

Planning Commission Meeting

433 Cherry Street, Sumas

Monday, June 17, 2024 at 5:30 PM

Agenda

Open Meeting

1. Review/Correct and/or Approve Minutes

[A.](#) April 15, 2024 Draft Minutes

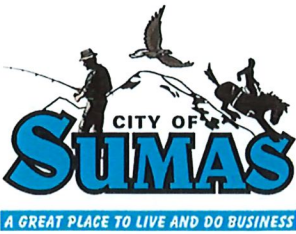
2. Old Business

3. New Business

[B.](#) Community Survey Response Results

[C.](#) Memo Proposed UGA Expansion Study Areas

4. Adjournment



Planning Commission Meeting

433 Cherry Street, Sumas, WA
Monday, April 15, 2024, at 5:30 PM

Minutes

PRESENT

Ex-Officio Josh Clawson
Carson Cortez, City Planner
Michelle Quinn, City Clerk

Planning Committee

Present
John VanWingerden
Helen Solem
Teresa Josephson
Lizette Custer
Jacob Williams, absent

John VanWingerden made a motion to approve March 18, 2024, Minutes, Lizette Custer seconded, all were in favor the motion carried.

Carson Cortez, City Planner, explained that Whatcom County has published the Population and Employment Growth Projections for 2022-2045. This was prepared by a consultant hired by the county and the small cities for the comprehensive plan update. The report is the best prediction of the whole Whatcom County's population growth by 2045.

Carson said historically the City of Sumas has had 1.2% of the population of Whatcom County. The growth population of Sumas will predict how much more housing we would need by 2045. The best guess from this projection would be 697 more in our population by 2045, this is the middle of the purposed growth projection. This calculation will be what the county will use for the population of Sumas. With our limitations of land growth this will be a challenge.

The city has 1.5% of the industrial jobs, 0.3% for retail and 0.3% commercial in the county. The job growth over the next years could show an increase of one hundred and fifty new jobs.

Discussion about low-income housing, the ideal way low-income housing should work. Most of the low-income housing would be in the bigger cities, due to people being able to have access to more amenities, then would trickle to the smaller cities.

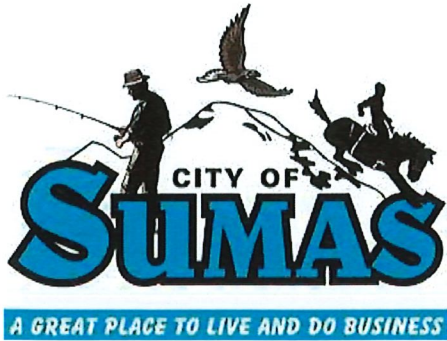
Carson stated that the City of Sumas received the Thriving Communities Grant, this is a federal grant for completing design and engineering of projects throughout the city. This grant is for more transportation projects, reconstruction of Sumas Avenue, assisting with the border expansion plan and plan for crosswalks and pedestrian support. '

The next meeting will be Monday, May 20, 2024, at 5:30 pm.

