

City of Sumas
Request for Council Action

Meeting Date: July 14, 2025

Subject:

Conditional Use Permit Application For 1116 Sumas Avenue

Department: Planning

Prepared By: Carson Cortez

Agenda Location:

☒ Public Hearing ☐ Old Business ☐ New Business ☐ Staff Reports

Brief Summary:

A Conditional Use Permit Application has been submitted regarding the proposed construction of a 2-story 3-unit condominium complex to be located at 1116 Sumas Avenue. The application has been processed as a Conditional Use Permit and received no written comments during the 15-day public comment period. The proposed project meets all applicant zoning requirements related to minimum lot size, minimum building size, setbacks, and lot coverage.

Legal Review: ☐ Reviewed ☒ Not Reviewed ☐ Review Not Required

Staff Recommendation:

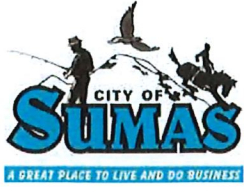
City Staff recommends approval with the conditions listed in the Conditions of Approval.

Senior Staff Review:

- ☐ Mayor
- ☐ Finance Director
- ☒ City Clerk
- ☒ Public Works Director

Budget Implications:

- ☐ Current Budget
- ☐ New Budget Request
- ☒ Non-Budgetary



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): Andy White

Mailing Address: 8758 Vinup Rd. Lynden 98264

Phone Number: (360) 410-8213

Address of Affected Property: 1116 Sumas Ave. Sumas 98295

Assessor's tax parcel number for affected property: 410435 010023 0000 / PID# 159070

Legal Description of affected property: See attached copy

Current use of property: Vacant / Bare Land

Proposed conditional use of property (briefly describe): Building 3 condos but only 1 structure

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.

This project will make the neighborhood look complete and should bring value to every one around. This will help flourish the health of the community, and bring the city back to life after the historic flood. Local businesses will appreciate having more people support them with their business.

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 condos will be traditional style build that will blend in with the rest of the homes in the neighborhood. The foundation will be raised several feet to have the first floor be above flood level. See attached floor plan and design. The new residents will appreciate having the units come with a one-car garage, providing a covered parking option, use as a storage or hobby shop to encourage the neighborhood to stay tidy.

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).

We are looking forward to bring value to members of our community. We believe that home ownership should be obtainable for more people and it is almost impossible in the current market and the average price for a 3-bedroom home. We feel the community will react positively because the American Dream of owning a home is more likely an achievable goal with lower-priced condos. It will be ideal for first time buyers, anyone looking to downsize or someone who wants to own a home without the lawn-care and exterior maintenance and responsibilities. By helping the community grow, this will contribute to the health of the economy in the city of Sumas. The city has sufficient resources to supply the utilities needed for the new residents and the multi-family zoning of the lot is encouraging this growth.

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

Hours of operation is whatever the Sumas city ordinance allows us to do. As for people on site is going to determine on what stage of the build it is at and how many people it takes to do that part. Hoping to have 1 to 2 subs at a time so things are organized.

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

Construction has different noises and moving parts as you go through the stages of building. I will make sure to have a clean and safe job site.

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

With this being a vacant / bare lot there's nothing to protect or damage.

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): Andy White

Date of Submittal: 5/22/2025

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FOR OFFICE USE ONLY BELOW THIS LINE

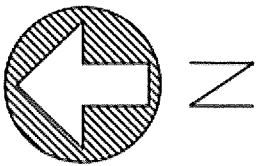
Date of Notice of Completion to Applicant (mailed): _____

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): _____



Owner Info:

Bradley Hoy
3665 Alm Road
Everson, Washington 98247

Site Info:

1116 Sumas Ave
Town of Sumas Lots 1-2 W 3.15 Ft of Lot 3 Blk 20
Sumas, of Whatcom County, Washington
Parcel # 410434 563023 0000
0.170 Acres | 7,578 Sq. Ft

