

CITY OF SUMAS  
Public Works Department  
**Conditional Use Permit Application**

RECEIVED  
OCT 27 2025  
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
- ☐ 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):** Charles (Chuck) L Beardslee II

**Mailing Address:** PO Box 122, Sumas WA 98295

**Phone Number:** 360.739.0753

**Address of Affected Property:** 132 Morton Street

**Assessor's tax parcel number for affected property:** 4104345490420000

**Legal Description of affected property:** TOWN OF SUMAS LOT 20-E 1/2 OF LOT 21 BLK 22

**Current use of property:** Empty Lot (trailer was destroyed in 2021 Flood)

**Proposed conditional use of property (briefly describe):** New Single-Family Residence

**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 neighborhood is all single-family residence and will be harmonious & consistent

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.

New Construction

Site Plan Attached

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).

Impact on public facilities will be minimal. Replacing a trailer that was destroyed in the 2021 flood.

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

N/A

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

N/A

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

N/A

**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: \_\_\_\_\_

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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: \_\_\_\_\_

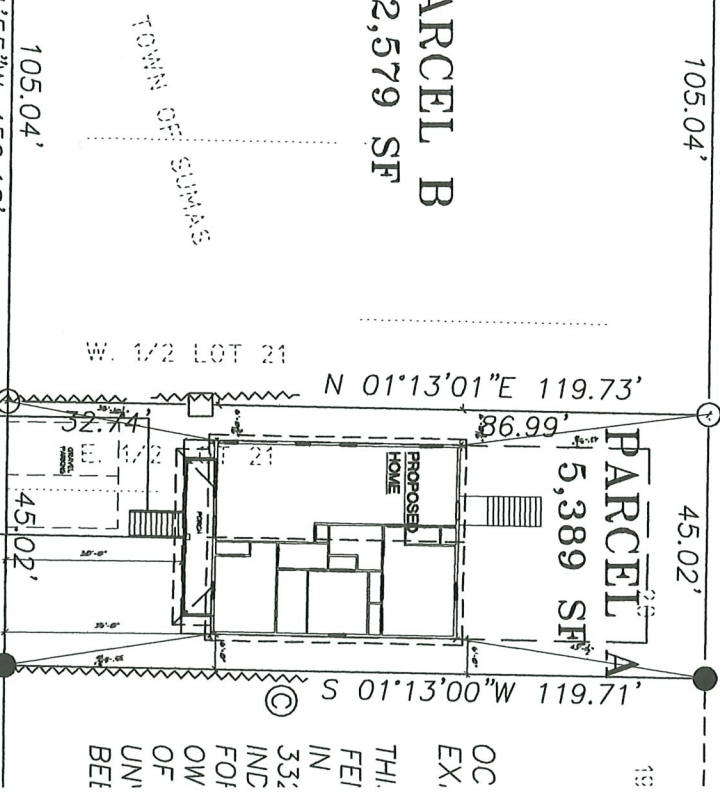
Date of Administrator's Decision: \_\_\_\_\_

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

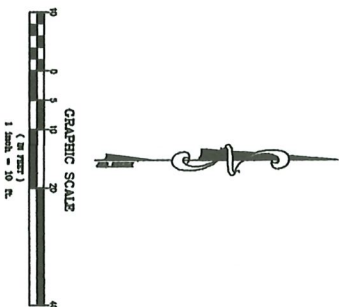
BLOCK 22  
S 89°10'31"E 450.17'  
105.04'

PARCEL B  
12,579 SF

105.04'  
 N 89°11'55"W 450.18'  
 MORTON STREET  
 S 89°11'55"E 520.18' (P=520')  
 CITY OF SIMLA COVERAGE CALCULATIONS:  
 TOTAL LOT SQUARE FOOTAGE..... 1,386 S.F. ( )  
 HOUSE FOOTPRINT..... 135 S.F.  
 PORCH..... 1521 S.F. (211%)  
 TOTAL..... 2607 S.F. (378%)



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