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

Councilmember Josh Clawson, Ex Officio

City Clerk

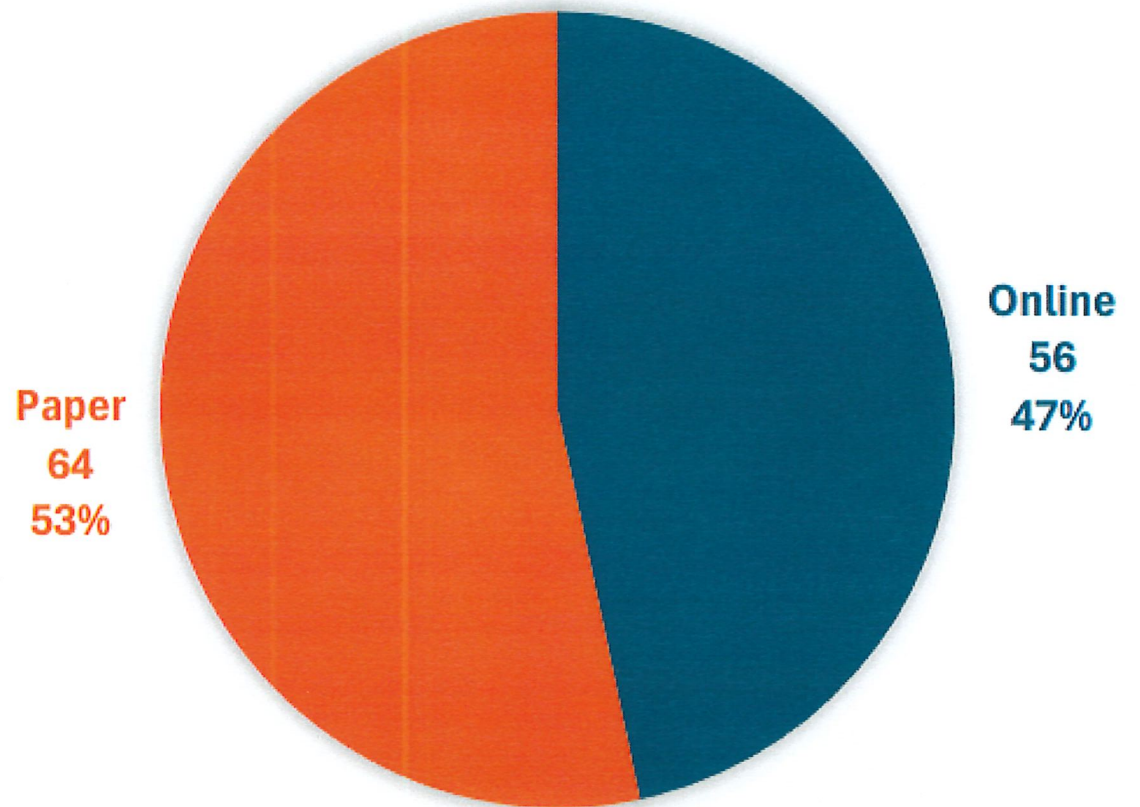


Sumas 2024 Community Survey Response Results

Total Responses: 120

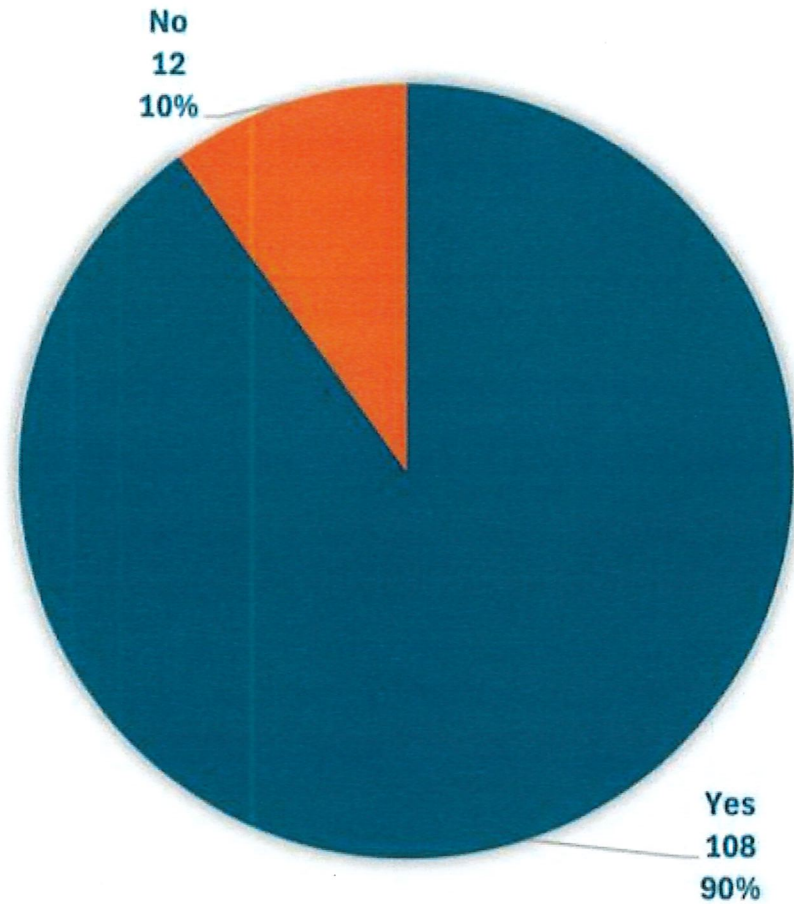
Survey Response Type

- Possible Types
 - Online
 - Paper



Question 1: Do you currently live within the city limits of Sumas?

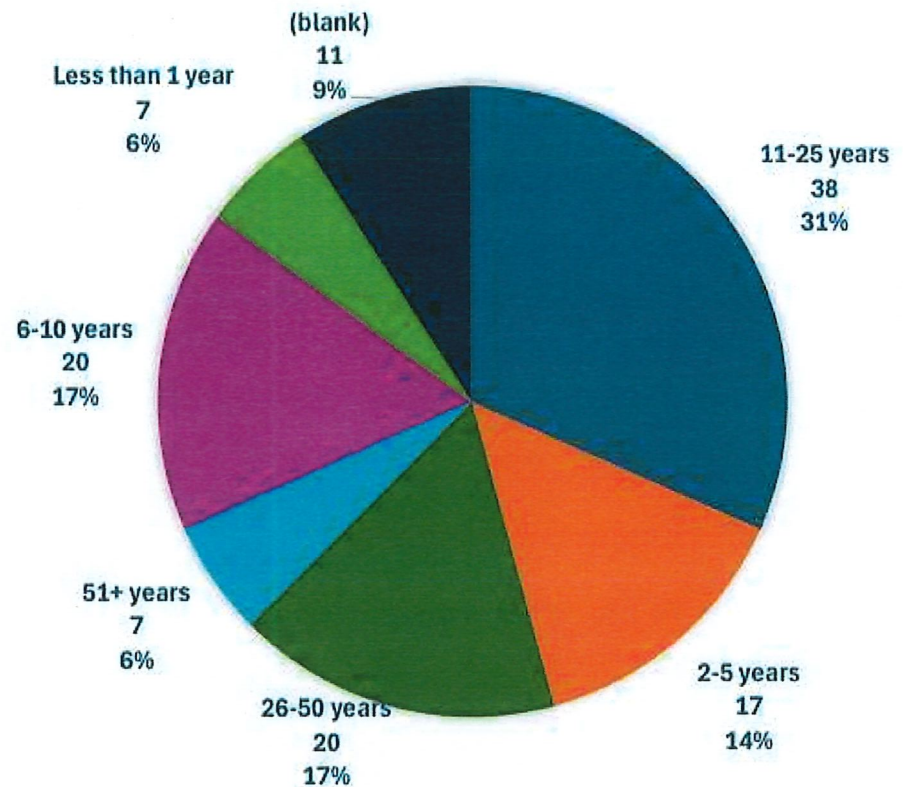
- Possible Responses
 - Yes
 - No



Question 1a: If answered yes to the previous question, how long have you lived in Sumas?

- Possible Responses

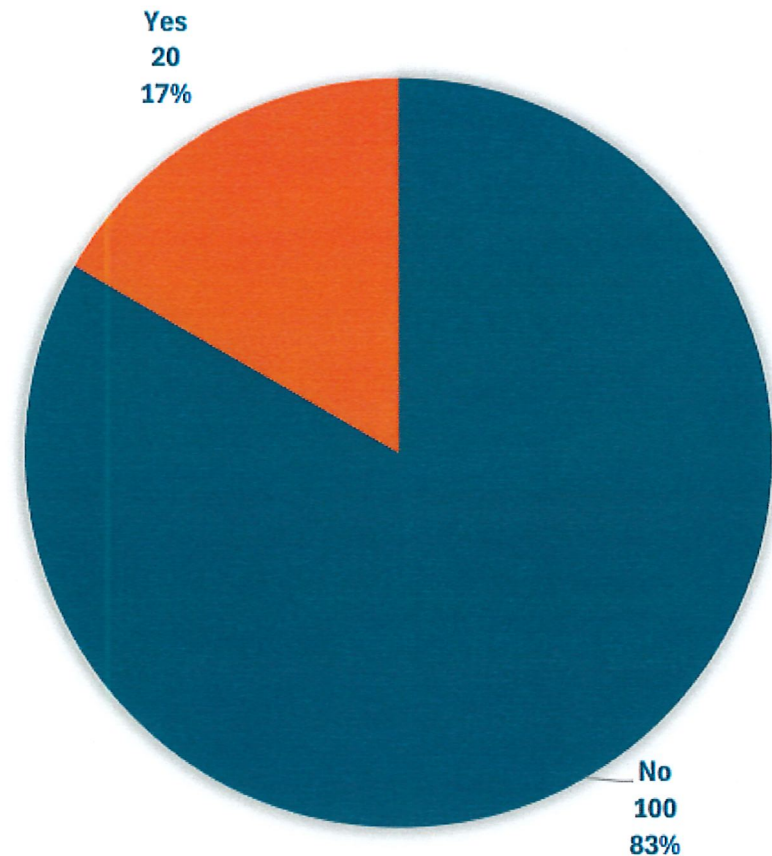
- Less than 1 year
- 2-5 years
- 6-10 years
- 11-25 years
- 26-50 years
- 51+ years



Question 2: Do you currently own a business within Sumas city limits?

