



CITY OF SUMAS

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

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

Notice of Application and Public Hearing

Proposal: Reed CAO Variance. Proposed construction of a single-family residence, garage, deck and driveway within the buffer of a Category III wetland that would reduce the standard buffer by more than 25 percent. The proposal includes wetland and wetland buffer enhancement plantings to mitigate unavoidable impacts to wetland buffers.

Location: 344 Harrison Avenue, Sumas, WA 98295 within the Residential, High-Density District. Situated in the NW ¼ of Section 35, Township 41 North, Range 04 East of W.M. The site is identified under the following Whatcom County Assessor's parcel number: 410435 040373. See map on reverse.

Applicant: Ruban and Lori Reed and Ken and Randi Hueston

Application type: Critical areas variance

Application date: July 22, 2021

Date of notice of completeness: August 3, 2021

Date of notice of application: August 4, 2021

Other necessary permits not included in this application: Building Permit

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

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

Comment Period: The public comment period for this application is from August 4 through August 19, 2021. Any party may submit written comment during the comment period to Sumas City Hall at the address above.

Public hearing: The Sumas City Council will hold a public hearing regarding this application on August 23, 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 regarding the critical areas variance will be to the Superior Court as provided by the Land Use Petition Act, now codified as RCW 36.70C.



Harrison Avenue - Proposed Site Plan and Mitigation Plan
 Miller Environmental Services, LLC
 Field work date: 5/6/21
 Aerial photo 2016. All areas shown are approximate.