



CITY OF SUMAS

433 Cherry Street/PO Box 9, Sumas, WA 98295

P: (360) 988-5711 F: (360) 988-8855

Notice of Application, Public Hearing and Probable SEPA Determination of Nonsignificance

Proposal: Italian Motors USA Facilities Expansion. Multi-element project to expand an existing go-kart track facility that would include construction and operation of the following: Go-kart track extension, new access road, vehicle parking area, go-kart storage sheds, RV parking spaces with power and water hook-ups, camping area, restrooms, new stormwater treatment and detention facility, three attached residential units for caretaker and security personnel, pedestrian overpasses, and security fencing.

Location: 529/481 W. Front Street, Sumas, WA 98295. NW ¼ of NE ¼ of Section 3, Township 40 North, Range 4 East of W.M. The Whatcom County Assessor's parcel numbers are 400403 373522, 400403 408526, 400403 372464, and 400403 408466. See attached site plan drawing.

Applicant: Italian Motors USA LLC

Application type: Conditional use permit and shoreline substantial development permit

Application date: June 15, 2020

Date of notice of complete application: July 6, 2020

Date of notice of application: July 15, 2020

Other necessary permits not included in this application: Fill and Grade and Building Permits

Location of documents: The application is available for review at:

Sumas City Hall (360) 988-5711
433 Cherry Street
PO Box 9
Sumas, WA 98295

Comment period: The comment period for this application is from July 15 through August 14, 2020. During the comment period, any person may submit written comments in person or by mail to Sumas City Hall at the above address.

Probable SEPA determination: The City expects to issue a Determination of Nonsignificance (DNS) for the proposal. The application is being handled pursuant to the optional DNS process authorized in section 197-11-355 WAC, so comments about the environmental impacts of the proposal should be submitted within the above described comment period. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Public hearing: The Sumas City Council will hold a public hearing regarding this application. The hearing will take place at Sumas City Hall on August 24, 2020 beginning at 7 P.M. Any party may submit written or oral testimony at the hearing.

Notice of decision: The decision on these applications will be made by the Sumas City Council. The decision will be in the form of a report adopted by majority vote of the City Council and will include findings of fact and conclusions of law. Any person may request to receive a copy of the decision by contacting Sumas City Hall at the above address or phone number.

Appeal rights: Any appeal of the decision regarding the conditional use permit application will be to the Superior Court as provided by the Land Use Petition Act, now codified as RCW 36.70C. Any appeal of the decision regarding the shoreline substantial development permit application will be to the Shoreline Hearings Board as provided by the Shoreline Management Act, RCW 90.58.

