



CITY OF SUMAS

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

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

March 8, 2023

Mark Koelsch
5491 Hannegan Road
Bellingham, WA 98226

Subject: Lawson Street Conditional Use Permit Application
 Letter of Completeness

Dear Mark:

On February 14, 2023, the City received your application for a conditional use permit to allow development of a four-plex on your property located at 1107 Lawson Street. After reviewing your submittal, the City has determined that all required application materials have been received and the appropriate fees have been paid. This letter, therefore, serves as notice of completeness with respect to your application for a zoning conditional use permit to allow multifamily development within the Residential-High Density zoning district. This notice is issued pursuant to the provisions of section 36.70B.070 RCW and section 20.08.090 of the Sumas Municipal Code.

Your application will be processed as a Class III action pursuant to Chapter 20.08 of the Sumas Municipal Code. In general, the following steps will occur:

- *Notice of application.* The City will notify the public and neighboring property owners that an application is in process. The notice will occur on March 15, 2023.
- *Comment period.* The City will solicit comment about your application. The comment period will be open from March 15 through March 30, 2023.
- *Public hearing.* The City Council will hold a public hearing related to your application. The applicant or the applicant's representative must attend the hearing and present testimony in support of the application. The hearing will take place at Sumas City Hall at 7:00 p.m. on April 10, 2023.
- *Decision.* Either at the close of the hearing or at a subsequent public meeting, the City Council will reach a decision with regard to your application. The decision will be in the form of a written report adopted by majority vote of the Council.

Please be aware that issuance of a determination of completeness does not guarantee approval of your application, and the City may request additional information if necessary to complete the review of your application.

At this time, the City is requesting that you submit additional information addressing how your proposed development conforms to the lot coverage standard of 35 percent established in the

Residential, High-Density zoning district. See Section 20.32.100 SMC. This information is necessary for the City to complete its review of your application.

Please contact me at City Hall at (360) 988-5711 if you have any questions about the application review process currently underway.

Sincerely,



Sunny Aulakh
Public Works Director