

Planning Commission Meeting

433 Cherry Street, Sumas
Tuesday, June 20, 2023 at 5:30 PM

Agenda

Open Meeting

1. Review/Correct or Approve Minutes

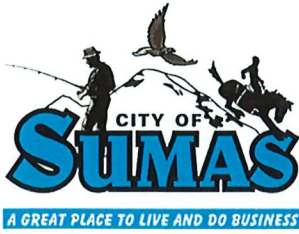
[A.](#) June 01, 2023 Draft Minutes

2. Old Business

3. New Business

[B.](#) General Binding Site Plan Application
Sumas Development -David Grainger

4. Adjournment



Planning Commission Meeting

433 Cherry Street, Sumas WA
Thursday, June 01, 2023, at 5:30 PM

Minutes

Present

Mayor Bosch
Josh Clawson, Council Member
Carson Cortez, City Planner
Michelle Quinn, City Clerk
Teresa Josephson
Lizette Custer
John Van Wingerden

Teresa Josephson made a motion to approve the July 14, 2021, Minutes, Lizette Custer seconded; all were in favor the motion carried.

Mayor Bosch re-appointed Teresa Josephson, Lizette Custer, Jacob Williams to the planning commission and John Van Wingerden was appointed as new members. The term for the commissioner's position is three years.

Carson Cortez, City Planner went over future projects that will be before the planning commission.

There is an application for a rezone change to mini warehouse on the fire department district vacant property on the south side of town. This will need to be reviewed and a recommendation will need to be made to the council.

The city's comprehensive plan updates are due by June 2025; the current comprehensive plan is at the end of a nine-year cycle.

Also, the GSA port of entry is wanting to expand the border crossing area, which will take away business's property at the north end of town.

Carson said he has received an application for a general binding site plan from Dave Grainger that will need to be reviewed by the planning commission at a future meeting.

Carson is going to be reviewing the zoning throughout the city. The city has also been working on closing Columbia Street to become a walking path. Carson has sent out letters to the residents who live on Columbia Street, the idea is to put bollards at the intersection of Columbia and Sumas Avenue closing the road. There have been a couple of comments received from the residents suggesting different ideas.

Another project Carson will be bringing forward for review is an ordinance about portable storage containers and setting a time limit on how long they stay at a residence.

John Van Wingerden made a motion to adjourn the meeting, Teresa Josphenson seconded; all were in favor the motion carried.

Member

Member

DRAFT

CITY OF SUMAS
Public Works Department

JUN 01 2023

General Binding Site Plan Application

The following information or material is required with all general binding site plan applications. If any of this information is missing or incomplete, processing of the application will not begin.

Complete application form

Filing fee of \$500 -Includes eight hours of staff time; additional billed actual

Completed SEPA checklist (non-refundable fee of \$250 may apply for Review/Determination)

**Fee Schedule established in Section 3.030.010 SMC

Three copies of the proposed general binding site plan. *The plan must contain all information noted in Section 20.94.030 and should also contain applicable information typically required for a long subdivision under Section 20.90.020.*

Self-adhesive address labels preaddressed to the latest recorded real property owners within three hundred feet (300') of the property affected by the application, as shown by the records of the Whatcom County Assessor

Property Owner(s): Name: Sumas Development (David Grainger)
Address: PO Box 1112 Sumas, WA 98295
Applicant(s) Name(s): Sumas Development (David Grainger)

Single entity and address to which the City will mail all notices and determinations:

Sumas Development
PO Box 1112 Sumas, WA 98295

Address of Project Location: 309 Bob Mitchell Ave, Sumas, WA 98295

Assessor's tax parcel number: 4104341101680000

Legal Description of affected property: Traet A, Sutsma LLA as recorded under
AF 1980604391

DECLARATION:

I (we) the undersigned hereby declare under penalty of perjury that:

- a. The property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. The project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed would result in a structure, improvement, lot, or condition in violation of the Sumas Municipal Code; and

Signature of Applicant(s):

[Handwritten Signature]

Item B.

Signature of Property Owner(s):

[Handwritten Signature]

Date of Submittal:

June 1, 2023

=====

FOR OFFICE USE ONLY BELOW THIS LINE

Date of Notice of Completion to Applicant (mailed): _____

Date of Notice of Application to the Public (mailed, published): _____

Date of Close of Comment Period: _____

Date of Administrator's Decision: _____

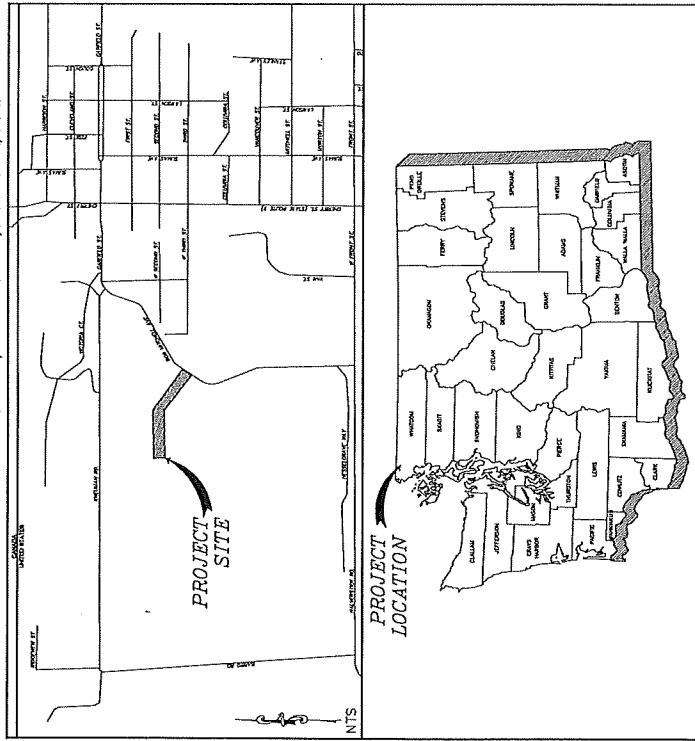
Date of Notice of Decision to Public (mailed, published): _____

SUMAS DEVELOPMENTS GRAINGER WAY

SUMAS, WA

VICINITY MAP

PROJECT LOCATED IN SECTION 34, TOWNSHIP 41N, RANGE 04E, W.M.



SHEET SERIES INDEX	
SHEET	SHEET DESCRIPTION
1	COVER
2	LEGEND AND ABBREVIATIONS
3	OVERALL SITE MAP
4	EX COND. TESS AND DEMO - STA. 29+50 TO 34+50
5	EX COND. TESS AND DEMO - STA. 34+50 TO 39+50
6	EX COND. TESS AND DEMO - STA. 39+50 TO 43+50
7	WALKER, SEWER, AND STORM - STA. 29+50 TO 34+50
8	WALKER, SEWER, AND STORM - STA. 34+50 TO 39+50
9	WALKER, SEWER, AND STORM - STA. 39+50 TO 43+50
10	WALKER, SEWER, AND STORM - STA. 43+50 TO 48+50
11	WALKER DETAILS
12	SEWER AND STORM DETAILS
13	SEWER AND STORM DETAILS
14	TYPICAL SECTIONS
15	GRANULARIZATION AND RESTORATION - STA. 29+50 TO 34+50
16	GRANULARIZATION AND RESTORATION - STA. 34+50 TO 39+50
17	GRANULARIZATION AND RESTORATION - STA. 39+50 TO 43+50
18	GRANULARIZATION DETAILS

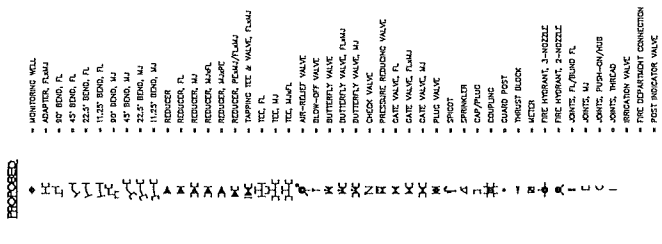
DETAILED GRADING OF THE PROJECT, INCLUDING CHECKING INVERTS AND RIMS OF STORMWATER FACILITIES, HAVE NOT BEEN COMPLETED SINCE THE LATEST PROJECT REDSIGN PER OWNER INSTRUCTION. ADDITIONALLY, DETAILED TESS AND DEMO PLANS, AND RESTORATION PLANS HAVE NOT BEEN REVISIONED.



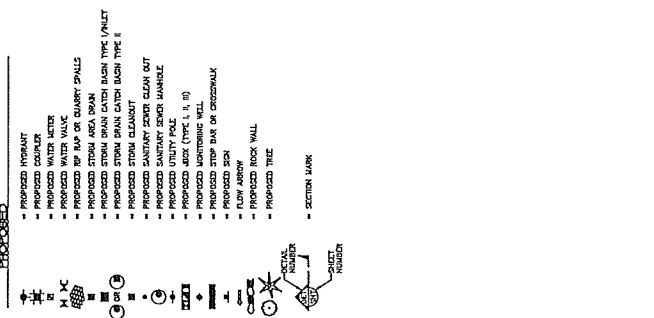
DESIGNED BY R&E Reichhardt & Ebe ENGINEERING INC 10000 1st St Lynden, WA 98264 (360) 354-3027	NO.	DATE	BY	SUMAS DEVELOPMENTS LLC PO BOX 1266 SUMAS, WA 98295	SUMAS DEVELOPMENTS GRAINGER WAY COVER	DWG 803S3.4 COVER JOB# 803S3.4	SCALE H: N/A V: N/A	DATE 1/20/2023	SHEET 1	OF 18
	EXHIBIT			87						

Item B.