- Possible Responses

- Yes
- No



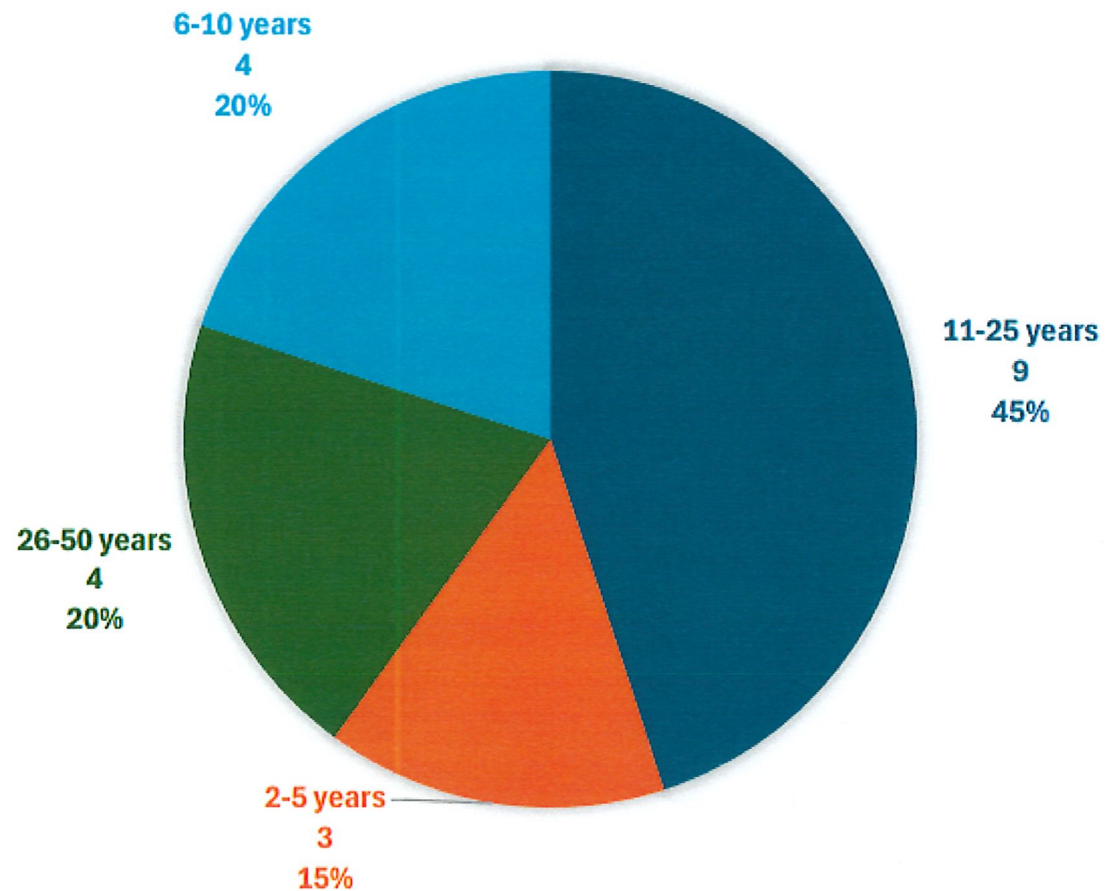
Questions 3, 4, and 4a

- Question 3: Would you like to learn more about the Comprehensive Plan Periodic Update process?
- Question 4: Would you like to be contacted regarding project updates?
- Question 4a: If you answered “Yes” to either question above, please write in your name, email address, and/or mailing address to receive more information
- **Question responses not shown (Internal use only)**

Question 2a: If you answered “yes” to the previous question, how long have you owned a business in Sumas?

- Possible Responses

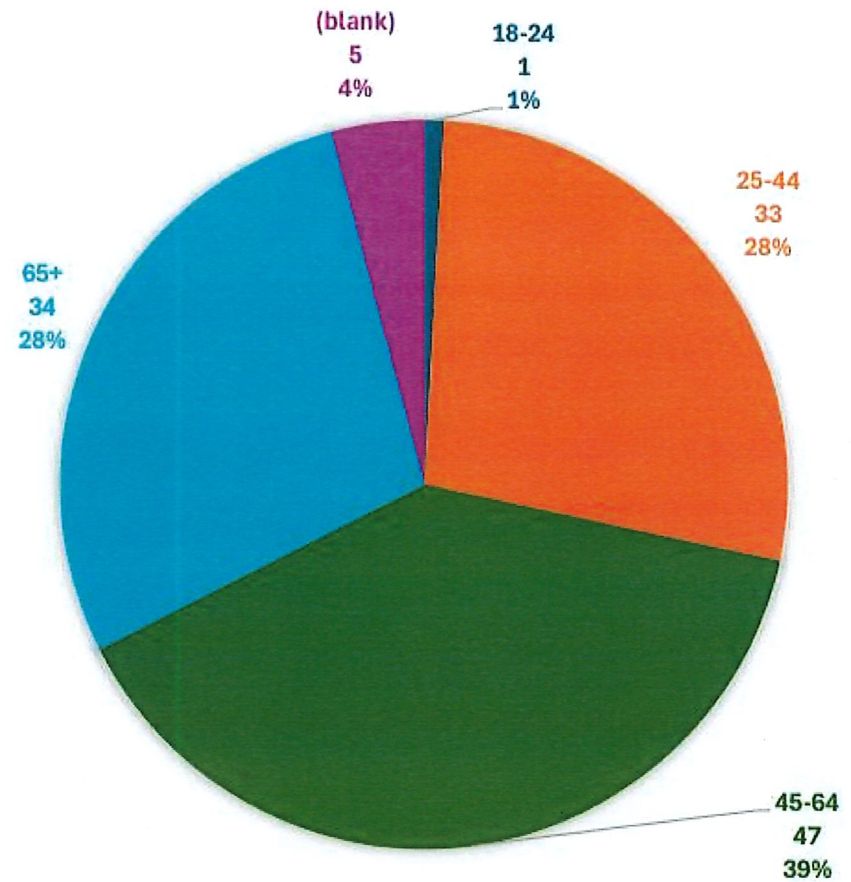
- Less than 1 year
- 2-5 years
- 6-10 years
- 11-25 years
- 26-50 years
- 51+ years



