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CITY OF SUMAS

City of Sumas
Conditional Use Permit Application

The following information or material must accompany this conditional use permit application. **If** any of this information is missing or incomplete, processing of the application will not begin.

X Filing fee of $500.00 as established in Section 20.108.060 SMC

X Completed SEPA checklist

X A map, drawn to scale, of the location of the proposed conditional use showing existing buildings, street(s) and property lines, as well as any proposed new structures, roads, parking areas, landscaping, or other improvements. If the map is larger than 11" X 17", submit 3 copies. The map must clearly outline the property included in the conditional use request and must state the area (sq. ft.) of the property

X 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): Severin Samulski, Lakeport Reach, LLC

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

Desiree Douglass, Douglass Consulting, LLC

3918 Fremont Avenue N, #289

Seattle, WA 98103

Phone: 360-220-1422 Fax: _____

Address of affected property: 3867 Kneuman Road, Sumas WA

Assessor's tax parcel number for affected property: 158645-410434244230000

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

TRACT B SYTSMA LLA AS REC AF 1980-604391

Current use of property: The property is currently fallow and the 5 of the 6 remnants of the original farmhouse, barn, and outbuildings are extremely dilapidated.

Proposed conditional use of property (briefly describe): Construction of Sumas Concrete Products manufacturing plant to produce a wide variety of concrete building blocks, including blocks, slabs, and pavers.

On a separate sheet, provide the following information:

1) Describe how the conditional use will be harmonious and consistent with the general and specific objectives of the Sumas Comprehensive Plan.

2) Describe how the use will be designed, and operated so as to be compatible with the character of the neighborhood. For new construction, provide elevations and a site plan, drawn to scale.

3) Describe in detail the impact of the use upon public facilities, including streets (e.g number of trips generated by employees and customers, size and type of vehicles), water system (water used per month), sewer system, storm drainage system (amount of impervious surface), police and fire services, refuse disposal service, school system.

4) Describe hours of operation; number of employees; type of product service rendered; processes, activities, materials, chemicals, equipment and conditions of operation. Describe associated noise, fumes, glare, dust, odor, smoke, mechanical vibration, and radio or television interference.

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

c. the address labels submitted with the application are complete and accurate as of the date of application.

Signature of Applicant(s) _____

Date of submittal: 1-3-19

FOR OFFICE USE ONLY BELOW THIS LINE

Date of notice of completion to applicant (mailed): _____

Date of notice of application to public (mailed, published): _____

Date of close of comment period: _____

Date of hearing: _____ Date of adoption of decision: _____

Date of notice of decision to public (mailed, published): _____

Conditional Use Permit – Attachment A

1. **Describe how the conditional use will be harmonious and consistent with the general and specific objectives of the Sumas Comprehensive Plan**

The project proponent is a family-owned and operated concrete manufacturing business based in Abbotsford, Canada. They produce concrete masonry units (CMU) for the construction industry. Their products are selected and specified for numerous projects by architects. Their products are used extensively by masonry contractors for various partitions and firewalls. Market analysis conducted shows that there is an increasing demand for concrete building block and specialty products in the region. No manufacturer within this region currently manufactures "keystone" segmental retaining wall.

The concrete facility in Abbotsford has reached capacity and cannot increase production to meet this growing demand for these products. The project proponent proposes to construct a new state-of-the-art concrete manufacturing facility in the City of Sumas, Washington to produce high quality CMU, keystone segmental retaining wall, and specialty concrete block to meet this demand. As an experienced family-owned business, they have the expertise and knowledge, has an established market, and has the capability to build a state-of-the-art concrete production facility. They are confident that the new plant's efficiency will reduce production costs by as much as 20%, adding benefits of efficient use of energy and materials.

The City of Sumas Comprehensive Plan (updated June 2016) states a community vision of:

Sumas should be a small rural town that offers a vibrant commercial district, spacious residential neighborhoods, a variety of outdoor recreational opportunities, and an industrial base that provides decent jobs. The community should exhibit self-reliance and the citizens should have pride in their town. (City of Sumas, June 2016).

One goal the City has identified to achieve this vision is to encourage "clean" industrial development in areas separate from residential use. The Sumas Comprehensive Plan also notes that Sumas is "well-positioned to accommodate certain kinds of industrial development because of factors such as: proximity to major truck and rail transportation facilities; existence of a 24-hour border crossing station; availability of water and electric power; and proximity to major gas pipelines....In recognition of all of these factors, Sumas plans to accommodate substantial industrial development. ...Examples are intermodal transfer facilities (such as truck-rail or pipeline-rail), warehousing, manufacturing, and electric co-generation."

