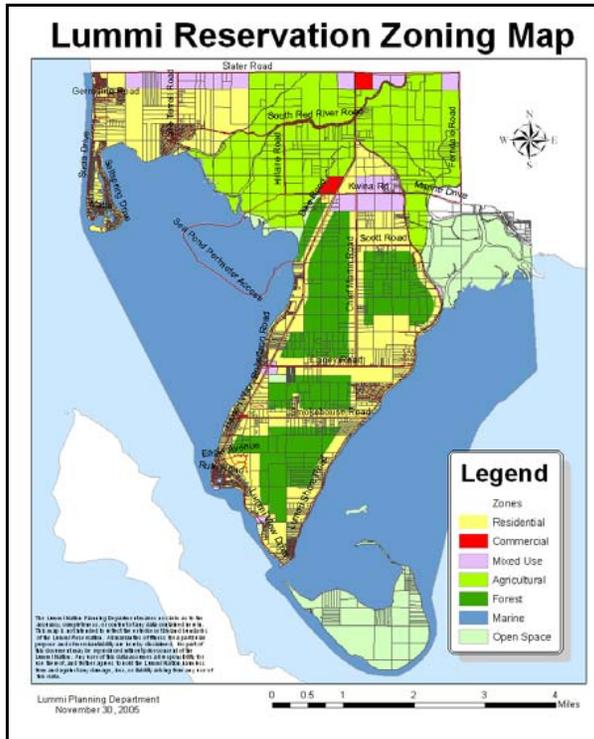

LUMMI NATION PERMITTING PROGRAM

OUR MISSION:

Protect the public safety, health, welfare,
and the political and economic integrity of
the Lummi Nation.



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LAND USE AND BUILDING PERMITS

The review and issuance of Land Use and Building Permits are administered by the Planning Department according to the provisions of three Tribal laws:

- **Title 15, the Land Use, Zoning and Development Code.** The Zoning Code, along with the Zoning Map establishes and describes allowed land uses and development activities within seven land use zones.
- **Title 22, the Building Code.** Building Permits are issued after Land Use Permits and include conditions of approval, an inspection schedule, and a final Certificate of Compliance for connection to the Lummi sewer system.
- **Title 15A, the Flood Damage Prevention Code.** The Flood Prevention Code applies to land uses located in floodplains or affected by flooding along the shores of the Reservation.

These Codes control the use and development of Reservation land in a manner that **protects the health, safety, well being, and property of residents.**

As required in Title 15, Planning Commission approved **Development Regulations** to implement the zoning code. These regulations provide safe, minimum standards for most things that may be built, and provide for **Conditional Use** approval for land uses that may be large, unusual, or have disturbing effects.

The Code also describes the permit review process and procedures that must be followed before a project can be approved.

Your application starts the process, describing (in words and drawings) your proposed project. Confusing or incomplete applications cannot be accepted. The application must be signed by a majority of property owners. Your application gives us permission to go onto your property to look at current conditions so that we may collect information necessary to the permit.

The Technical Review Committee (TRC) will review the proposed project between one and two weeks after the application is accepted, and make conditions of approval for the permit. The Natural Resources and Cultural Departments usually affect land use permits, applying conditions that protect those resources. The Planning Department will require safety and property protection standards. These conditions are stated on the permit and must be followed. TRC must make these commendations within 14 days to the Planning Director who decides (or not) to issue the permit as conditioned. **(Please note: the land use application is not a permit and you may not start any work on your project until the permit is issued)**

The Codes regulating land use are complex and difficult to apply to every situation. Applicants are encouraged to consult with planning staff to help determine the best course of action to move forward with your land development plans.

Land Use Permits are free, but there are fees for building permits based on the value of the building: ½% for mobile homes and 1% for site-built homes. For example, for a \$60,000 mobile, the fee would be \$300; for a \$150,000 house, the fee would be \$1,500.

Fees help pay for plan review and inspections of your building until completion.

For any land use change you are considering, you should be aware of what permits are required. Some may not be issued through the Planning Department. Permits **may** not be required for:

- Building repairs, and renovations
- Small, uninhabited buildings
- Some fences, decks, and signs
- Filling less than 1-2 truck loads (no digging)
- Farming, landscaping, and gardening
- Cultural facilities (ex. smokehouses)

Some land uses are not allowed without a permit or authorization issued by other departments, including:

- Any clearing, digging, or grading should be reviewed by Lummi Culture Department
 - Any timber cutting, even for firewood, requires a permit from the Natural Resources Department
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