Question 5: Age

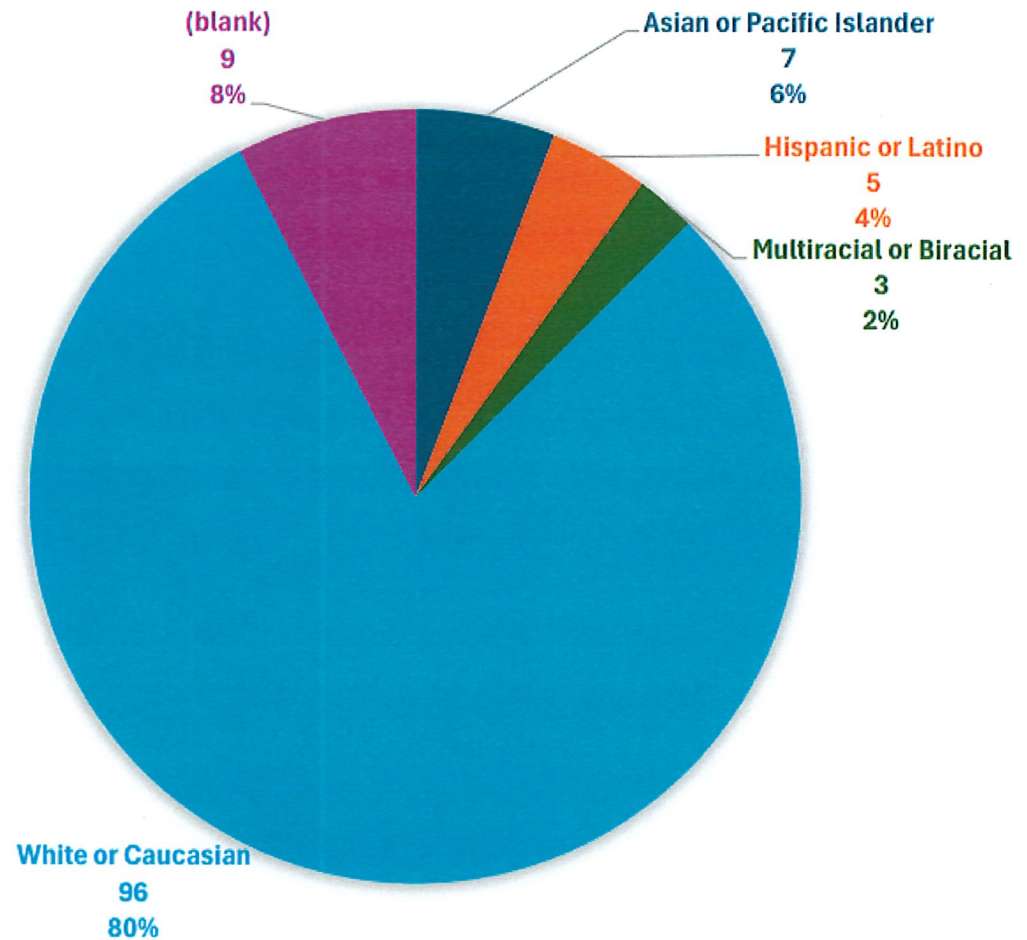
- Possible Responses:

- Under 18
- 18-24
- 25-44
- 45-64
- 65+



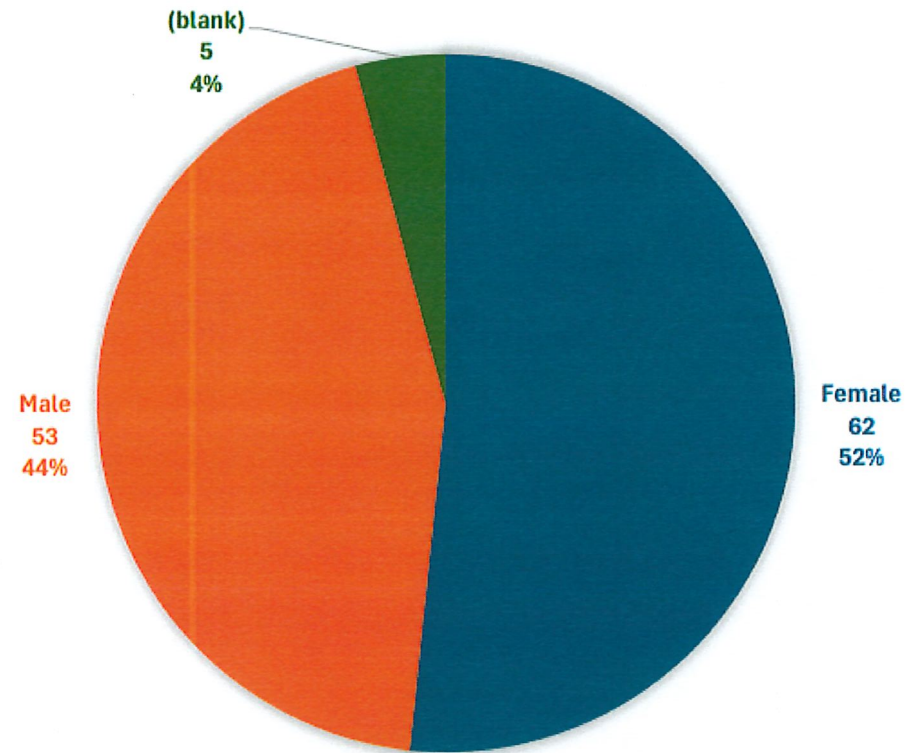
Question 6: Race/Ethnicity

- Possible Responses
 - Asian or Pacific Islander
 - Black or African American
 - Hispanic or Latino
 - Native American or Alaskan Native
 - White or Caucasian
 - Multiracial or Biracial