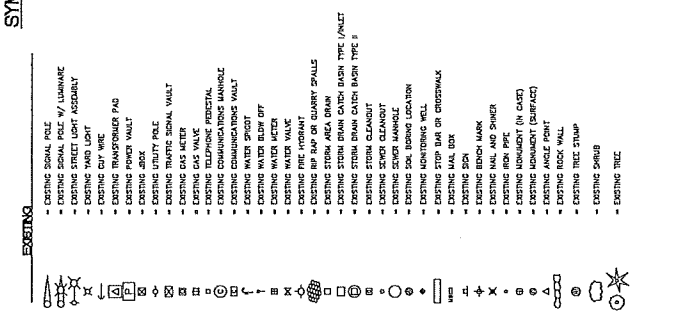
WATER DETAILS



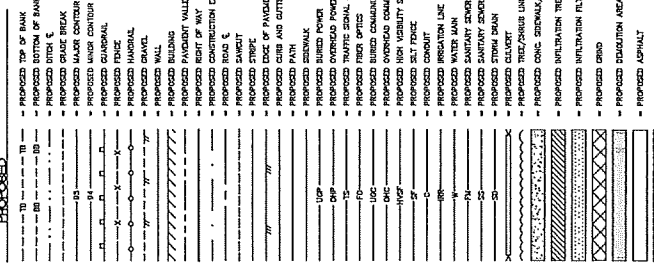
SYMBOLS



LEGEND

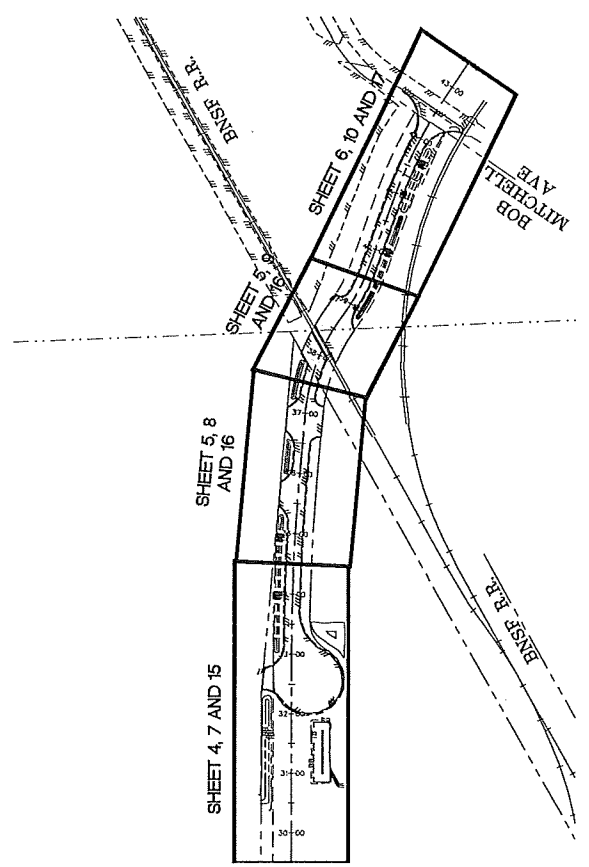
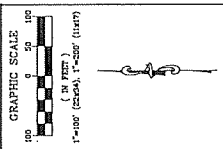


LINETYPES



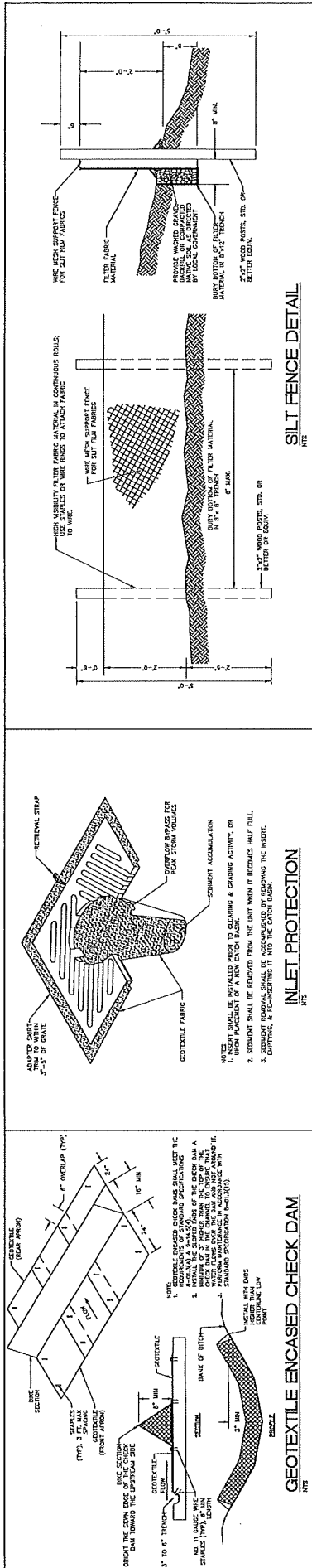
ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AD	ADJUST WATER VALVE BOX TO FINISHED GRADE
AS	ASBESTOS
AW	AWAY FROM
BA	BANK
BB	BOTTOM OF BANK
BC	BENCH MARK
BD	BURNED
BE	BENCH MARK
BF	BURNED
BG	BENCH MARK
BH	BURNED
BI	BENCH MARK
BJ	BURNED
BK	BENCH MARK
BL	BURNED
BM	BENCH MARK
BN	BURNED
BO	BENCH MARK
BP	BURNED
BQ	BENCH MARK
BR	BURNED
BS	BENCH MARK
BT	BURNED
BV	BENCH MARK
BW	BURNED
BX	BENCH MARK
BY	BURNED
BZ	BENCH MARK
CA	CATCH BASIN
CB	CATCH BASIN
CC	CATCH BASIN
CD	CATCH BASIN
CE	CATCH BASIN
CF	CATCH BASIN
CG	CATCH BASIN
CH	CATCH BASIN
CI	CATCH BASIN
CJ	CATCH BASIN
CK	CATCH BASIN
CL	CATCH BASIN
CM	CATCH BASIN
CN	CATCH BASIN
CO	CATCH BASIN
CP	CATCH BASIN
CQ	CATCH BASIN
CR	CATCH BASIN
CS	CATCH BASIN
CT	CATCH BASIN
CU	CATCH BASIN
CV	CATCH BASIN
CW	CATCH BASIN
CX	CATCH BASIN
CY	CATCH BASIN
CZ	CATCH BASIN
DA	DRAINAGE
DB	DRAINAGE
DC	DRAINAGE
DD	DRAINAGE
DE	DRAINAGE
DF	DRAINAGE
DG	DRAINAGE
DH	DRAINAGE
DI	DRAINAGE
DJ	DRAINAGE
DK	DRAINAGE
DL	DRAINAGE
DM	DRAINAGE
DN	DRAINAGE
DO	DRAINAGE
DP	DRAINAGE
DQ	DRAINAGE
DR	DRAINAGE
DS	DRAINAGE
DT	DRAINAGE
DU	DRAINAGE
DV	DRAINAGE
DW	DRAINAGE
DX	DRAINAGE
DY	DRAINAGE
DZ	DRAINAGE
EA	EXISTING
EB	EXISTING
EC	EXISTING
ED	EXISTING
EE	EXISTING
EF	EXISTING
EG	EXISTING
EH	EXISTING
EI	EXISTING
EJ	EXISTING
EK	EXISTING
EL	EXISTING
EM	EXISTING
EN	EXISTING
EO	EXISTING
EP	EXISTING
EQ	EXISTING
ER	EXISTING
ES	EXISTING
ET	EXISTING
EU	EXISTING
EV	EXISTING
EW	EXISTING
EX	EXISTING
EY	EXISTING
EZ	EXISTING
FA	FINISHED GRADE
FB	FINISHED GRADE
FC	FINISHED GRADE
FD	FINISHED GRADE
FE	FINISHED GRADE
FF	FINISHED GRADE
FG	FINISHED GRADE
FH	FINISHED GRADE
FI	FINISHED GRADE
FJ	FINISHED GRADE
FK	FINISHED GRADE
FL	FINISHED GRADE
FM	FINISHED GRADE
FN	FINISHED GRADE
FO	FINISHED GRADE
FP	FINISHED GRADE
FQ	FINISHED GRADE
FR	FINISHED GRADE
FS	FINISHED GRADE
FT	FINISHED GRADE
FU	FINISHED GRADE
FV	FINISHED GRADE
FW	FINISHED GRADE
FX	FINISHED GRADE
FY	FINISHED GRADE
FZ	FINISHED GRADE
GA	GRASS
GB	GRASS
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GK	GRASS
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GP	GRASS
GQ	GRASS
GR	GRASS
GS	GRASS
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GU	GRASS
GV	GRASS
GW	GRASS
GX	GRASS
GY	GRASS
GZ	GRASS
HA	HIGHWAY
HB	HIGHWAY
HC	HIGHWAY
HD	HIGHWAY
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HV	HIGHWAY
HW	HIGHWAY
HX	HIGHWAY
HY	HIGHWAY
HZ	HIGHWAY
IA	IMPROVEMENT
IB	IMPROVEMENT
IC	IMPROVEMENT
ID	IMPROVEMENT
IE	IMPROVEMENT
IF	IMPROVEMENT
IG	IMPROVEMENT
IH	IMPROVEMENT
II	IMPROVEMENT
IJ	IMPROVEMENT
IK	IMPROVEMENT
IL	IMPROVEMENT
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IN	IMPROVEMENT
IO	IMPROVEMENT
IP	IMPROVEMENT
IQ	IMPROVEMENT
IR	IMPROVEMENT
IS	IMPROVEMENT
IT	IMPROVEMENT
IU	IMPROVEMENT
IV	IMPROVEMENT
IW	IMPROVEMENT
IX	IMPROVEMENT
IY	IMPROVEMENT
IZ	IMPROVEMENT
JA	JUNCTION
JB	JUNCTION
JC	JUNCTION
JD	JUNCTION
JE	JUNCTION
JF	JUNCTION
JG	JUNCTION
JH	JUNCTION
JI	JUNCTION
JJ	JUNCTION
JK	JUNCTION
JL	JUNCTION
JM	JUNCTION
JN	JUNCTION
JO	JUNCTION
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MY	MANHOLE
MZ	MANHOLE
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ND	NOT AVAILABLE
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NH	NOT AVAILABLE
NI	NOT AVAILABLE
NJ	NOT AVAILABLE
NK	NOT AVAILABLE
NL	NOT AVAILABLE
NM	NOT AVAILABLE
NO	NOT AVAILABLE
NP	NOT AVAILABLE
NQ	NOT AVAILABLE
NR	NOT AVAILABLE
NS	NOT AVAILABLE
NT	NOT AVAILABLE
NU	NOT AVAILABLE
NV	NOT AVAILABLE
NW	NOT AVAILABLE
NX	NOT AVAILABLE
NY	NOT AVAILABLE
NZ	NOT AVAILABLE
OA	OVERHEAD
OB	OVERHEAD
OC	OVERHEAD
OD	OVERHEAD
OE	OVERHEAD
OF	OVERHEAD
OG	OVERHEAD
OH	OVERHEAD
OI	OVERHEAD
OJ	OVERHEAD
OK	OVERHEAD
OL	OVERHEAD
OM	OVERHEAD
ON	OVERHEAD
OO	OVERHEAD
OP	OVERHEAD
OQ	OVERHEAD
OR	OVERHEAD
OS	OVERHEAD
OT	OVERHEAD
OU	OVERHEAD
OV	OVERHEAD
OW	OVERHEAD
OX	OVERHEAD
OY	OVERHEAD
OZ	OVERHEAD
PA	PORTLAND CEMENT CONCRETE
PB	PORTLAND CEMENT CONCRETE
PC	PORTLAND CEMENT CONCRETE
PD	PORTLAND CEMENT CONCRETE
PE	PORTLAND CEMENT CONCRETE
PF	PORTLAND CEMENT CONCRETE
PG	PORTLAND CEMENT CONCRETE
PH	PORTLAND CEMENT CONCRETE
PI	PORTLAND CEMENT CONCRETE
PJ	PORTLAND CEMENT CONCRETE
PK	PORTLAND CEMENT CONCRETE
PL	PORTLAND CEMENT CONCRETE
PM	PORTLAND CEMENT CONCRETE
PN	PORTLAND CEMENT CONCRETE
PO	PORTLAND CEMENT CONCRETE
PP	PORTLAND CEMENT CONCRETE
PQ	PORTLAND CEMENT CONCRETE
PR	PORTLAND CEMENT CONCRETE
PS	PORTLAND CEMENT CONCRETE
PT	PORTLAND CEMENT CONCRETE
PV	PORTLAND CEMENT CONCRETE
PW	PORTLAND CEMENT CONCRETE
PX	PORTLAND CEMENT CONCRETE
PY	PORTLAND CEMENT CONCRETE
PZ	PORTLAND CEMENT CONCRETE
QA	QUARRY
QB	QUARRY
QC	QUARRY
QD	QUARRY
QE	QUARRY
QF	QUARRY
QG	QUARRY
QH	QUARRY
QI	QUARRY
QJ	QUARRY
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QL	QUARRY
QM	QUARRY
QN	QUARRY
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QY	QUARRY
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RU	RAILROAD
RV	RAILROAD
RW	RAILROAD
RX	RAILROAD
RY	RAILROAD
RZ	RAILROAD
SA	SANITARY SEWER
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SJ	SANITARY SEWER
SK	SANITARY SEWER
SL	SANITARY SEWER
SM	SANITARY SEWER
SN	SANITARY SEWER
SO	SANITARY SEWER
SP	SANITARY SEWER
SQ	SANITARY SEWER
SR	SANITARY SEWER
SS	SANITARY SEWER
ST	SANITARY SEWER
SU	SANITARY SEWER
SV	SANITARY SEWER
SW	SANITARY SEWER
SX	SANITARY SEWER
SY	SANITARY SEWER
SZ	SANITARY SEWER
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TZ	TRAIL
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UB	UTILITY
UC	UTILITY
UD	UTILITY
UE	UTILITY
UF	UTILITY
UG	UTILITY
UH	UTILITY
UI	UTILITY
UJ	UTILITY
UK	UTILITY
UL	UTILITY
UM	UTILITY
UN	UTILITY
UO	UTILITY
UP	UTILITY
UQ	UTILITY
UR	UTILITY
US	UTILITY
UT	UTILITY
UU	UTILITY
UV	UTILITY
UW	UTILITY
UX	UTILITY
UY	UTILITY
UZ	UTILITY
VA	VALVE
VB	VALVE
VC	



