



Planning Commission Meeting

433 Cherry Street, Sumas

Monday, July 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

John VanWingerden made a motion to approve June 17, 2024, Minutes, Lizette Custer seconded; all were in favor the motion carried.

Carson Cortez, City Planner went over the memo regarding the proposed residential zoning code review. He explained this is an analysis of our entire code and zoning map to identify areas where the zoning is less clear. This will happen in four distinctive parts based on the four major zoning categories: residential, commercial, industrial, and public. Carson stated to begin this process starting with residential zoning code in Chapter 20.24, Chapter 20.28 and Chapter 20.32. Carson is proposing to repeal Chapter 20.24 - Single Family Residential (RS-15) District Low Density. This zoning district limits the size of residential lots to no smaller than 10,890 sq feet which is very restricting for any proposed growth.

Carson explained the draft ordinance would become the official ordinance to reflect the permanent changes once approved.

Discussion on removing the low-density zone and how it will affect the homes currently in that zone; there will be no change to the homes already existing unless the homeowner wants to do something different with the property. The medium density does not have many changes.

Carson is proposing to raise the height requirement in the residential high density for homes from thirty-five feet to forty feet. More review is needed of where the height limit will start, from the ground or the foundation.

Lizette Custer asked about allowing mobile home parks to be with a conditional use permit in the high density; before this would be allowed the project would be reviewed by the council for approval.

Discussion on lot sizes and how this will benefit more housing to help with the housing shortage. How does the city want to move forward with the housing shortage; would they be allowing for a higher density on lot sizes addressing the housing shortage.

John would like to review the residential zoning and the commercial zoning side by side before any final recommendations. Lizette inquired where will new businesses coming to town be located. Carson states there is not much room for new growth in businesses areas at this time, if a municipal business district is added to the zoning on Sumas Avenue, this zone would allow for new for businesses to relocate.

The next Planning Commission Meeting will be Monday August 19. 2024, at 5:30 pm.

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



City Clerk

Councilmember Josh Clawson, Ex Officio