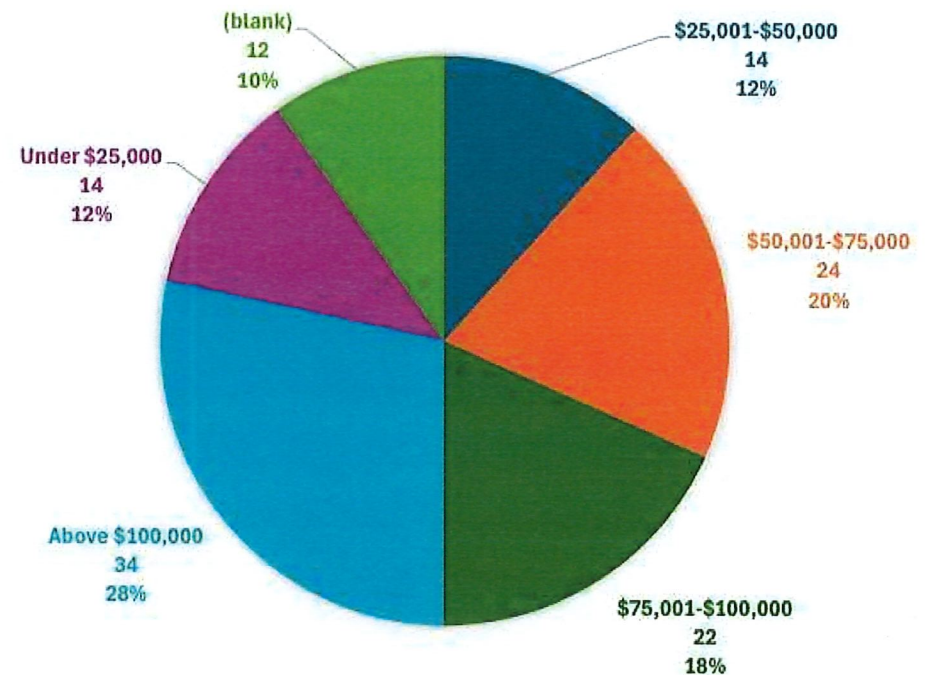
Question 7: Gender Identity

- Possible Responses
 - Female
 - Male



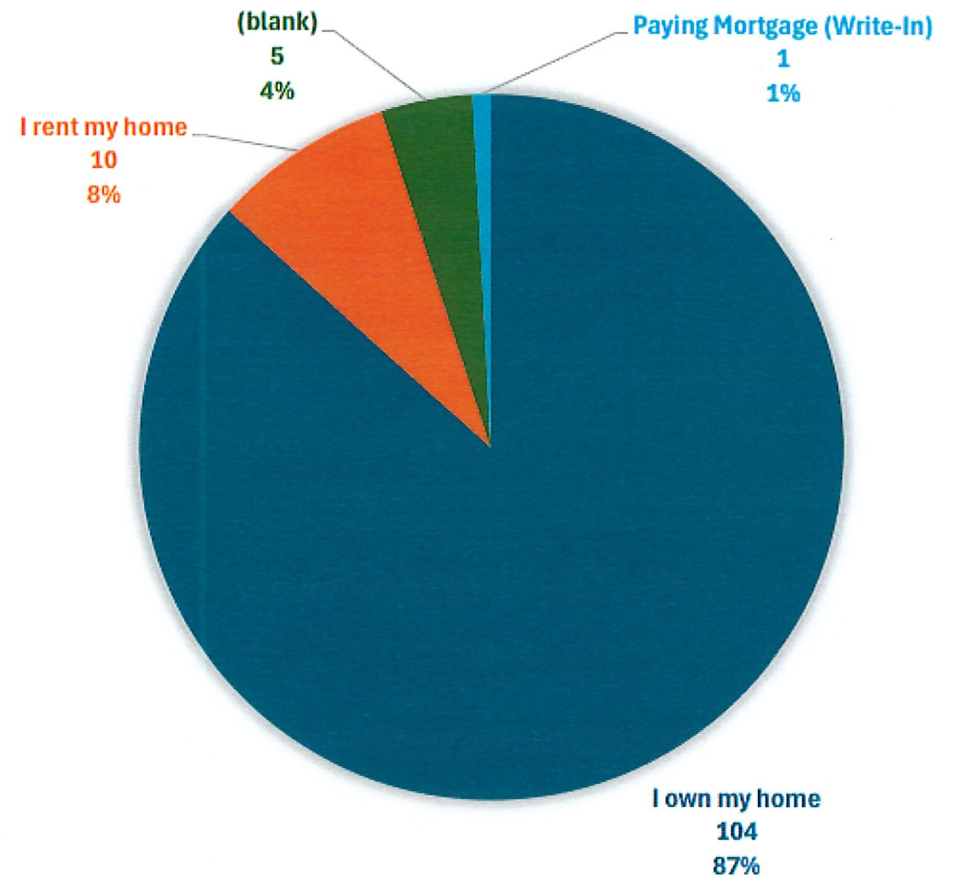
Question 8: Annual Household Income

- Possible Responses
 - Under \$25,000
 - \$25,001-\$50,000
 - \$50,001-\$75,000
 - \$75,001-\$100,000
 - Above \$100,000



