

CITY OF SUMAS
Public Works Department
Conditional Use Permit Application

RECEIVED
MAY 17 2024
CITY OF SUMAS

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 pd 5.17.24
- 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): Habitat for Humanity in Whatcom County

Mailing Address: 1825 Cornwall Ave, Bellingham WA 98225

Phone Number: 360 410 9113 or 360 715 9170

Address of Affected Property: 221 Front Street

Assessor's tax parcel number for affected property: 4004020405520000

Legal Description of affected property: JAMES B PERRY'S ADD TO SUMAS W 20 FT OF LOT 5-LOT

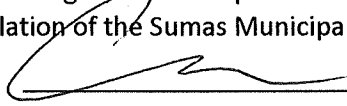
Current use of property: SFR

Proposed conditional use of property (briefly describe): Replace the current flood damaged SFR with a 3 plex. of affordable homes. one of the units ADA. all units above BFE as shown on plans

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):  CONSTRUCTION DIRECTOR

Date of Submittal: 5-17-24

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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): _____



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.

One of the goals listed in section 5-7 of the Sumas Comprehensive Plan is to: "Encourage the development of affordable housing for all income brackets" with the policy to: "The city will allow for the development of multi-family housing to meet affordable housing needs, provided that the character of the community is maintained."

The existing single family residence on the this property was originally built by Habitat for Humanity in Whatcom County (HFHWC), and neighbors two duplexs built by HFHWC in the same period that are still owner occupied. HFHWC purchased the existing residence from the estate of the original homeowners. The existing residence was damaged in the November 2021 floods, HFHWC would like to rebuild a 2 or 3 unit townhome 2' above the base flood elevation.

Section 5-5 of the Sumas Comprehensive Plan identifies a need for 121 houses for low to very low income people, HFHWC would be providing homewonership for 3 families @ 30-80% AMI

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 existing house was built by HFHWC and neighbors duplexs built by HFHWC at the same time period

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.

3 families and associated vehicles, likely will have children that will attend local schools

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

Residential

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

Construction equipment used to grade the site, load and unload materials, and power tools will use gasoline or diesel and result in limited emissions during the construction of the project.

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

N/A

Appeal rights: Any appeal of the City Council's decision will be to the Superior Court pursuant to the Land Use Petition Act, now codified as RCW 36.70C.

