

City of Sumas  
Council Meeting  
Minutes of July 26, 2021

The Sumas City Council met on July 26, 2021 with all councilmembers present. The minutes of July 12, 2021 meeting were presented and approved.

Everyone stood and recited the Pledge of Allegiance.

Public Hearing for Sumas Development LLC General Binding Site Plan was opened, Rollin Harper City Planner went over the proposed project; this will be the start of sub-dividing industrial or commercial property to create individual lots in the future. This site comprises of approximately 48.75 acres in the industrial zoning district. There was one comment received from the Department of Ecology; those issues have already been addressed.

The Sumas Planning Commission has also reviewed the proposed general binding site plan; their recommendations for the project are listed in the conditions of approval in the draft report of decision.

Steve Brock, 464 Arthurs Way, Sumas spoke about his concerns with the pangborn muck located in the proposed area; he believes it is a geotechnical hazard. Mr. Brock does not believe the determination of non-significance should have been signed, due the soil issues on the property.

Brian Olthuis, 406 S 17<sup>th</sup> Street, Lynden, would also like to see a geo-technical study done on the soil, the pangborn muck makes the soil unstable. Mr. Olthuis asked about the width of the road, he was wanting to make sure the municipal code is followed with the correct width. Mr. Olthuis would like to see the use of curb able or porous pavement for water runoff. Also, if a multi-use path is an option, he recommends it be on the north side of the road connecting to Barbo Road.

David Grainger of Sumas Development LLC addressed some of the concerns, he stated this is general binding site plan is for a heavy haul road, this is not for an any building structures. Mr. Grainger has had the geo-technical hazard impact done on the property which created different tracts A, B and C. Most of pangborn muck is located on another tract; where the wetland mitigation has been established.

Rollin Harper, City Planner, the process of the general binding site plan; is looking at the overall property for a main roadway and utilities for any future developed lots; this will be a construction of a heavy haul road; the oversight of this project will be monitored by the public works director. Rollin recommends that the building committee review the application and bring back their recommendations to the council on August 9, 2021.

Josh Clawson made a motion to leave the public hearing for the General Binding Site Plan open; and for the building and ordinance committee to review the application and bring their recommendations to the council on August 09, 2021 at 7:00 pm, Bruce Bosch seconded, all where in favor the motion carried.

Public Hearing for the Sumas Event Center and Grandstand Improvement Project was opened, Rollin Harper, City Planner advised there are three permits for this project Shoreline Substantial Development Permit, Shoreline Conditional Use Permit and Critical Areas Variance. This project is recommended for approval by the city staff, due to the shoreline conditional use permit the final decision on the project will rest on the Department of Ecology. Josh Clawson motioned to close the public hearing, Rich Postma seconded, all were in favor the motion carried.

Discussion on the placement of the retention pond and if there are any other options for the retention pond placement.

Josh Clawson motioned to approve the Sumas Event Center and Grandstand Improvement Project and the Report of Decision with the Conditions of Approval, Bruce Bosch seconded, all were in favor the motion carried.

Jennifer Bell, Finance Director presented a contract from the Department of Revenue, regarding the Business Licensing Services Agreement. Jim Wright City Attorney would like to revisit the termination provision in the contract and have the contract brought back before the council for review.

The bills were presented for approval and payment. Check Numbers #21559 thru #21583 in the amount of \$136,023.10; EFT's for \$107,326.00 and a Wire Transfer \$187,997.14. Rich Postma made a motion to pay the bills, Bruce Bosch seconded; all were in favor the motion carried.

Jesse Clawson motioned to adjourn the meeting Josh Clawson seconded; all were in favor the motion carried.

  
\_\_\_\_\_, Mayor

ATTEST:

  
\_\_\_\_\_, City Clerk