Question 9: Home Ownership/Rental Status

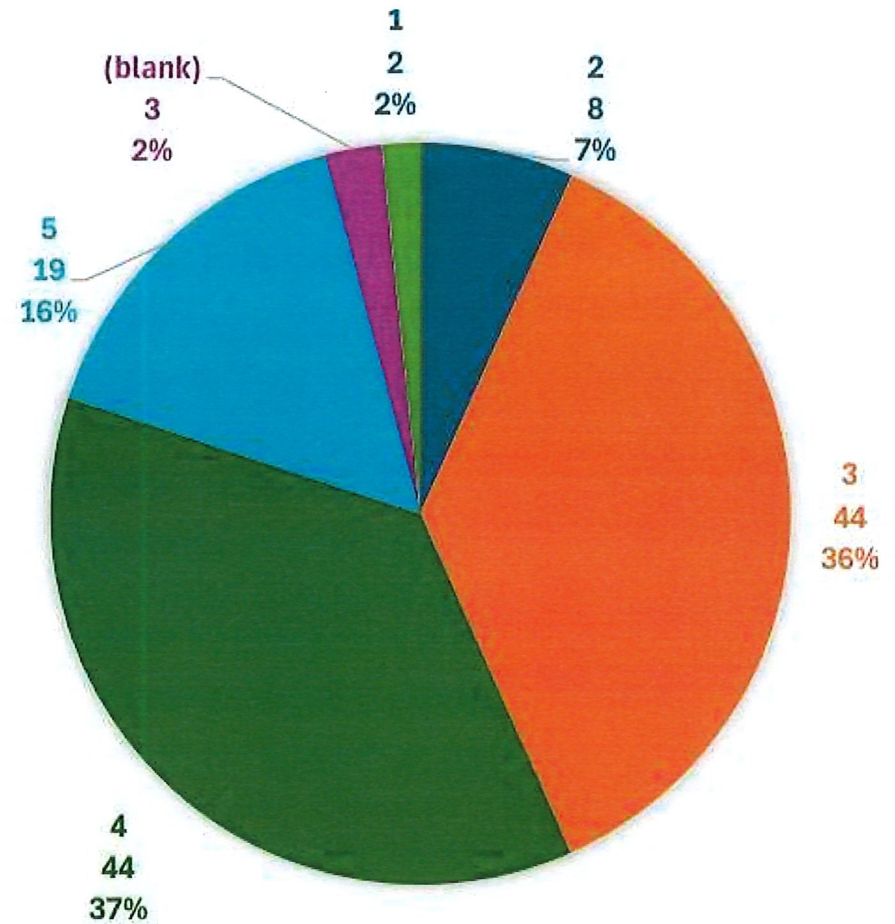
- Possible Responses
 - I own my home
 - I rent my home



Question 10: Do you think Sumas is heading in a good direction? (1 to 5 Scale)

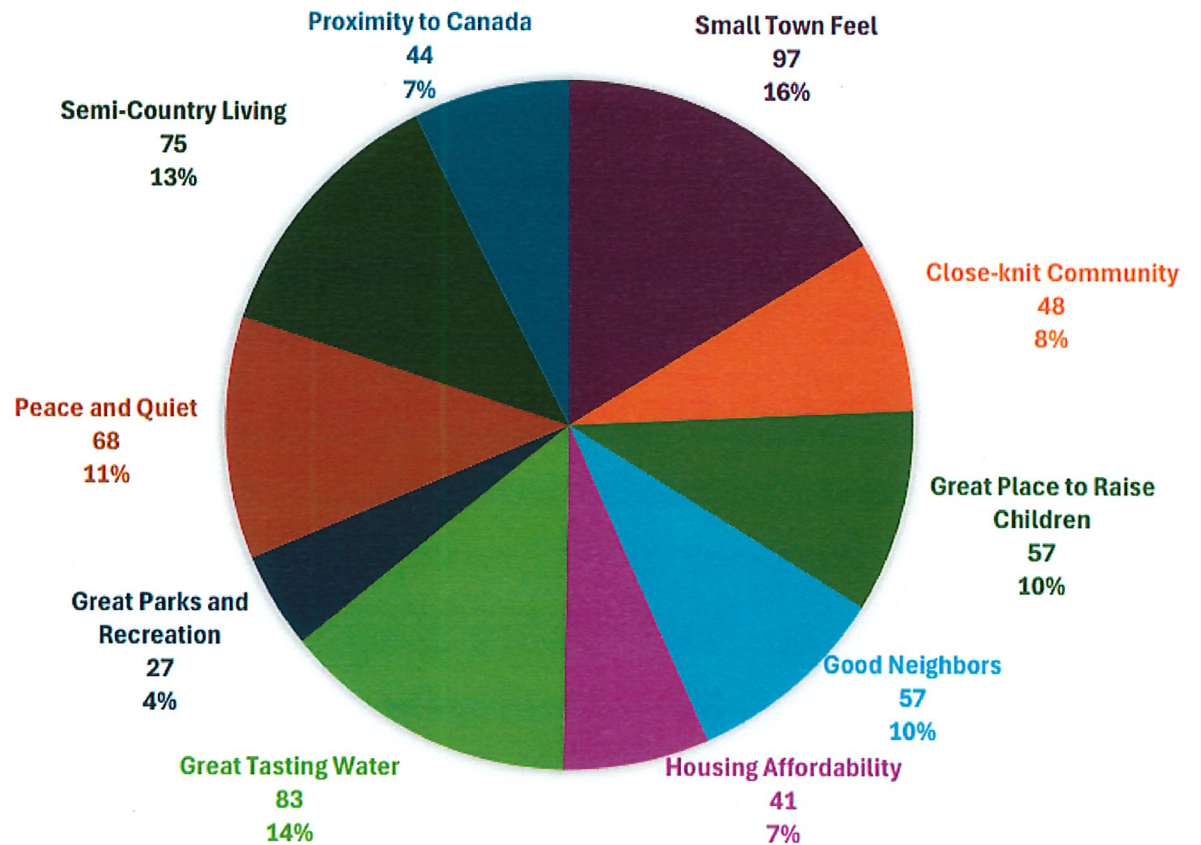
- Possible Responses

- 1
- 2
- 3
- 4
- 5



Question 13: What do you consider to be Sumas' greatest strengths as a community? (Check all that apply)

- Possible Responses
 - Small Town Feel
 - Close-knit Community
 - Great Place to Raise Children
 - Good Neighbors
 - Housing Affordability
 - Great Tasting Water
 - Great Parks and Recreation
 - Semi-Country Living
 - Proximity to Canada
 - Other (Write Ins)