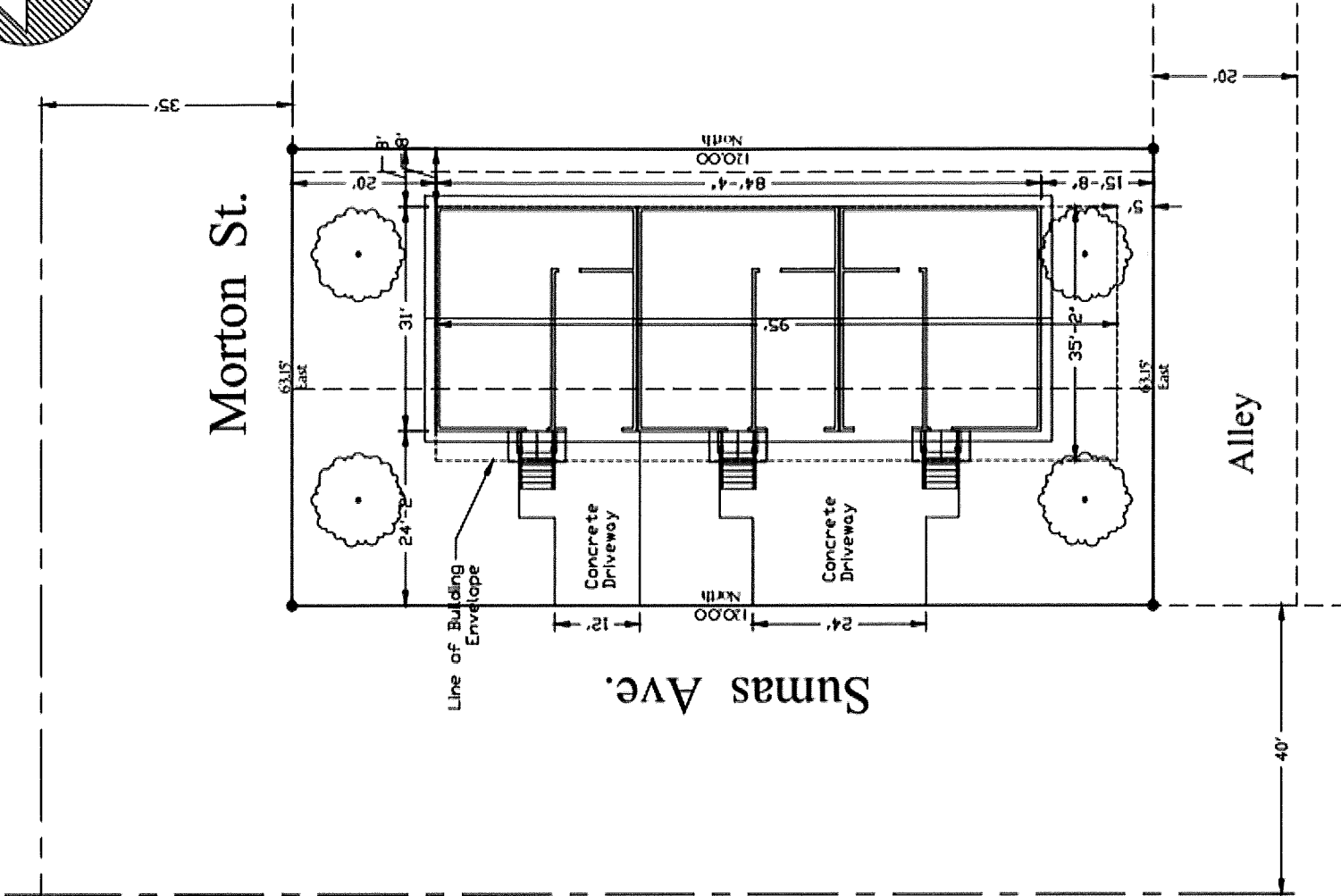
Scope of the Project:

