

Planning Commission Meeting

433 Cherry Street, Sumas WA
Monday, October 21, 2024 at 5:30 PM

Agenda

Open Meeting

1. Review/Correct and/or Approve Minutes

[A.](#) September 16, 2024 Draft Minutes

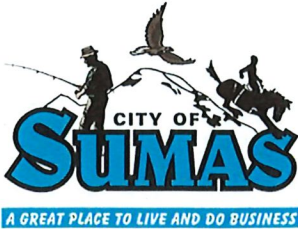
2. Old Business

3. New Business

[B.](#) Notice of Application & Public Hearing

[C.](#) Proposed Residential Long Subdivision on Sumas Avenue

4. Adjournment



Planning Commission Meeting

433 Cherry Street, Sumas
Monday, September 16, 2024, at 5:30 PM

Minutes

Present

Carson Coretz, City Planner
Michelle Quinn, City Clerk

Planning Committee

Present

John VanWingerden
Lizette Custer
Helen Solem

Absent

Ex-Officio Josh Clawson
Teresa Josephson
Jacob Williams

John VanWingerden made a motion to approve August 19, 2024, Minutes, Lizette Custer seconded; all were in favor the motion carried.

This subject will be brought back to the next planning commission meeting.

Carson Cortez, City Planner wanted to start the meeting with new business and with the population and employment growth proposal. Carson explained that the Whatcom County Population and Employment projections show there are three projections for how the county could grow in population over the next twenty years. For us to participate in the EIS process the city needs to develop our own proposal for how much growth we will be planning for over the next twenty years. The City of Sumas has been determined to have occupied approximately 1.2% of the county's total population over the last ten years. Carson's proposal for our city's growth over the next twenty years would be to add 1000 people and 200 jobs. This also would depend on if we annexed all the urban growth (UGA) areas we have requested.

Discussion on how or what will create these two hundred jobs over the next twenty years and how the city will grow over the next years.

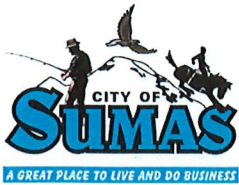
Carson will be bringing this information to the city council for their input on the proposed population and employment proposal and then create a formal request to send Whatcom County.

The next meeting will be Monday, October 21, 2024, at 5:30 pm.

John VanWingerden made a motion to adjourn the meeting, Lizette Custer seconded; all were in favor the motion carried.

Councilmember Josh Clawson, Ex Officio

City Clerk



CITY OF SUMAS

433 Cherry Street/PO Box 9, Sumas, WA 98295
P: (360) 988-5711 F: (360) 988-8855

Item B.

Notice of Application, Public Hearing and Probable SEPA Determination of Nonsignificance

Proposal: Subdivision of two properties totaling approximately 2.85 acres into 18 residential lots. The proposal also includes a request for approval of a subdivision variance to allow a portion of the development to include a street right-of-way width and associated roadway improvements below City standards. The proposal also includes a request for approval of a conditional use permit to allow for the construction of six pairs of attached single-family homes, creating a total of 12 units.

Location: West side of Sumas Avenue and east side of Highway 9, Sumas, WA 98295. The properties are located in the Residential, High-Density and Business, General Zoning Districts within the NE ¼ of NE ¼ of Section 03, T 40 N, R 04 E of W.M. The Whatcom County Assessor's parcel numbers are 400403 572521 and 400403 561531. See map on reverse.

Applicant: Jason Heutink

Application type: Long Subdivision, Subdivision Variance, and Conditional Use Permit

Application date: September 19 and October 10, 2024

Date of notice of complete application: October 14, 2024

Date of notice of application: October 16, 2024

Other necessary permits not included in this application: Fill and Grade and Building Permits

Location of documents: The application is available for review at:

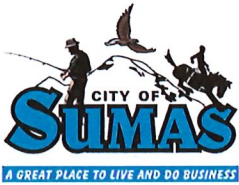
Sumas City Hall (360) 988-5711
433 Cherry Street
PO Box 9
Sumas, WA 98295

Comment period: The comment period for this application is from October 16 through October 31, 2024. During the comment period, any person may submit written comments in person or by mail to Sumas City Hall at the above address.

Probable SEPA determination: The City expects to issue a Determination of Nonsignificance (DNS) for the proposal. The application is being handled pursuant to the optional DNS process authorized in section 197-11-355 WAC, so comments about the environmental impacts of the proposal should be submitted within the above described comment period. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Public hearing: The Sumas Planning Commission will meet to review the application materials and give a recommendation to the Sumas City Council. That meeting will take place at Sumas City Hall on October 21, 2024 beginning at 5:30 P.M. The Sumas City Council will hold a public hearing regarding this application. The hearing will take place at Sumas City Hall on November 12, 2024 beginning at 7 P.M. Any party may submit written or oral testimony at the hearing.

Notice of decision: The decision on this application will be made by the Sumas City Council. The decision will be in the form of a report adopted by majority vote of the City Council and will include findings of fact and conclusions of law. Any person may request to receive a copy of the decision by contacting Sumas City Hall at the above address or phone number.



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Item B.

Appeal rights: Any appeal of the decision will be to the Superior Court as provided by the Land Use Petition Act, now codified as RCW 36.70C.