The proposed Sumas Concrete Products contributes to fulfilling the City's vision and goal by developing a new concrete manufacturing facility in an area located away from the residential core of the City and zoned "Industrial" by the City. The concrete facility is considered a beneficial industrial investment for the City of Sumas and the surrounding area, and the City has zoned the site 'Industrial' in anticipation of expanding light industrial facilities in this area. The completed project is anticipated to provide significant contributions to the City of Sumas tax base as the City relies on Canadian trade for a significant portion of its employment and tax base.The Sumas Concrete Products proposed for the 8.41-acre site in Sumas, Washington is beneficial for several reasons:

- The project location within the US instead of Canada is beneficial because it promotes US jobs and economy while offering lower crossing fees and lower land costs to the project.
- The City of Sumas is located in a low population area and lands costs tend to be lower for industrial lands. These cost differences directly affect the cost of operations and impact the economic feasibility of trade.
- Sumas is a desirable point of entry because it is only two miles from the Trans-Canada Highway 1, the only east-west highway in Canada. Sumas also has a Canada Weight Compliance Road (CWCR), also known as a Heavy Haul Road, that has direct connection to the US/Canada international border. The CWCR is designed to handle the additional

weight allowed on Canadian highways. This allows Canadian users to operate and manage shipment of their own product, if any truck shipping from Canada is needed.

- The project site is proximal to the Burlington Northern Railroad, thereby facilitating the use of rail transport, as needed. Full-unit rail shipping, is more efficient and economical than other forms of shipping such as truck.
- The City of Sumas included the Sumas Concrete Plant site in their "Industrial" zoning, including international trade under their Comprehensive Plan.
- The project is anticipated to make a significant contribution to the City of Sumas economy and tax base. It meets the stated goals and vision of the City's Comprehensive Plan to encourage "clean" industrial development in areas separate from residential use. The City annexed 114 acres, including the project site, with the specific intention to develop light industrial uses in the western portions of the City.

The above factors demonstrate the project's compatibility with the Sumas Comprehensive Plan and the economic advantage, logistic desirability, and practicality of locating the Sumas Concrete faciity on the proposed project site.

2. Describe how the use will be designed and operated so as to be compatible with the character of the neighborhood. For new construction, provide elevations and a site plan, drawn to scale.

The project is designed to be in keeping with the Industrial use and zoning of the surrounding area, while setting this use away from the more agricultural and residential uses on the north side of Kneuman Road. The buildings will be set towards the southern portion of the site where other industrial uses are located. The cement silos will be metal and the aggregate bins will be enclosed in a metal-clad structure. The main manufacturing plant and will be 30-foot high and will be concrete. Larger wall panels on the main building will have architectural enhancements with colored concrete and banding down the middle. The office is small and adjacent to the plant. The storage areas will be at ground level with bins.

3. Describe in detail the impact of the use upon public facilities, including streets, water system, sewer system, storm drainage system, police and fire services, refuse disposal services, school system.

Sumas Concrete Products will address infrastructure improvements for the project. Truck access will be from the internal Heavy Haul Road on the SDL Industrial site to Bob Mitchell Way. The driveway at Kneuman Road will remain but will not be used for any truck traffic. The project will detain and treat all storm water in an underground storm water system. Natural gas, water, telephone, and sanitary sewer are all available at the Sumas Concrete facility property via connections with existing utilities on Bob Mitchell Avenue. Electricity will be connected through existing connections on Kneuman Road. The project will connect to local utility companies for water, sewer, power, communication, and refuse services.

The Sumas Concrete facility will create a slight increase in need for public services such as fire, police, and emergency services to respond to incidents that could potentially occur at the facility. However, the concrete facility is not anticipated to result in any significant need for public services.

The project will have 9 new employees. Some of these employees may take up residence in Sumas and have families with school age children. These children would likely attend local public schools, and therefore have a small impact on school resources. Likewise, new employees who have relocated to the area could slightly increase the need for local health care services. These topics are discussed in greater detail in the SEPA Checklist, dated December 28, 2018 for the project.

4. **Describe hours of operation, number of employees, type of product service rendered, process, activities, materials, chemicals, equiopment and conditions of operation. Describe associated noise, fumes, glare, dust, odor, smoke, mechanical vibration, and radio or television interference.**

The completed Sumas Concrete Products facility will have normal working hours of operation from 7:00 am to 5:00 pm Monday through Friday, and very occasionally on Saturday. There will be 9 employees. The plant will produce concrete products for building, including blocks, slabs, and specialty concrete products. Raw materials will be brought into the site and stored in the silos. Batches of concrete will be mixed for blocks and products in the main production plant and cured in the kiln. The final products will be stored outside in preparation for transport to markets in the US and Canada. The plant is a state of the art facility with specialized design for isolating and dampening vibration and sound from the concrete production chamber where the concrete is mixed. Lighting will be located and directed downward to avoid glare into the surrounding area and the SDL mitigation site. Normal mitigation measures for reducing dust during construction will be in place, including rocked construction entryways, maintaining all construction vehicles, and wetting unpaved surfaces.Fumes, odor, and smoke are not associated with concrete manufacturing facilities. These topics are discussed in greater detail in the SEPA Checklist, dated December 28, 2018, for the project.