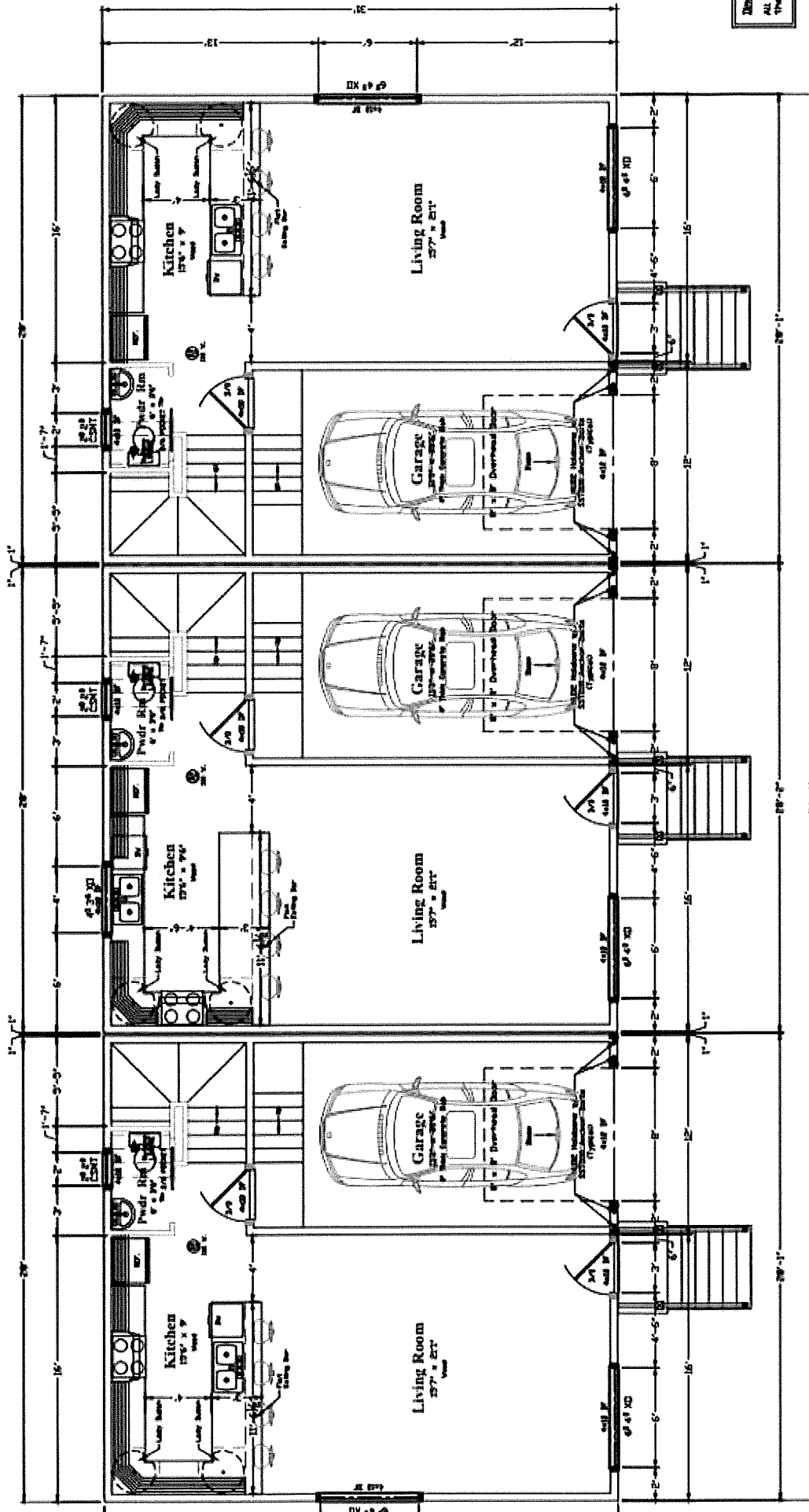
- Triples
- 3 Bedroom
- 2 Story
- 1 Full Bath
- 1 Three-Quarter Bath
- 1 Half Bath
- 1 Car Garage
- 1,414 Sq Ft Each Unit

Whatcom County Applicable Codes

- 2021 International Residential Code and Amendments (IRC)
- 2021 International Building Code and Amendments (IBC)
- 2021 International Fire Code and Amendments (IFC)
- 2021 International Mechanical Code and Amendments (IMC)
- 2021 Uniform Plumbing Code (UPC)
- 2021 Washington State Energy Code (WSEC)
- 2021 Washington State Ventilation and Indoor Air Quality Code (VIAQ)

Impervious Surface Calculations		
Total Site Square Footage	7,578	
Total Footprint Sq Footage	2,614	
Percentage of Site Coverage	34.49%	