DESIGNED BY DRAWN BY CHECKED BY DATE	REICHARDT & EBE ENGINEERING INC P.O. Box 878 1023 Front Street Lynden, WA 99224 (360) 354-0887	NO. DATE DESCRIPTION	SUMAS DEVELOPMENTS LLC PO BOX 1286 SUMAS, WA 98295	SUMAS DEVELOPMENTS GRAINGER WAY OVERALL SITE MAP	PROJ 8053.4	SCALE N=1"=100'	DATE 1/20/2023
					Dwg 8053.4 PLOT	SHEET 3	OF 18

EXHIBIT



GEOTEXTILE ENCASED CHECK DAM

NOTE: 1. GEOTEXTILE SHALL BE ENCASED IN CONCRETE CURB. 2. GEOTEXTILE SHALL BE ENCASED IN CONCRETE CURB. 3. GEOTEXTILE SHALL BE ENCASED IN CONCRETE CURB.

INLET PROTECTION

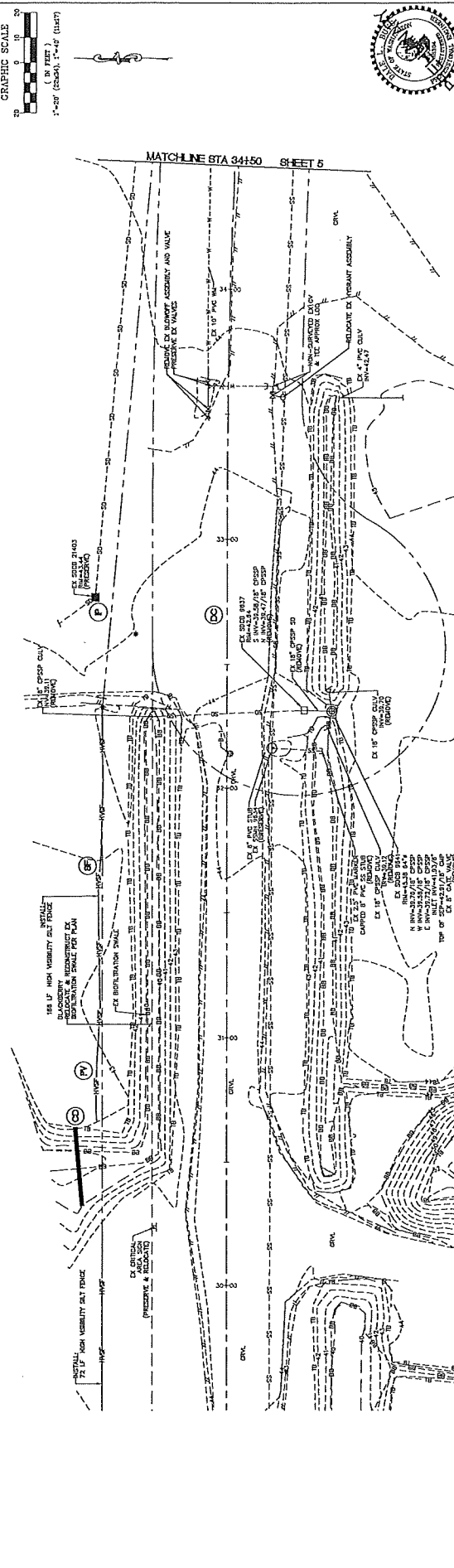
NOTE: 1. INLET SHALL BE INSTALLED PRIOR TO CLEANING & GRADING ACTIVITY. 2. GEOTEXTILE SHALL BE ENCASED WITHIN THE CURB WHEN IT REACHES HALF FULL. 3. GEOTEXTILE SHALL BE ENCASED WITHIN THE CURB WHEN IT REACHES HALF FULL.

