

Minutes of April 24, 2017

The Sumas City Council met on April 24, 2017 at 7:00pm with all councilmen present.

All stood for The Pledge of Allegiance. The minutes of the April 10, 2017 meeting were approved.

Mayor Bromley opened the public hearing regarding Teal Jones Lumber Services Expansion Project Conditional Use Permit Application. Rollin Harper, Sumas City Planner, approached the council. Mr. Harper explained Teal Jones Lumber Services planned to expand the operation to the West of current operation located at 530 W. Front Street Sumas, WA. The proposed site is located at 301 Bob Mitchell Avenue. The site is approximately nine acres and is currently owned by the Port of Bellingham. The project is identified as being permitted as a conditional use in the Industrial District under Section 20.44.030(1) (P) SMC. The proposed Project also includes the establishment of wood-drying kilns, which is identified as being a permitted use in the Industrial District under Section 20.44.020(20) SMC. The Applicant is proposing to complete the expansion in three phases over the course of several years. Phase 1 includes construction of the wood-fired boiler (which requires approval of a conditional use permit) within an approximately 2,550 square foot structure up to 60 feet in height, for lumber drying kilns (approximately 2,300 square feet each), an approximately 9,700 square foot cooling shed, green storage area, dry storage area, storm water wet pond, and associated operational areas and utilities. Phase 2 includes the filling of approximately 0.38 acres of low-value, on-site wetlands, along with associated mitigation. Phase 3 includes construction of four additional wood drying kilns and expansion of associated operational areas. The Applicant submitted an application for conditional use permit on March 13, 2017 which includes Conditional Use Permit; Critical Areas Assessment prepared by Northwest Wetlands Consulting, LLC; Site plan drawings prepared by Freeland and Associates, Inc.; and SEPA Environmental Checklist. City Planner Harper recommended approval of the Teal Jones Lumber Services Conditional Use Permit with 19 conditions to be met.

Bob Lindstrom, Teal Jones Project Manager, residing in Burnaby, British Columbia addressed the council. Mr. Lindstrom explained the expansion, and how it would add and secure current jobs. The new project would create green energy eventually to be sold. He also stated Washington State Department of Ecology and Army Core of Engineers would be involved in wetland mitigation. Councilman Debont inquired on how the product would be moved. Mr. Lindstrom advised by truck. Tom Jones approached the council. He assured the council Teal Jones and Gary Jones, owner of Socco Forest Products have a good working relationship. Councilman Postma inquired on location of mitigation pond. Mr. Lindstrom advised the mitigation pond would just be on the new site. Planner Harper inquired on where wood chips would be stored. Mr. Lindstrom informed the council wood chips will be stored on site, in something similar to a bunker.

Councilman Debont made a motion to close the hearing. Bruce Bosch seconded the motion, all were in favor and the hearing was closed.

Bruce Bosch made a motion to approve the Teal Jones Lumber Services Conditional Use Permit with all 19 conditions being met. Rich Postma seconded the motion, all were in favor and the CUP was approved.

Mayor Bromley opened the public hearing to address Code Revisions to RV Parks and Campgrounds at 7:22pm.

Rollin Harper, City Planner addressed the City Council. He stated the revisions requested to the SMC would align with what is current reality at the Sumas RV Park.

Kyle McLeod, representative of Sumas RV Park residing at Lake Tapps, WA approached the City Council. Mr. McLeod explained the need for extended stay spaces at the Sumas RV Park and how the Revenue generated keeps

the park in operation. He also informed the council of the need for affordable housing in the area. They are requesting 35 extended stay sites.

City Planner Harper advised the council on steps required under the proposed Code revision, which include reporting to City of Sumas on Compliance.

Councilman Debont made a motion to close the hearing. Todd Daniels seconded, all were in favor and the hearing was closed.

Chief Haugen requested city representation at the next Community Resilience meeting May 23, 2017 6:30pm at Sumas Elementary School. He then requested a Finance Committee meeting regarding Police Department trading and purchasing operational equipment.

Councilman Bosch called for a Public Hearing with regards to Conditional Use Permit Application submitted by Hollander Investments. Superintendent Hernandez stated the plan was to convert second floor commercial units to residential units. The hearing was set for May 23, 2017 at 7pm with a seconded from Gary Debont.

Superintendent Hernandez requested \$2,000.00 be donated to the Sumas Chamber to help fund fireworks in the park during Sumas Community Days, June 24, 2017. Gary Debont made a motion to approve the donation, Bruce Bosch seconded the motion. All were in favor and the motion carried.

Superintendent Hernandez requested permission to add a summer season maintenance position. Mayor Bromley sent the request to the Finance Committee.

The new bills were presented to the council for approval. Claims check #38328 through #38355 in the amount of \$19,652.70 and Payroll check #20854 along with the Direct Deposit Run in the amount of \$19700.00 was approved after a motion by Bruce Bosch, seconded by Gary Debont. All were in favor and the motion carried.

Councilman Bosch made a motion to adopt the March 2017 Treasurer's report. Debont seconded the motion. All were in favor and it carried.

Meeting went into executive session on legal matter at 7:50pm. No action was taken. Council returned to regular session at 8:15pm.

Josh Clawson made a motion to adjourn the meeting. Rich Postma seconded the motion and the meeting was adjourned.

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MAYOR

ATTEST:

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DEPUTY CLERK-TREASURER