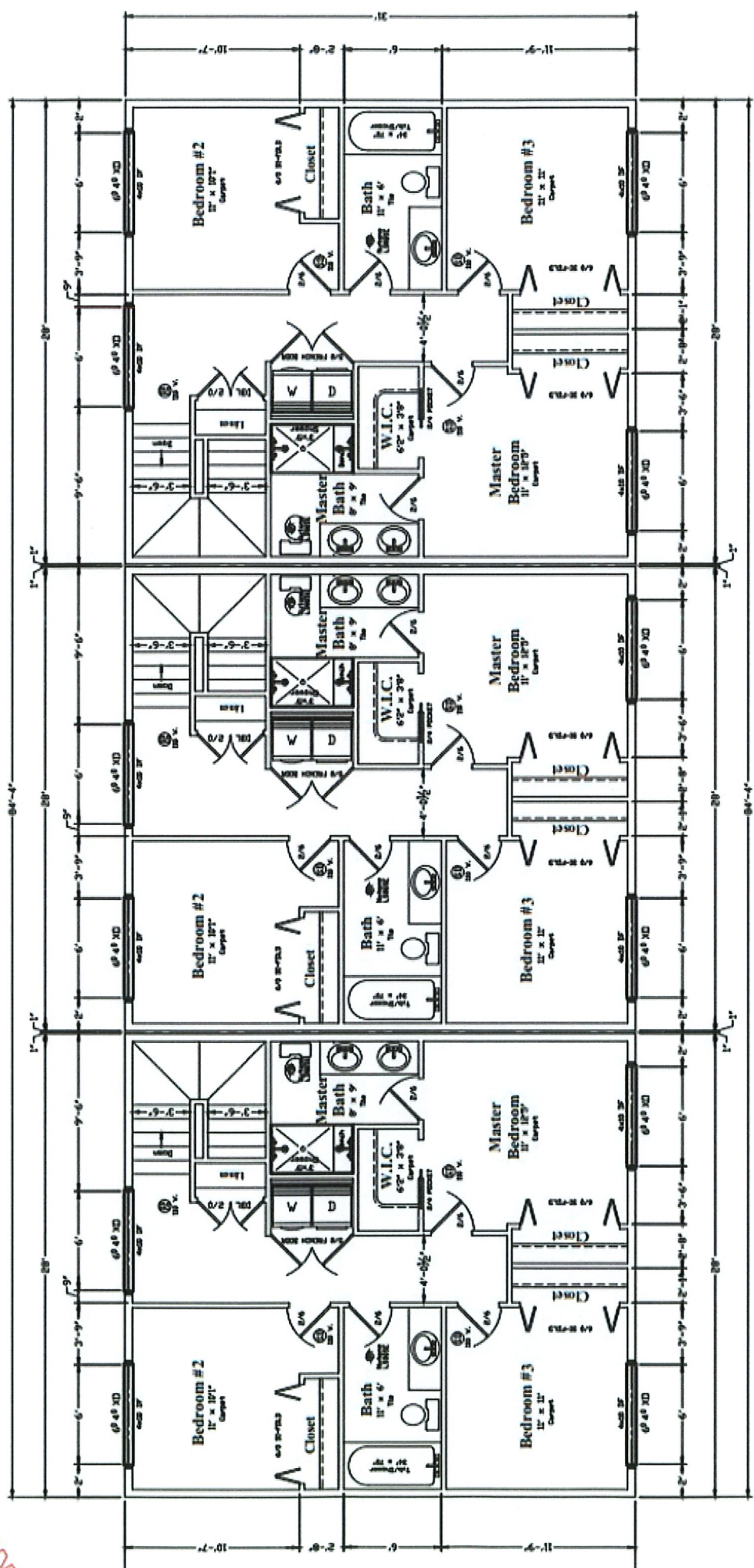
Dimension Notes:
All dimensions are to
the inside unless
otherwise noted.

Note: All beams and
columns are to be
4x10 or 4x12 unless
otherwise noted.

First Level Floor Plan

1/4" = 1'-0" Scale

NOT TO SCALE



Second Level Floor Plan

1/4" = 1'-0" Scale