DEMOLITION LEGEND

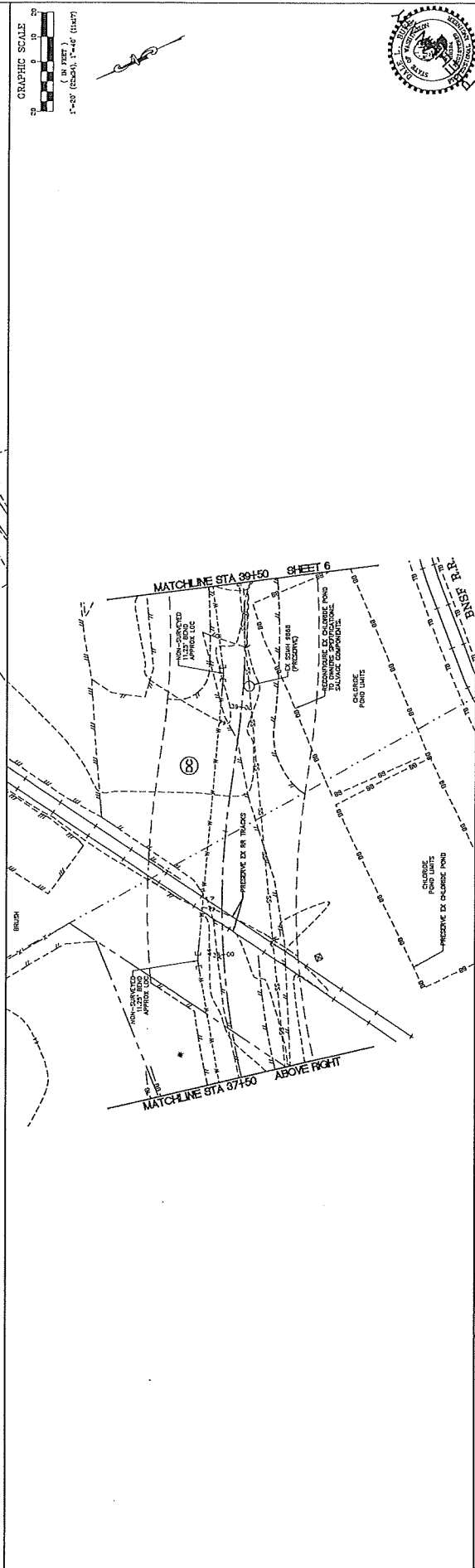
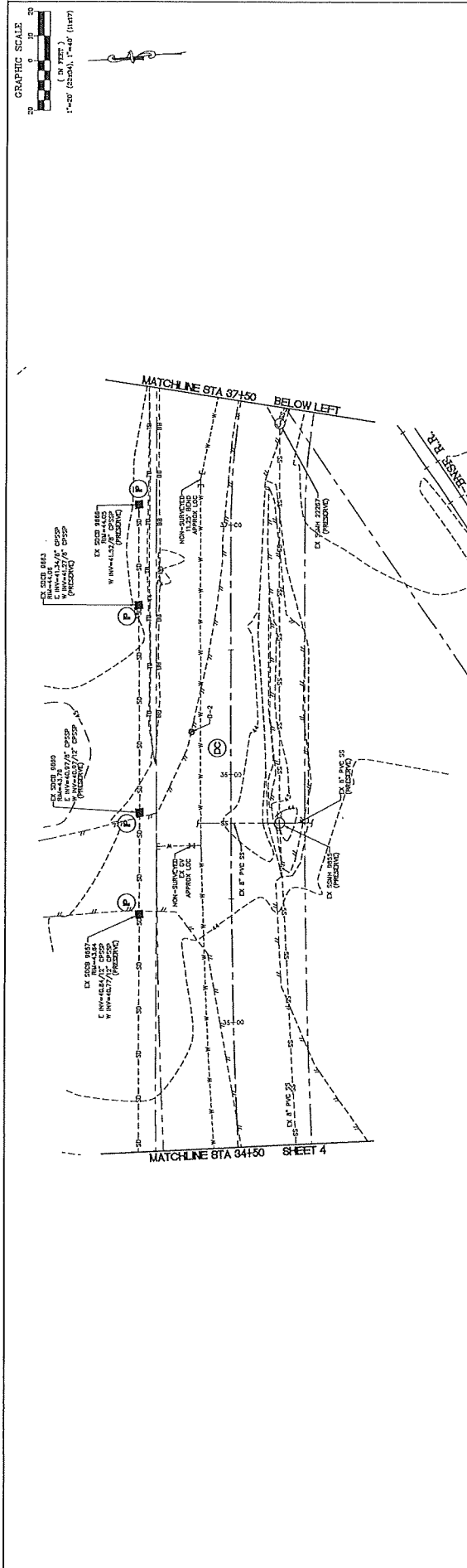
--- PROPOSED DEMOLITION
--- PROPOSED DEMOLITION AREA
--- PROPOSED CLEANING AND GRADING LIMITS

EROSION CONTROL LEGEND

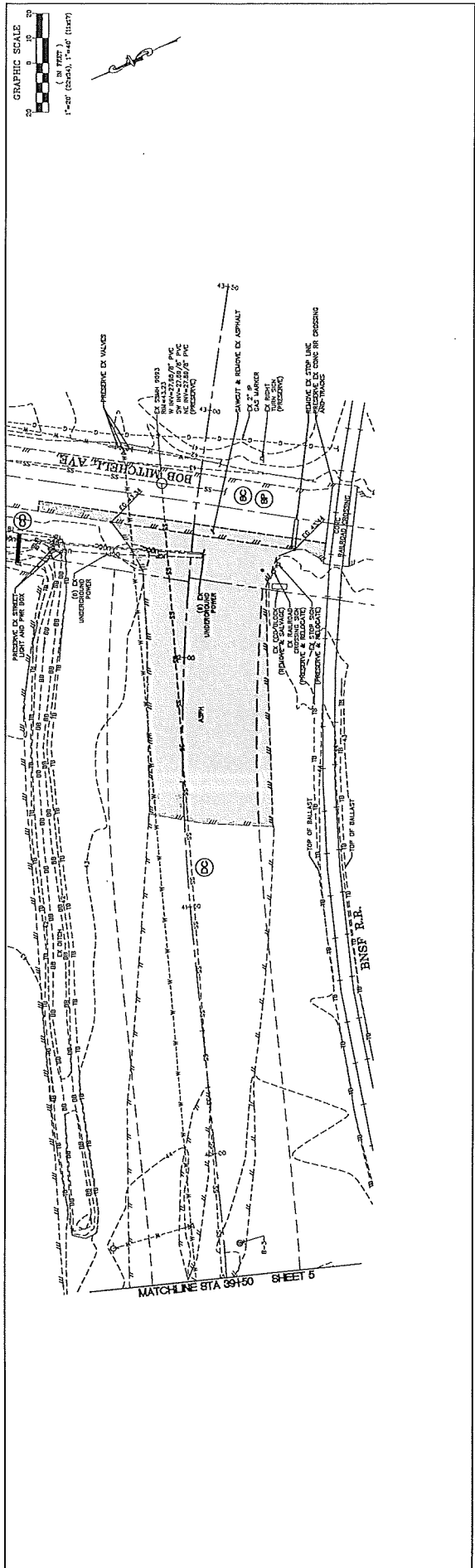
--- 10% SLOPE PROTECTION
--- 15% SLOPE PROTECTION
--- 20% SLOPE PROTECTION
--- 25% SLOPE PROTECTION
--- 30% SLOPE PROTECTION
--- 35% SLOPE PROTECTION
--- 40% SLOPE PROTECTION
--- 45% SLOPE PROTECTION
--- 50% SLOPE PROTECTION
--- 55% SLOPE PROTECTION
--- 60% SLOPE PROTECTION
--- 65% SLOPE PROTECTION
--- 70% SLOPE PROTECTION
--- 75% SLOPE PROTECTION
--- 80% SLOPE PROTECTION
--- 85% SLOPE PROTECTION
--- 90% SLOPE PROTECTION
--- 95% SLOPE PROTECTION
--- 100% SLOPE PROTECTION



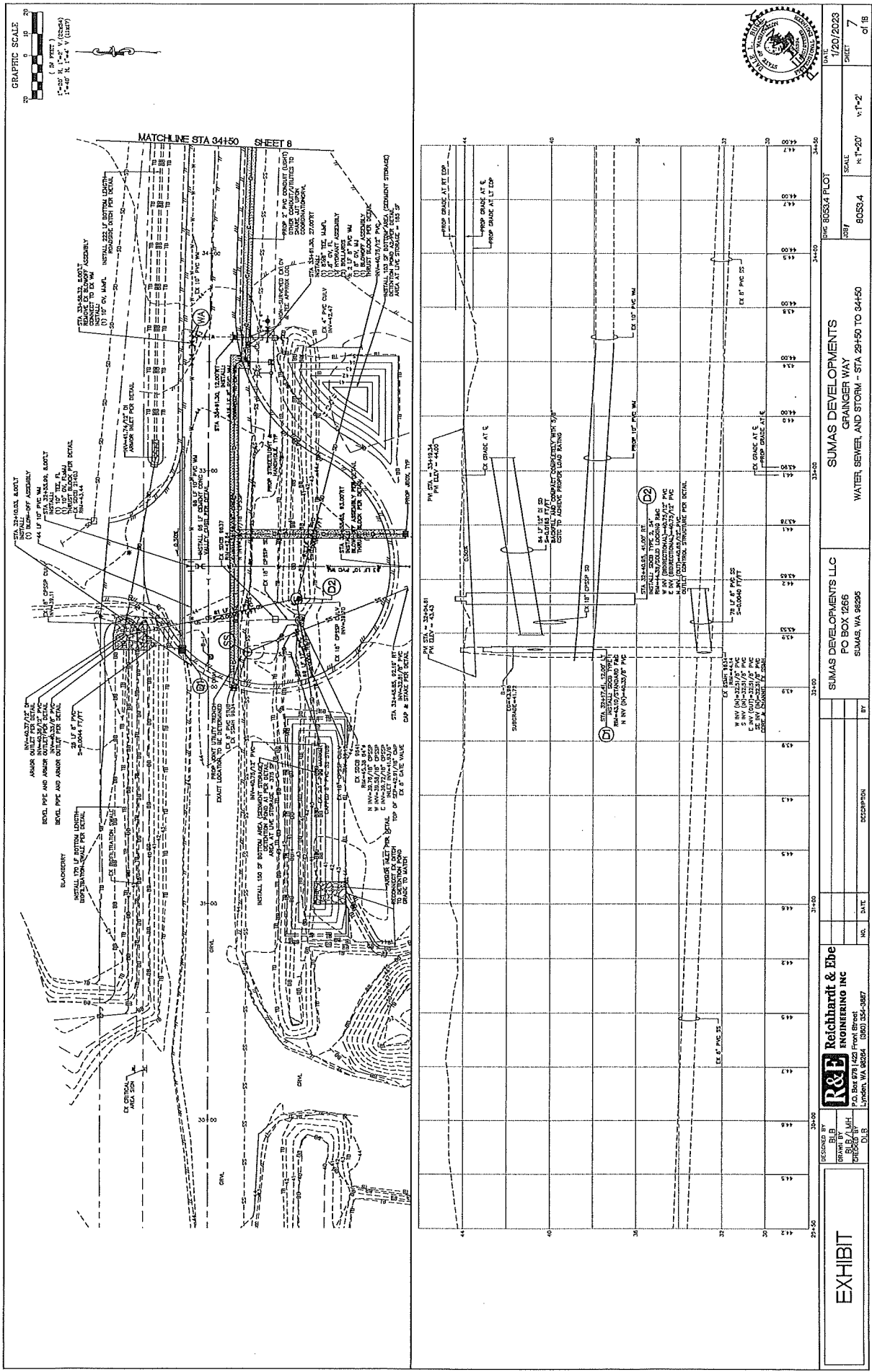
DATE: 1/30/2023		SHEET: 4		OF 18	
SCALE: 1"=1'-0"		PROJECT: 80533.4		V-N/A	
SUNMAS DEVELOPMENTS LLC PO BOX 1265 SUMAS, WA 98295		SUNMAS DEVELOPMENTS GRAINGER WAY EX COND, TESC AND DEMO - STA 294+50 TO 344+50		DATE: 1/30/2023	
DESIGNED BY: R&E ENGINEERING INC CHECKED BY: BLS/ALH		NO. DATE		BY	
EXHIBIT		REVISION		DATE	