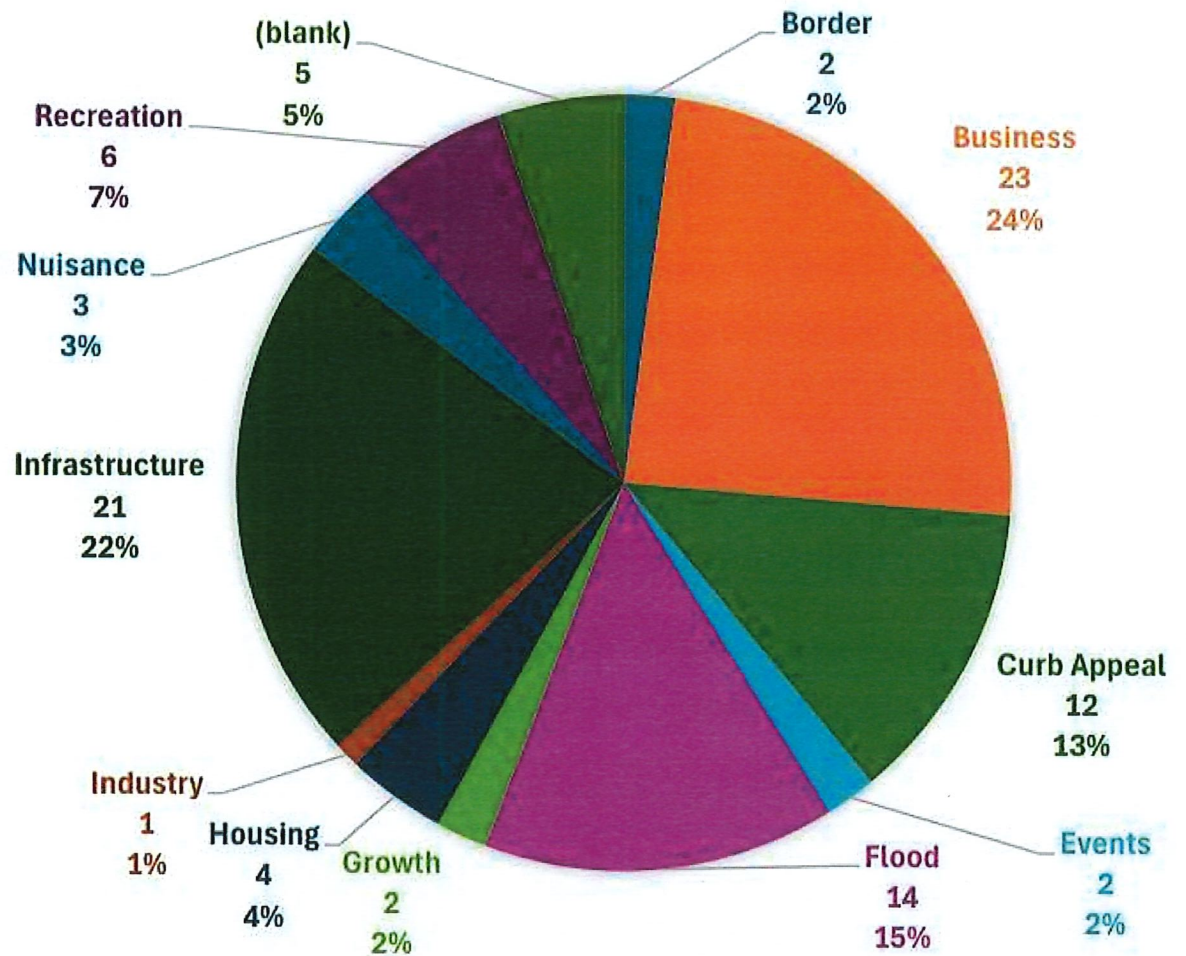
Question 11

Write-Ins

Write-Ins	
Safe Place to Live	1
City is good about being prompt to issues	1
Industrial Zone and Heavy Haul Road	1
Safe/good police dept	1

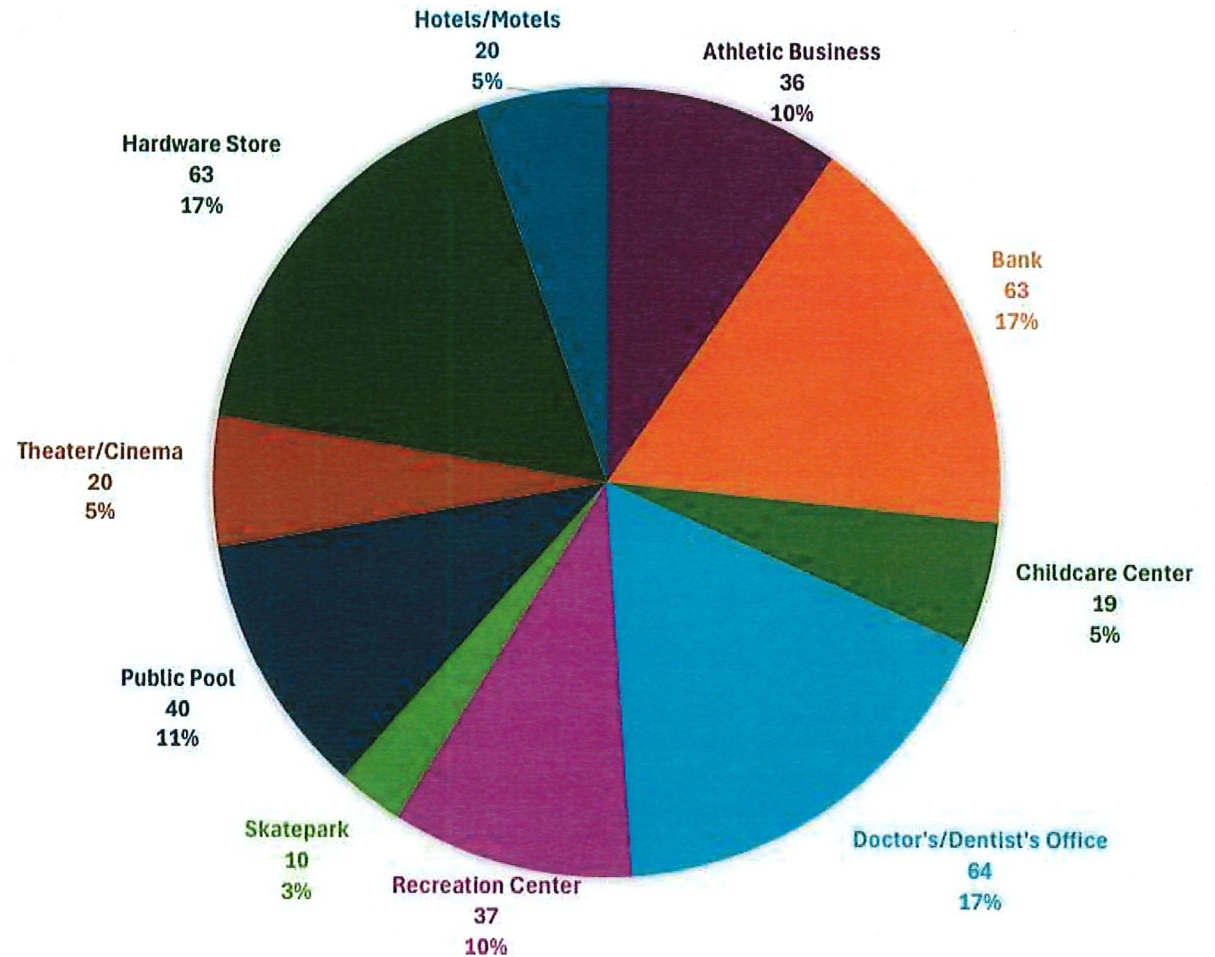
Question 12: What aspects of Sumas do you think could use improving? (Organized by response category)

