

# 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:** Construction of a single 6-unit, multifamily residential structure (6-plex) on two adjoining parcels located in the Residential, High-Density zoning district.

**Location:** 511 and 523 Second Street, Sumas, WA 98295. Lots B and C of the Bosch Family Lot Line Adjustment. Situated in the NW ¼ of the SW ¼ of Section 35, Township 41 North, Range 04 East of W.M. The subject properties are identified under the following Whatcom County Assessor's tax parcel numbers: 410435 102196 and 410435 109196. See site plan on reverse.

**Applicant:** Pacific Edge Builders LLC

**Application type:** Conditional use permit

**Application date:** July 27, 2021

**Date of notice of complete application:** August 17, 2021

**Date of notice of application:** August 18, 2021

**Other necessary permits not included in this application:** Building Permit; Floodplain Development Permit

**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 August 18 through September 2, 2021. 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 September 13, 2021 beginning at 7:00 p.m. Any party may submit written or oral testimony at the hearing.

**Notice of decision:** The decision on this application 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 will be to the Superior Court as provided by the Land Use Petition Act, now codified as RCW 36.70C.



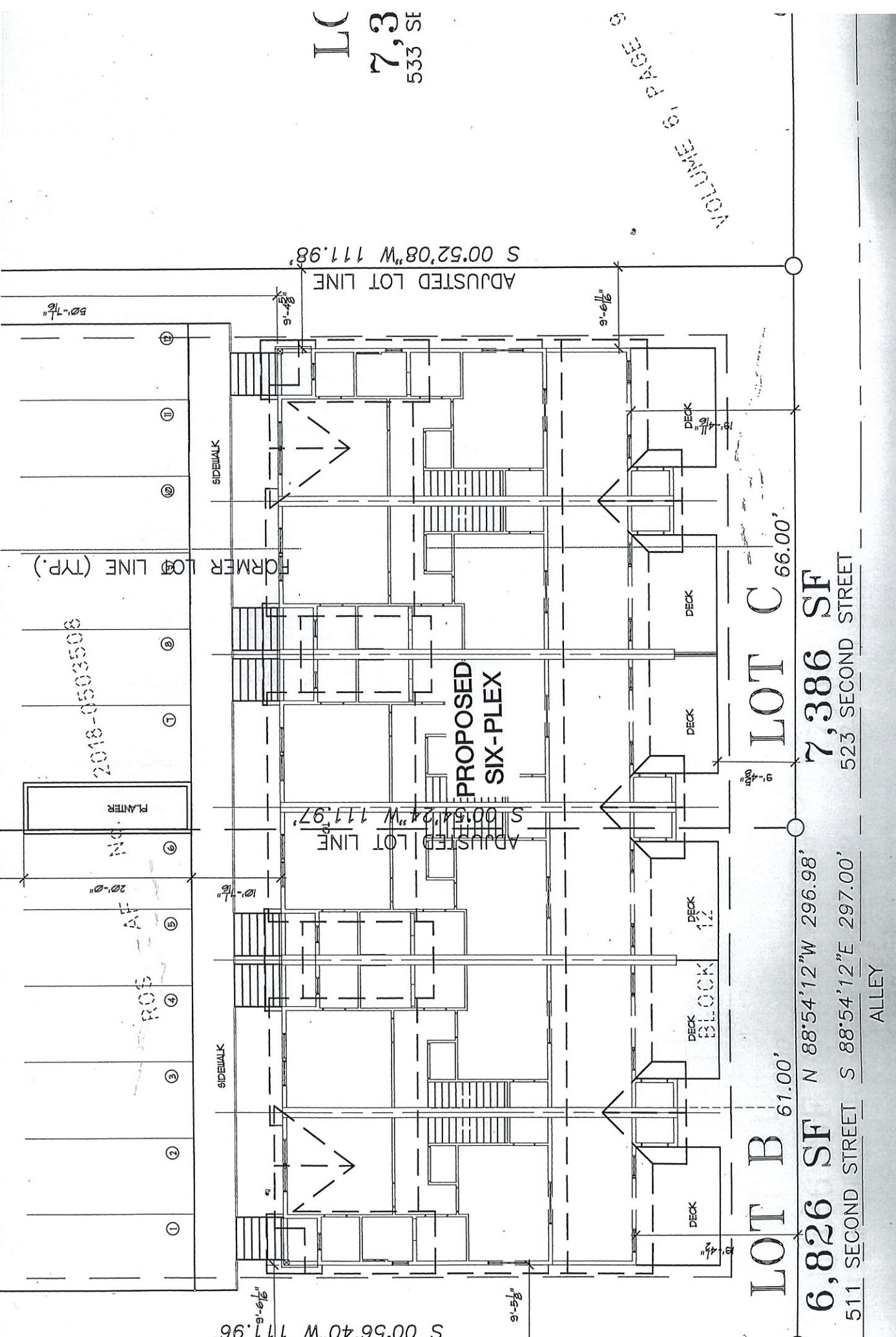
2nd Street Parcel No. 410435102196 & 410435109196



North







LC  
7,3  
533 SE

VOLUME 9, PAGE 6

LOT B 61.00'

6,826 SF N 88°54'12"W 296.98'

511 SECOND STREET S 88°54'12"E 297.00'

ALLEY

LOT C 66.00'

7,386 SF

523 SECOND STREET

S 00°56'40"W 111.96'

ADJUSTED LOT LINE  
S 00°54'24"W 111.97'

ADJUSTED LOT LINE  
S 00°52'08"W 111.98'

FORMER LOT LINE (TYP.)

2018-0503508

PLANTER

PROB AF

SIDEWALK

SIDEWALK

DECK BLOCK

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'

DECK 12'