	DATE	1/20/2023	
	SHEET	5	
PROJECT	8053.4	SCALE	H: 1"=20'
SUNAM DEVELOPMENTS LLC		SUNAM DEVELOPMENTS	
PO BOX 1266		GRAINGER WAY	
SUMAS, WA 98285		EX COND, TESC AND DEMO - STA 844+50 TO 99+50	
NO.	DATE	BY	REVISION
Reichhardt & Ebe ENGINEERING INC 101 1st Ave, 2nd Floor Everett, WA 98201 (425) 354-1867			
EXHIBIT			



<p>EXHIBIT</p>	<p>RECORDED BY FILED DATE INDEXED BY D.L.B.</p>	<p>R&E Reichardt & Ebe ENGINEERING INC P.O. Box 8781 1021 First Street Lynchburg, VA 24504 (540) 234-9487</p>	<p>NO. DATE</p>	<p>DESCRIPTION</p>	<p>BY</p>	<p>SUMAS DEVELOPMENTS LLC PO BOX 1266 SUMAS, VA 22955</p>	<p>SUMAS DEVELOPMENTS GRAINGER WAY EX COND, TESC AND DEMO - STA 39+50 TO 43+50</p>	<p>ONE 8053.4 PLOT</p>	<p>DATE: 1/20/2023 SHEET: 6 OF 18</p>
	<p>8053.4</p>	<p>SCALE: 1"=20'</p>	<p>8053.4</p>	<p>v-N/A</p>	<p>v-N/A</p>				



REICHARDT & EHE ENGINEERING INC 101 BOX 874 JAZZ FROM THE SE SUWANT, WA 98284 (509) 354-3887	DESIGNED BY BLS/MLH	CHECKED BY BLS/MLH	DATE 1/20/2023	NO. 80559.4	SCALE H 1" = 20'	SHEET 7	DATE 1/20/2023
	SUMAS DEVELOPMENTS LLC PO BOX 1266 SUMAS, WA 98285			SUMAS DEVELOPMENTS GRAINGER WAY WATER SEWER AND STORM - STA 29+50 TO 34+50		DATE 1/20/2023	

LANDSCAPING LEGEND

-
-
-

= INSTALL 1" TOPSOIL, TYPE B, SED & FORTULIZ
 = INSTALL 2" TOPSOIL, TYPE B, SED & FORTULIZ
 = INSTALL 3" CRUSHED SURFACING TOP COURSE

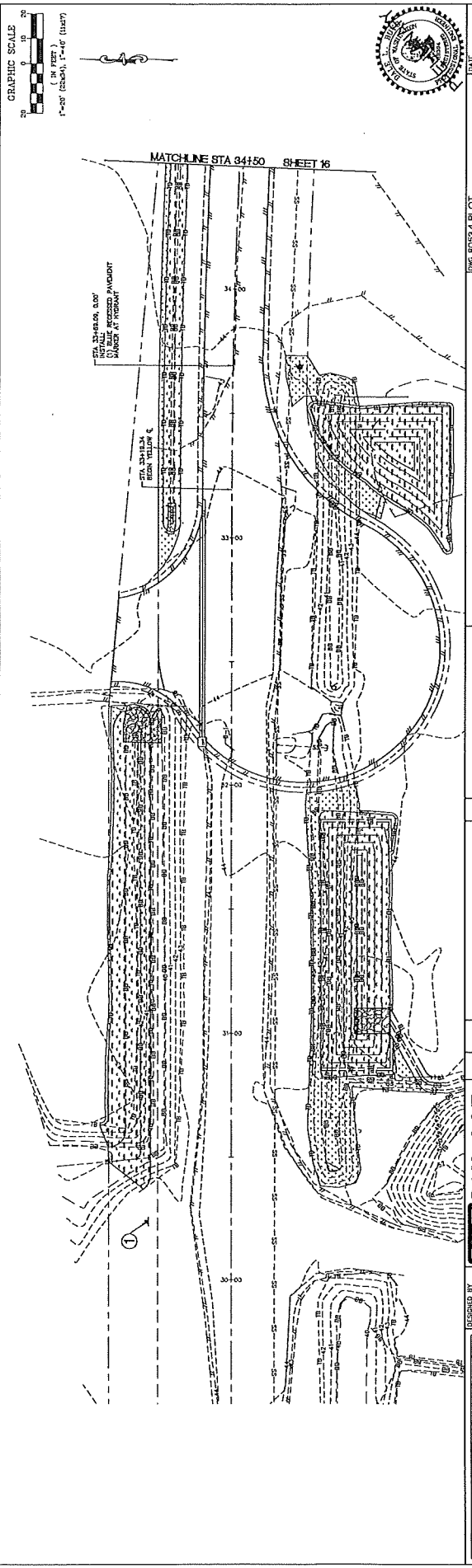
GRAPHIC SCALE
(IN FEET)
1"=20'

SIGN SCHEDULE

NO.	STATION	OFFSET	SIGN DESCRIPTION	ALLOY CODE	SIZE	SKETCHING TYPE	NOTE
1	42+23.27	3.00	"VERTICAL ARK"	MS-1	24" X 36"	EXISTING	RELOCATE
2	42+23.27	3.00	"NO PARKING"	MS-1	24" X 36"	EXISTING	RELOCATE
3	42+23.27	3.00	"NO PARKING"	MS-1	24" X 36"	EXISTING	RELOCATE
4	42+23.27	3.00	"NO PARKING"	MS-1	24" X 36"	EXISTING	RELOCATE
5	42+23.27	3.00	"NO PARKING"	MS-1	24" X 36"	EXISTING	RELOCATE
6	42+23.27	3.00	"NO PARKING"	MS-1	24" X 36"	EXISTING	RELOCATE
7	42+23.27	3.00	"NO PARKING"	MS-1	24" X 36"	EXISTING	RELOCATE

CHANNELIZATION NOTE:
1. BLUE HATCHED PAVEMENT MARKERS SHALL BE PLACED 1' OFF OF & PERPENDICULAR TO & IN THE DIRECTION OF EACH PINE HYDRANT.

GRAPHIC SCALE
(IN FEET)
1"=20'



REICHARDT & EHE ENGINEERING INC
P.O. Box 6783 1623 First Street
Lynnwood, WA 98224 (206) 356-3887