- Possible categories
 - Border
 - Business
 - Curb Appeal
 - Events
 - Flood
 - Growth
 - Housing
 - Industry
 - Infrastructure
 - Nuisance
 - Recreation



Question 13: Which amenities would you like to see come to Sumas? (Check all that apply)

- Possible Responses
 - Athletic Business
 - Bank
 - Childcare Center
 - Doctor's/Dentist's Office
 - Recreation Center
 - Skatepark
 - Public Pool
 - Theater/Cinema
 - Hardware Store
 - Hotels/Motels
 - Other (Write Ins)



Question 13

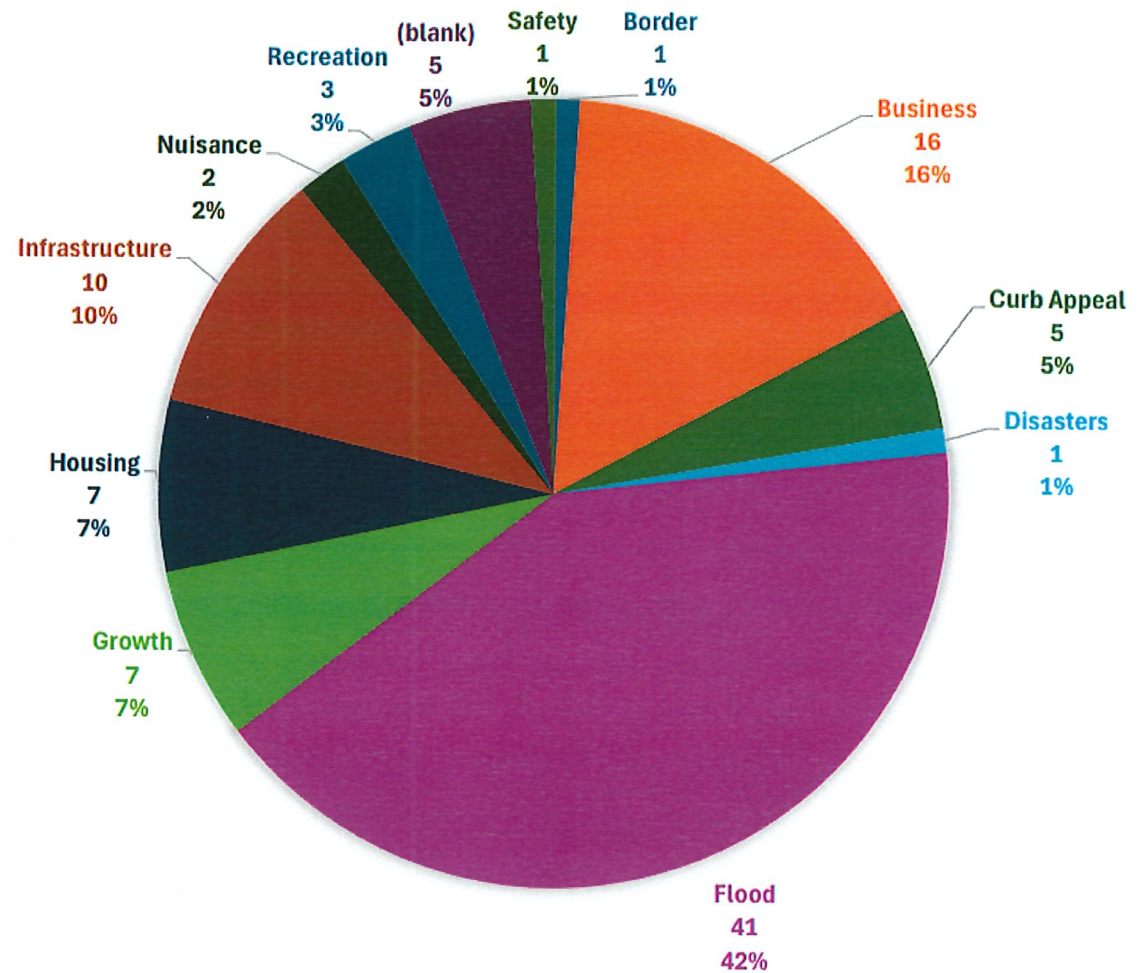
Write-Ins

Write-Ins	
Sandwich/pizza shop	1
FAST FOOD OPTION	1
Cannabis Store	1
Quick food like subway or 7-11 and larger grocery store	1
fast food	1
Nature trail	1
Grocery Store w/ Butcher Meat Dept	1
Senior Living - Like Meadow Greens in Lynden	1
fast foods, restaurants	1
Fast Foods	1
Brand name Groc. Store	1
It's about affordability	1
Fast food restaurants, neighborhood Walmart	1
An actual grocery store. The Market being the only remaining source of groceries means they can rip people off.	1
Business center, shopping mall, senior activities, & tours outside Sumas	1
Grocery	1
Fast Foods	1
youth center	1
Pizza/fast food	1
Fast food Restaurant	1
Walking trail away from traffic	1
develop a "river walk", Urgent Care	1
Volunteer center, affordable restaurants, improved walkability	1

Question 14: What do you think should be the City of Sumas' top priority for the next 20 years? Why?
(Organized by response category)

• Possible Responses

- Border
- Business
- Curb Appeal
- Disasters
- Flood
- Growth
- Housing
- Infrastructure
- Nuisance
- Recreation



Question 15: Do you believe that Sumas is a great place to live and do business?

• Possible Responses

- Yes
- No
- Other (Write Ins)

Row Labels	Count of #
Yes	101
No	5
(blank)	3
Get Rivers and Ditches cleaned out!	1
Yes good place to live but really not so much businesses to do business in Sumas	1
It could be but I think it needs work.	1
Nice Place to Live	1
It has not been as great since the flood. I feel that the community received little help to build it back to where it was.	1
Yes to live, no to keep our business thriving	1
Great place to live. Needs more attention to business needs in order to be here doing business.	1
It could be, but it needs some work.	1
has possibilities	1
It could be - living here over the other Whatcom towns is fantastic. The drive to get things less so. And I know businesses *currently* are having a hard time.	1
To live but what business would you do here?	1
Grand Total	120