to operate two residential units within an existing four-plex structure as short-term rentals.

The property is a multi-family residential building constructed in 1979, consisting of four self-contained dwelling units. Each unit includes independent kitchen, bathroom, sleeping areas, and separate entrances.

The building has been continuously maintained as residential housing and remains fully compatible with surrounding neighborhood character.

NARRATIVE RESPONSES

1. Comprehensive Plan Consistency

The proposed short-term rental use is consistent with the City of Sumas Comprehensive Plan for the following reasons:

The property is in a flood-prone area and has experienced repeated flood impacts, including the 2025 historic flood event. Converting units to short-term rental reduces long-term occupancy in the most vulnerable portion of the structure and supports hazard mitigation and safety.

The proposal supports adaptive reuse of existing housing stock and prevents vacancies or deterioration.

The structure remains residential in appearance, scale, and use.

No expansion or intensification of land use is proposed.

The use supports continued maintenance and economic sustainability of the property.

2. Neighborhood Compatibility

The proposed use is fully compatible with surrounding residential uses.

No structural changes or expansion are proposed

Units remain residential in design and function

Strict house rules, quiet hours, and occupancy limits will be enforced

No parties or events are allowed

Guests will be informed of expectations prior to arrival

These measures ensure the property maintains neighborhood stability and residential character.

3. Public Facilities and Services

Impacts on public services will remain minimal and consistent with residential use:

Traffic: Limited to standard passenger vehicle arrivals/departures

Water/Sewer: Residential-level use

Stormwater: No changes proposed

Police/Fire: No increase beyond normal residential levels due to active management

Refuse: Standard residential service maintained

Schools: No impact, as guests are temporary occupants

4. Operations, Hours, and Staffing

Guest access: 24 hours

Check-in: after 4:00 PM

Check-out: by 11:00 AM

Quiet hours: 10:00 PM – 7:00 AM

Approximately three part-time service providers support cleaning and maintenance.

The property will not operate as an event venue or commercial storefront.

5. Environmental and Nuisance Impacts

The use will not create impacts beyond typical residential activity.

No noise, odor, glare, dust, or vibration beyond normal residential levels

Quiet hours will be enforced

Active management will ensure compliance with all rules

6. Natural and Scenic Features

No land disturbance or structural changes are proposed.

Existing buildings remain unchanged

No grading or vegetation removal is required

Residential character of the site is preserved

COMPLIANCE WITH SMC 20.52.060

The property meets all requirements for short-term rental approval under City of Sumas code.

(a) Occupancy

Occupancy will comply with applicable building code standards and will not exceed safe or lawful limits based on bedrooms, square footage, and egress capacity. Occupancy will be actively monitored.

(b) Parking

The property provides approximately eight on-site parking spaces serving the four-unit structure. One designated space is allocated for short-term rental use.

Guest parking will be limited to available on-site spaces only. No overflow or street parking will be permitted.

(c) Signage

No exterior signage or advertising will be displayed.

(d) Solid Waste

Standard residential garbage and recycling service will be maintained in compliance with City requirements.

(e) Local Property Representative

The applicant resides within approximately ten miles of the property and will serve as the local contact and property manager.

The applicant will respond promptly to any complaints or issues and will provide required contact information to the City and adjacent property owners.

(f) Interior Information Posting

Each unit will include a posted notice containing:

Occupancy limits

Parking instructions

Emergency evacuation routes

Local contact information

Guest rules and expectations

(g) Fire Safety

The property meets residential fire safety standards, including smoke and carbon monoxide detectors and safe egress points.

Annual fire inspections will be completed as required by the city.

(h) Other Standards

The property complies with zoning requirements including setbacks, height, and lot coverage. No structural expansion is proposed.

Ongoing Compliance Commitment

The applicant commits to full compliance with all City of Sumas regulations, including licensing, taxes, safety requirements, and complaint response procedures.

FINAL STATEMENT

Based on the above information, the property at 540 Second Street meets the requirements for approval as a short-term rental under Sumas Municipal Code Section 20.52.060.

Signature

Gertrude James

Date: 2/9/2026