DESIGNED BY: B.L.P.
DRAWN BY: M.L.L.
CHECKED BY: J.M.L.
DATE: _____

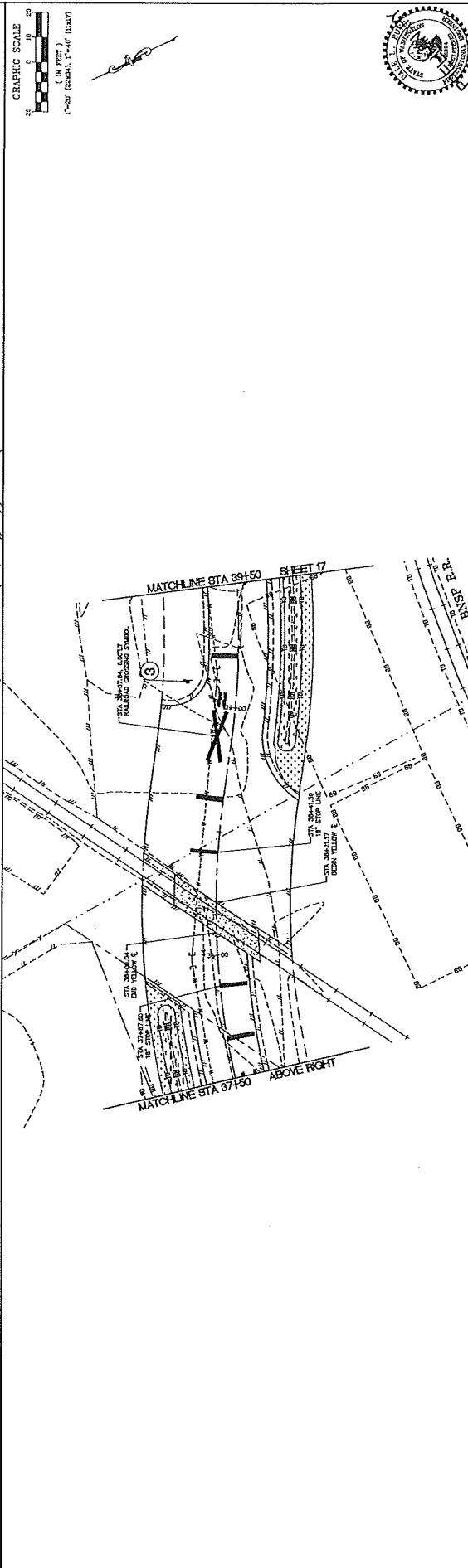
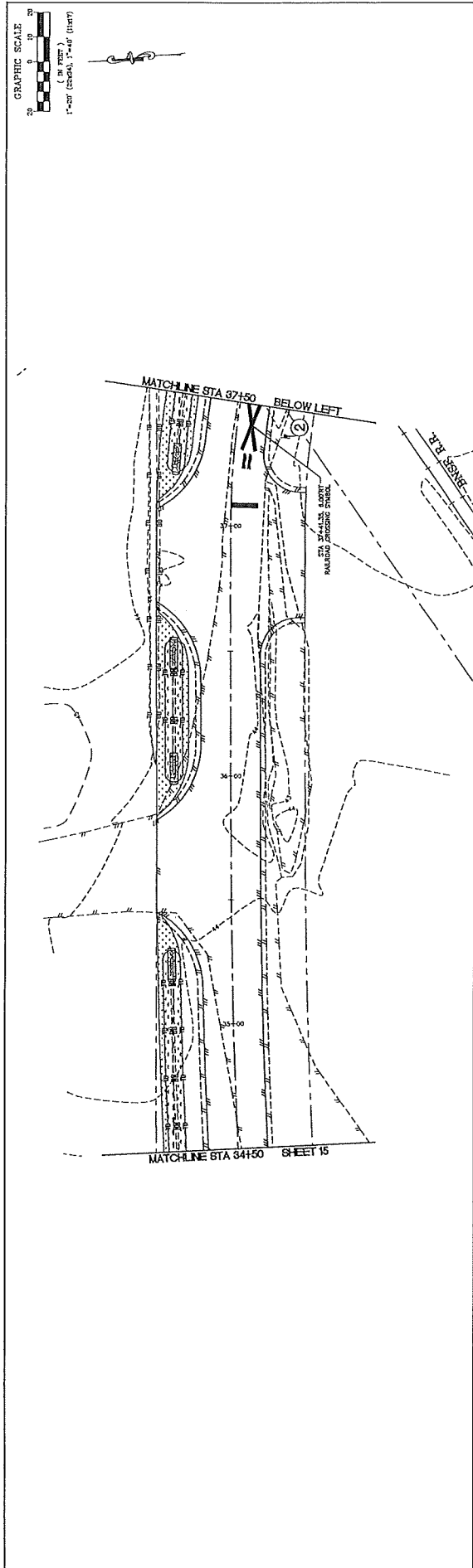
SUMAS DEVELOPMENTS LLC
PO BOX 9266
SUMAS, WA 98295

PROJECT: CHANNELIZATION AND RESTORATION - STA 29+50 TO 34+50

SCALE: H:1"=20'

DATE: 1/20/2023

SHEET 15 of 18



REICHARDT & EYE ENGINEERING INC P.O. Box 978 1023 First Street Lynden, WA 99224 (360) 334-3687 D.L.B.	DESIGNED BY D.L.B.	CHECKED BY D.L.B.	DATE 1/20/2023	DESCRIPTION CHANNELIZATION AND RESTORATION - STA 34+50 TO 39+50	SCALE 1"=20'	SHEET NO. 16	OF 18
	SUMAS DEVELOPMENTS LLC PO BOX 1266 SUMAS, WA 98285		SUMAS DEVELOPMENTS GRANGER WAY CHANNELIZATION AND RESTORATION - STA 34+50 TO 39+50		PROJECT NO. 80553.4	DRAWING NO. 16	OF 18

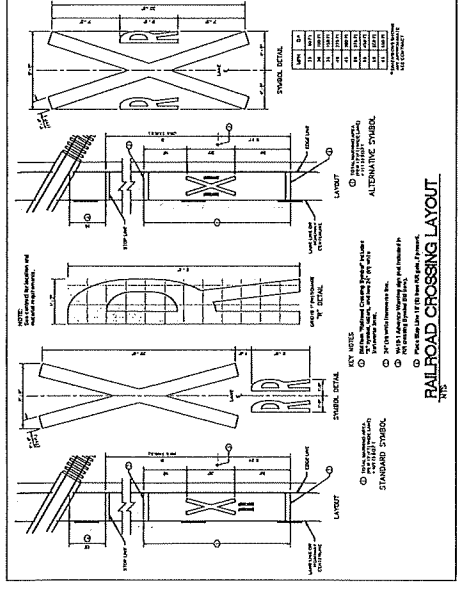
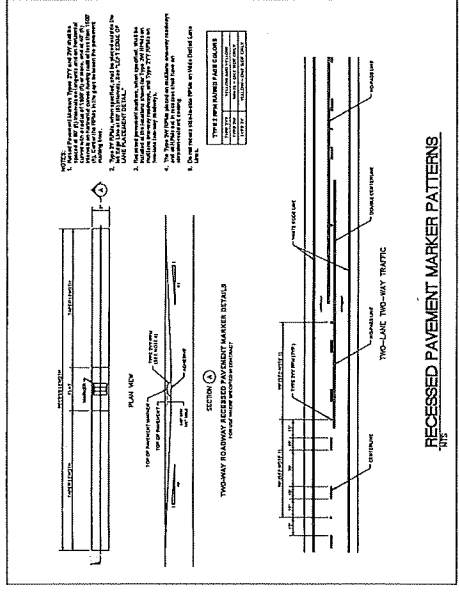
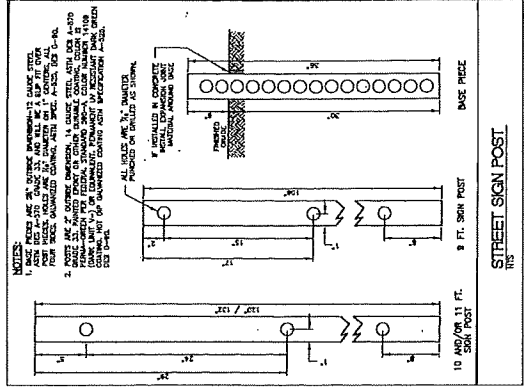
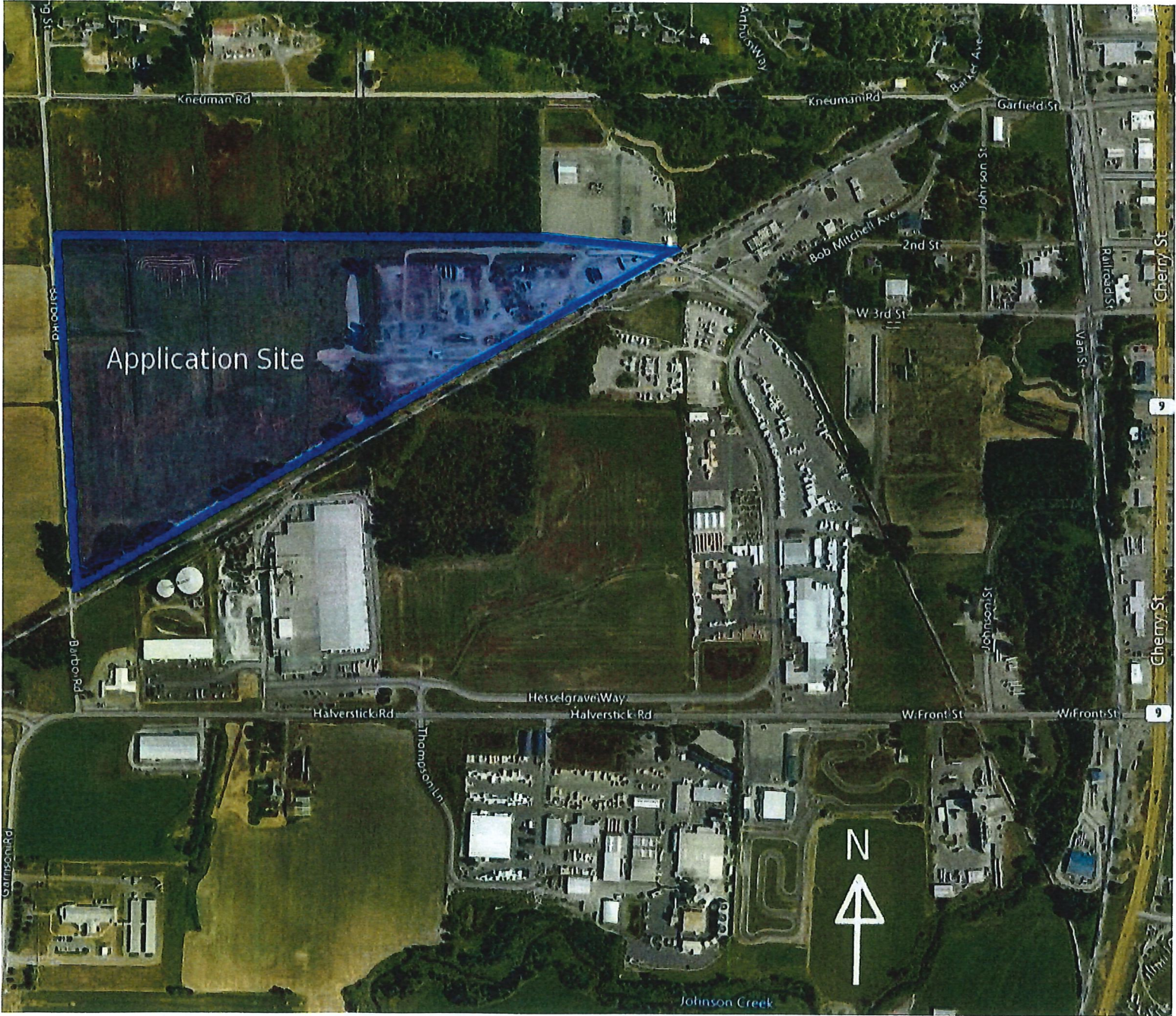


