



Planning Commission Meeting

433 Cherry Street, Sumas,
Tuesday, January 21, 2025, at 5:30 PM

Minutes

PRESENT

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

Present

John VanWingerden
Helen Solem
Teresa Josephson
Lizette Custer
Absent
Jacob Williams

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

Carson Cortez, City Planner, explained he was going to start with the goal and policies from each section chapters two through five of the 2026 Comprehensive Plan.

Chapter 2 - Community Vision and Goals, Carson went over the visions and goals from the 2016 comprehensive plan. Discussion about these visions and goals and what changes are needed. One suggestion for the vision was to be adding that we are a Bordertown. Teresa would like to see a more updated vision and goals statement for the city; the committee will do research and bring back their recommendations on their thoughts for changes to our vision and goals.

Chapter 3 - Land Use Element, Carson wanted to know what their thoughts were on encouraging the city to have more high density and in-filling, which contradicts the vision for residents to have room to breathe and keeping it more of a rural town. Lizette would like to see more single-family residences and not so many multi-families residential building. Helen would like to see us grow in a different direction without the in-filling, Carson explained the State does not like urban sprawl and encourages in-filling within the city limits.

Planning Approaches to Increase Physical Activity - Lizette asked about the requirement for open space between Sumas and Nooksack, is this to help control urban sprawl. Carson explained this is so the cities do not grow into each other and maintains the agricultural use of the land in between. The city already has approaches for encouraging increased activity for its citizens.

Chapter 4. Capital Facilities Element, this chapter is a required element to meet the provisions of the GMA. One of the goals states that this element should update every other year, with only exceptions of emergency projects. Carson would like to update the wording so that it is not only for budgeted projects. John made suggestions for changing the wording; that all capital facilities projects are done efficiently and when needed.

Parks and Recreation Goals and Objective will be brought back to the next planning commission meeting.

Chapter 5 - Housing Element goals and policies are to support residential neighborhoods that reflect a high degree of pride in ownership. Carson thinks it should reflect a high degree of pride in both homeowners and individuals who rent. Discussion on how to enforce these rules, Sumas does have codes in place to enforce any issues with yards.

The next meeting will be February 18, 2025, at 5:30 pm

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



City Clerk
Councilmember Josh Clawson, Ex Officio