

RECEIVED CITY OF SUMAS

APR 18 2023

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CITY OF SUMAS
Public Works Department

CITY OF SUMAS

PAID

Change of Zoning or Classification Application

The following information or material is required with all general binding site plan applications. If any of this information is missing or incomplete, processing of the application will not begin.

- ☒ Complete application form
- ☒ 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**

- ☒ A map showing the proposed change(s) in zone district boundaries and/or classifications, in relation to existing tax parcel boundaries as recorded at the office of the Whatcom County Assessor. If the map is larger than 11" x 17", submit 3 copies.
- ☒ 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): Brad Heppner

Single entity and address to which the City will mail all notices and determinations:

971 Adrian Drive. Lynden. WA 98264

Phone: 360-319-1916

Fax: _____

Address of Affected Property: 400403-572521-0000

Assessor's tax parcel number for affected property: 40004035725210000

Legal Description of affected property (attach separate page if necessary):

See attached deed for legal description

Current use of property: Commercial- Vacant Land

Current zone district classification of property: Commercial- Vacant Land

Requested zone district classification of property: Mini warehouse

Is the requested zoning consistent with the zone districts established in the map of proposed future zoning (MAP 7) in the City of Sumas Comprehensive Plan? ☐ Yes ☒ No

If you answer "no" to the question above, then your application will involve an amendment tot the comprehensive plan as well as a change in zone district classification. The City is prohibited by law from

considering amendments to the comprehensive plan more frequently than once per year (RCW 36.70A.130(2)). Your request must therefore be docketed for consideration with all other pending requests. In support of your request, provide the following information on a separate sheet:

1. Describe how the requested zoning will nevertheless be harmonious and consistent with the City of Sumas Comprehensive Plan. Make reference to specific goals, policies, and objectives established within the plan.
2. Describe how the requested zoning will be compatible with surrounding uses.
3. Describe any errors of fact or reasoning that pertain to the zoning established for the affected property within the existing comprehensive plan.
4. Describe any changed circumstances that pertain to the property that justify a change in zoning.

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:

4/18/23

=====

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): _____

Requested zoning will be harmonious and consistent with the city of Sumas comprehensive plan because the comprehensive plans focus is on increased density within city limits. Storage units will be necessary now and in the future because of the increased amount of multifamily living situations that are extremely lacking of storage area. We hope by providing this service it will clean up our community.

The requested zoning will be compatible with the surrounding uses because it is located close to many multifamily buildings as well as single family homes that need this service. It is also located next to the major highway with good visibility.

The existing errors for the current zoning, which is commercial, is the lack of direct highway access to the property. Typically, commercial businesses will demand direct highway access so that potential clients won't pass by their business. The commercial zoning business types currently allowed do not fit compared to the needs of mini warehouse zoning.

The reason the changing zoning is justified is the lack of direct access. We had hoped we could get this restriction changed but found through a title search that the right to direct access was given up by the previous property owner and the city when Sumas Ave and Highway 9 were last reconstructed.



2110502339

Page: 1 of 2

5/24/2011 9:12 AM

DEED \$63.00

Whatcom County, WA

Request of: WHATCOM LAND TITLE

For Record at Request of
Starkenburger-Kroontje
Attorney at Law, P.S.
P.O. Box 231
Lynden, WA 98264

AFTER RECORDING RETURN TO:

Name: Whatcom County Fire Protection District No. 14
Address: 143 Columbia Street
City/State: Sumas, WA 98295

W-104627

STATUTORY WARRANTY DEED**THE GRANTOR**

pgs 2

James E. Skillman, Executor for the Estate of Christine C. Skillman, also known
of record as Christina C. Skillman and James E. Skillman and Maureen E.
Skillman, husband and wife

for and in consideration of ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to Whatcom County Fire Protection District No. 14, a
Washington municipal corporation

the following described real estate, together with all after acquired title, situated in the County of
Whatcom, State of Washington:

Lot A, Skillman Lot Line Adjustment, according to the plat thereof, recorded April 29,
2011, under Auditor's File No. 2110402935, records of Whatcom County, Washington.

Situate in Whatcom County, Washington.

Subject to and together with all easements, restrictions and reservations of record.

Assessor's Property Tax Parcel Number(s): 400403 585531 0000, 400403 571531 0000,
400403 585515 0000, 400403 557515 0000, and 400403 570509 0000

Dated this 9th day of May, 2011.

Estate of Christine C. Skillman

James Skillman Jr., Executor

Maureen E. Skillman

James E. Skillman

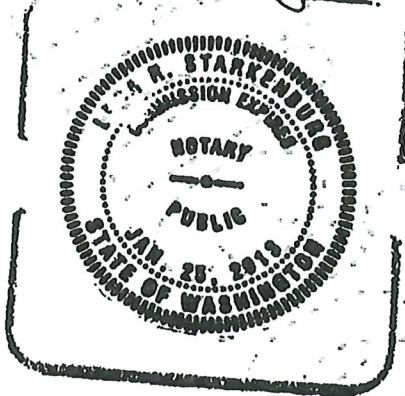
STATE OF WASHINGTON)

COUNTY OF WHATCOM)

SS.

I certify that I know or have satisfactory evidence that **James Skillman Jr. as Executor of the Estate of Christine C. Skillman**, signed this Statutory Warranty Deed and acknowledged the same as his free and voluntary act on behalf of the Estate for the uses and purposes mentioned in the instrument.

Dated this 9th day of may, 2011.



Lisa R. Starkenburg
Notary Public in and for the State of
Washington, residing in Lynden
My commission expires: 1/25/13.

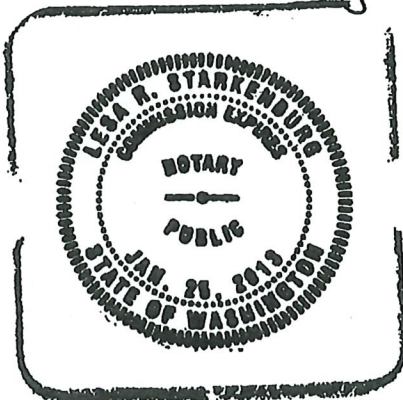
STATE OF WASHINGTON)

COUNTY OF WHATCOM)

SS.

I certify that I know or have satisfactory evidence that **James E. and Maureen E. Skillman**, signed this Statutory Warranty Deed and acknowledged the same as their free and voluntary for the uses and purposes mentioned in the instrument.

Dated this 9th day of may, 2011.



Lisa R. Starkenburg
Notary Public in and for the State of
Washington, residing in Lynden
My commission expires: 1/25/13.

DRB 1/24/23 BL

Range 4 E

CANADA

UNITED STATES

CITY OF SUMAS

Legend

- Sumas City Limits
- UGA
- UGA Reserve
- Zoning Designations**
- Bus. General
- Bus. Low Impact
- Bus. Mini-Warehouse
- Bus. Traffic-Oriented
- Industrial
- Open Space/Agriculture
- Public
- RV Park
- Res. High Density
- Res. Low Density
- Res. Medium Density

**CITY OF SUMAS, WA
EXHIBIT A
OFFICIAL ZONING MAP**

PROJECTION:
UTM Zone 10 North
NAD 27
SCALE: 1:15,840



DATA SOURCES:
Whatcom County Assessor's
Office & Planning Department,
and the City of Sumas



Date: June, 2016

*Application
Property*