EXHIBIT	DESIGNED BY R&E ENGINEERING INC P.O. Box 978 1423 First Street Lynden, WA 99224 (509) 224-0887	NO. 1 DATE DESCRIPTION	SUMAS DEVELOPMENTS LLC PO BOX 1286 SUMAS, WA 98285	SUMAS DEVELOPMENTS GRAINGER WAY CHANNELIZATION DETAILS	Proj 80553.4 Scale N/A Date 1/20/2023	18 of 18
	REICHARDT & EBE ENGINEERING INC P.O. Box 978 1423 First Street Lynden, WA 99224 (509) 224-0887	NO. 1 DATE DESCRIPTION	SUMAS DEVELOPMENTS LLC PO BOX 1286 SUMAS, WA 98285	SUMAS DEVELOPMENTS GRAINGER WAY CHANNELIZATION DETAILS	Proj 80553.4 Scale N/A Date 1/20/2023	18 of 18



2/23/23
R&E
Specific design elements that deviate from Conditions of Approval below have been highlighted in green with justifications provided in text box.

RECEIVED

Item B.

JUN 02 2023

CITY OF SUMAS

BEFORE THE CITY COUNCIL
CITY OF SUMAS, WASHINGTON

IN RE General Binding Site Plan Application of:)	Report of Decision
)	
David Grainger)	Adopted August 23, 2021
Sumas Development LLC)	
P.O. Box 112)	
Sumas, WA 98295)	

The matter having come before the City Council of the City of Sumas for public hearing on July 26, 2021, the hearing having been continued to August 9, 2021 and August 23, 2021, the Council having duly considered all matters in the record and all testimony given for and against the application, makes the following Findings of Fact, Conclusions of Law, and Decision:

FINDINGS OF FACT

1. The Applicant is David Grainger of Sumas Development LLC.
2. The Applicant seeks to establish a general binding site plan for an existing industrial property to allow future division of individual industrial lots.
3. The subject property is located in the 300-block of Bob Mitchell Way, north of the BNSF Lynden spur line and between Bob Mitchell Way and Barbo Road. The property is legally described as Tract A of the Sytsma Lot Line Adjustment. The parcel is identified under tax parcel number 410434-110168 within the records of the Whatcom County Assessor (the "Site").
4. The Site is within the Industrial zoning district and is, therefore, subject to the regulations set forth in Chapter 20.44 of the Sumas Municipal Code (SMC).
5. The Site comprises approximately 48.75 acres and is currently partially developed within the eastern portion of the property.
6. The Applicant seeks approval of a general binding site plan to allow establishment and construction of public rights-of-way, roads and utilities to serve future industrial lots (the "Project").
7. An application for approval of a general binding site plan was submitted on June 11, 2021 by the Applicant. The application was determined to be complete on June 25, 2021.
8. Pursuant to Chapter 20.08 SMC, the application was processed as a Class III action. A combined *Notice of Application and Probable SEPA Determination of Nonsignificance (DNS)* was issued on June 30, 2021. The notice publicized the public hearing date. A combined public comment period was open from June 30 through July 15, 2021.
9. Pursuant to WAC 197-11-355 (the Optional DNS Process), the Notice of Application also notified the public that the City anticipated the issuance of a Determination of

Nonsignificance (DNS) under the State Environmental Policy Act (SEPA). The SEPA comment period ran concurrently with the comment period identified in the Notice of Application.

10. One comment was received during the combined comment period from the Washington Department of Ecology. The comment letter identified potential permitting issues related to state stormwater management requirements. Based on the information in the public record, the issues raised in the Ecology comment letter have either been previously addressed or are inapplicable.
11. The Sumas City Planning Commission met on July 14, 2021 to consider the subject application. After reviewing the application materials and receiving input from City staff, the Planning Commission forwarded a recommendation for approval to the Sumas City Council, subject to the following recommended conditions of approval:
 - a) Construction of new heavy haul road meeting City standards
 - b) Water utility extensions meeting City standards, including connection to water main in Barbo Road
 - c) Sewer utility extension meeting City standards
 - d) Construction of stormwater management facilities meeting City standards
 - e) Electrical utility improvements meeting City standards
 - f) Lighting improvements as approved by the Public Works Director
 - g) Construction of a pedestrian way on the south side of the new heavy haul road
 - h) Sharing in the cost of constructing sidewalk improvements to connect the development to existing City pedestrian facilities.
12. The City, acting as lead agency under SEPA, RCW 43.21C, issued a DNS with respect to the subject proposal on July 21, 2021. No additional comment period was required.
13. A public hearing regarding the subject application was held before the Sumas City Council on July 26, 2021. Opportunity for public comment was provided and testimony was received.
14. The public hearing was continued to August 9, 2021 and was referred to the Building and Ordinance Committee.
15. The Building and Ordinance Committee met on August 4, 2021 and reached consensus regarding the following recommendations:
 - The street section for the new roadway should include two 12-foot travel lanes with eight-foot paved shoulders on both sides of the roadway;
 - The new roadway should include a paved or concrete pedestrian way that is acceptable to the Public Works Director; and
 - The condition of approval addressing off-site sidewalk improvements should be revised to be consistent with the condition of approval previously adopted by the City Council for the Italian Motors USA conditional use permit approved on September 28, 2020.

16. The public hearing was re-opened on August 9, 2021. Additional opportunity for public comment was provided and additional testimony was received.
17. The public hearing was continued to August 23, 2021 and was referred back to the Building and Ordinance Committee.
18. The Building and Ordinance Committee met on August 18, 2021 and reached consensus regarding the following recommendations:
 - As proposed by the Applicant, the location of the cul-de-sac should be shifted to the east to align with the westernmost entrance to the development currently under construction on Tract B of the Sytsma Lot Line Adjustment (Sumas Concrete Products);
 - The street section for the new roadway should include two 12-foot travel lanes with a minimum four-foot-wide paved shoulder on both sides of the roadway, including around the cul-de-sac;
 - A minimum of three areas adjacent to the travel lanes should include paved shoulders widened to eight feet in width to accommodate short-term truck staging areas. These widened shoulders should be constructed in the following locations: 1) On the north side of the new roadway between Bob Mitchell Way and the rail siding, 2) On the north side of the roadway between the driveways serving the development currently under construction on Tract B of the Sytsma Lot Line Adjustment, and 3) On the south side of the roadway to the east of the proposed cul-de-sac;
 - The 4-foot-wide paved shoulders should be sufficient to accommodate pedestrian movement within the binding site plan property and between the future uses developed within said property;
 - The radius of the proposed right-of-way containing the proposed cul-de-sac should be increased, if necessary, to incorporate both the travel lanes and the paved shoulders;
 - The right-of-way dedications within the two parcels located between the general binding site plan property and Bob Mitchell Way should be reviewed and approved by the City Council prior to recording, and said dedications should be recorded with the County Auditor either prior to or concurrently with the recording of the general binding site plan;
 - Stormwater management facilities serving the Project, such as treatment and detention ponds, located outside the dedicated right-of-way should be placed in separate tracts to be owned and maintained privately;
 - Notes should be added to the face of the binding site plan granting the City the right to inspect said private stormwater management facilities to ensure proper maintenance is being carried out consistent with city and state standards; and
 - Notes should be included on the face of the general binding site plan and all future specific binding site plans stating that future developments may be required to provide on-site areas for truck parking and staging to avoid or minimize the need for short-term parking on public rights-of-way.

19. The public hearing was re-opened on August 23, 2021. Additional opportunity for public comment was provided and additional testimony was received.
20. At the hearing, the Applicant submitted an updated Site Plan showing the widened shoulders recommended by the Building and Ordinance Committee and the cul-de-sac shifted to the east to align more closely with the westernmost driveway for Sumas Concrete Products.
21. Following receipt of additional testimony, the public hearing was closed.

Zoning Requirements

22. No specific industrial uses are being proposed at this time. All future use of the property, including uses proposed on future industrial lots, would need to conform to the requirements set forth in Chapter 20.44 SMC.

General Binding Site Plan

23. Chapter 20.94 SMC establishes requirements applicable to binding site plans, including both general and specific binding site plans. Binding site plan procedures establish a two-step process whereby an overall commercial or industrial site can be addressed through recording of a general binding site plan approved by the City Council, after which one or more specific binding site plans can be approved administratively to allow division and recording of individual commercial or industrial lots.
24. Consistent with Chapter 20.94 SMC, the general and specific binding site plans should show the locations of proposed ROW, easements, roads and utilities.
25. With the conditions of approval set forth in Appendix A, the application is consistent with the requirements set forth in Chapter 20.94 SMC.
26. The Council finds that the conditions of approval identified under Finding 11, (a) through (g), above, recommended by the Planning Commission, are in the public interest.
27. The Council finds that the condition of approval identified under Finding 11 (h) recommended by the Planning Commission is not appropriate. The Council finds that it is appropriate to include a condition of approval addressing off-site sidewalk improvements that is consistent with the recommendation from the Building and Ordinance Committee.
28. The Council finds that the recommendations provided by the Building and Ordinance Committee, as further set forth in Appendix A, are reasonable and appropriate to protect the public interest.
29. At the public hearing that was continued to August 23, 2021, the Council received testimony addressing the need for secondary access to the Site for emergency vehicles. City staff reported that they had been in contact with the Fire Chief, who supported the provision of such secondary access from Barbo Road. The Applicant also expressed support for providing such secondary access. Condition 24 from Appendix A ensures that secondary access to the Site from Barbo Road will be provided and maintained to ensure public safety and welfare.
30. As modified and conditioned pursuant to the provisions of Appendix A, the proposed general binding site plan makes adequate provision for the public health, safety, and general welfare.

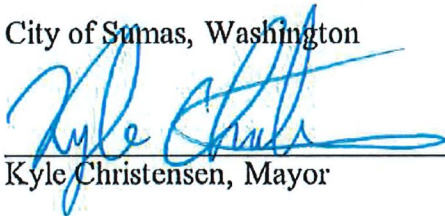
CONCLUSIONS OF LAW

1. The subject proposal is consistent with the application requirements set forth in Title 20 SMC.
2. With the conditions of approval incorporated in Appendix A, the Project complies with the requirements established for approval of a general binding site plan established in Chapter 20.94 SMC.
3. The conditions of approval set forth in Appendix A are adopted under authority of Title 20 SMC as measures necessary to reach Conclusion 2, above.
4. Any finding of fact that is also a conclusion of law is hereby adopted as such.

DECISION

Based upon the aforementioned findings of fact and conclusions of law, the application for approval of a general binding site plan is APPROVED, subject to the Conditions of Approval established in Appendix A.

City of Sumas, Washington



Kyle Christensen, Mayor

8-26-21
Date

METHOD OF APPEAL

There is no administrative appeal of the Council's decision. Pursuant to Chapter 36.70C Revised Code of Washington, any land use petition challenging the decision must be filed with the Superior Court and served on the following parties within twenty-one days of the issuance of the decision:

City of Sumas
433 Cherry Street
PO Box 9
Sumas, WA 98295

David Grainger
Sumas Development LLC
P.O. Box 112
Sumas, WA 98295

APPENDIX A TO REPORT OF DECISION

SUMAS DEVELOPMENT LLC GENERAL BINDING SITE PLAN
CONDITIONS OF APPROVAL

1. Approval is granted only for the activities described in the Project Application. All mitigation measures described in the Application and the supporting documentation are hereby incorporated into the General Binding Site Plan. All conditions of approval are listed below. All conditions of approval shall be subject to the review and approval of the City of Sumas and the other agencies having jurisdiction over such agencies.
 - #4 Current plan shows (2) 12' wide paved travel lanes and (2) 12' wide CSTC shoulders throughout entire road. Current plan has eliminated all truck parking previously shown on dedicated site as the applicant believes this creates a safety hazard on the road. The applicant believes each individual lot in width and GBSP property should provide space for trucks for short term parking/staging for trucks entering or exiting public right-of-way.
 - 60) feet in width. The size of the
2. The general binding site plan has eliminated all truck parking previously shown on dedicated site as the applicant believes this creates a safety hazard on the road. The applicant believes each individual lot in width and GBSP property should provide space for trucks for short term parking/staging for trucks entering or exiting public right-of-way.
3. The right-of-way width and GBSP property should provide space for trucks for short term parking/staging for trucks entering or exiting public right-of-way.
4. Prior to recording of the general binding site plan, the proposed heavy haul road shall be constructed to Canadian-weight, heavy haul standards, including an upgraded rail crossing, paved shoulders and connection to Bob Mitchell Way. The design of the heavy haul road shall include two 12-foot-wide travel lanes with minimum four-foot-wide paved shoulders on both sides and around the cul-de-sac. Paved shoulders shall be widened to eight feet in width within portions of the following three locations to accommodate short-term truck parking and staging areas: 1) On the north side of the roadway between Bob Mitchell Way and the rail siding; 2) On the north side of the roadway between the driveways serving the Sumas Concrete Products development currently under construction; and 3) On the south side of the roadway to the east of the proposed cul-de-sac. Final plans shall be approved by the Public Works Director and Fire Chief prior to construction.
5. Prior to recording of the general binding site plan, water system improvements meeting City standards shall be installed to the satisfaction of the Public Works Director. Water system improvements shall include extension of a water main to the west to connect to an existing water main located in Barbo Road.
6. Prior to recording of the general binding site plan, sewer system improvements meeting City standards shall be installed to the satisfaction of the Public Works Director.
7. Prior to recording of the general binding site plan, water main improvements meeting City standards shall be installed to the satisfaction of the Public Works Director. Current plan extends water main west to the end of the proposed public right of way at the culdesac. The applicant proposes requiring each lot within the GBSP to extend the water main west through their parcel. It is unknown at this time the best water main layout for future lots within the GBSP. Therefore, the applicant believes it to be best to require extension at the time of each lots development.
8. Prior to recording of the general binding site plan, water main improvements meeting City standards shall be installed to the satisfaction of the Public Works Director. Current plan extends water main west to the end of the proposed public right of way at the culdesac. The applicant proposes requiring each lot within the GBSP to extend the water main west through their parcel. It is unknown at this time the best water main layout for future lots within the GBSP. Therefore, the applicant believes it to be best to require extension at the time of each lots development.
9. Prior to recording of the general binding site plan, water main improvements meeting City standards shall be installed to the satisfaction of the Public Works Director. Current plan extends water main west to the end of the proposed public right of way at the culdesac. The applicant proposes requiring each lot within the GBSP to extend the water main west through their parcel. It is unknown at this time the best water main layout for future lots within the GBSP. Therefore, the applicant believes it to be best to require extension at the time of each lots development.
10. Prior to recording of the general binding site plan, lighting improvements meeting City standards shall be installed to the satisfaction of the Public Works Director.

11. Prior to recording of the general binding site plan, an internal pedestrian facility, such as the proposed four-foot-wide paved shoulder, shall be installed on the south side of the heavy haul road to the satisfaction of the Public Works Director.

12. Plans for all road and utility improvements shall be submitted to the City for review and approval prior to construction.

13. The Applicant shall work in cooperation with the City and neighboring property owners to design and construct an appropriate system of pedestrian facilities to provide safe access to the Site from the downtown area if such connection is determined to be in the public interest by the City Council. Such cooperation shall include participating at an appropriate level to fund construction of such pedestrian facilities.

14. The req #11

15. Wi Current plan eliminates internal pedestrian facilities such as a 4' wide paved shoulder and instead replaces it with a 2' wide CSTC shoulder. The applicant believes that as short term truck parking/staging should be handled on each individual parcel within GBSP property rather than on public right of way, pedestrian access is not necessary.

16. On Additionally, the applicant believes that providing pedestrian access into an active work zone with heavy equipment and trucks operating would be a clear and present safety hazard.

17. On yea #13

18. All The applicant requests more information regarding No. 13, specifically on providing pedestrian access to the Site, a work zone, from the downtown area. See #11 comments.

19. A Note shall be placed on the general binding site plan providing notification regarding the location of the property within the 100-year floodplain, as required by SMC 15.20.

20. Prior to recording of the general binding site plan, right-of-way dedications within the two parcels located between the binding site plan property and Bob Mitchell Way shall be reviewed and approved by the City Council. Said dedications shall be recorded with the County Auditor either prior to or concurrent with the recording of the general binding site plan.

21. All stormwater facilities located outside of dedicated rights-of-way shall be placed in separate tracts to be owned and maintained by the owners of the lots developed within the general binding site plan property.

22. A Note shall be included on the face of the general binding site plan recorded with the County Auditor granting the City the right to enter said privately owned properties for the purpose of inspecting the privately owned stormwater management facilities, identify any maintenance activities that have not been completed consistent with applicable standards and establish a timeframe for completing said required maintenance, and further granting the City the additional right to perform any uncompleted maintenance at the sole cost and expense of the lot owners or lot owners association.

23. A Note shall be included on the face of the general binding site plan and any subsequent specific binding site plans recorded with the County Auditor clearly stating that future

developments within the binding site plan property may be required to provide areas within future lots that are sufficient to accommodate short-term truck parking and staging areas to reduce the need for truck parking within public rights-of-way.

24. Secondary access to the Site from Barbo Road for emergency vehicles shall be established to the satisfaction of the Public Works Director prior to the recording of the general binding site plan. A Note shall be included on the face of the general binding site plan recorded with the County Auditor establishing that secondary access to the Site shall be established and maintained in conjunction with the recording of future specific binding site plans to the satisfaction of the City Public Works Director to ensure provision of secondary access for emergency vehicles from Barbo Road to the cul-de-sac located within the public right-of-way.
25. Any finding of fact or conclusion of law that is also a condition of approval is hereby adopted as such.

#24

An existing secondary access to the Site is provided for emergency vehicles. This access runs parallel to the BNSF tracks from the intersection of Barbo Road/BNSF tracks to the Site near the proposed culdesac. The applicant proposes that this existing secondary access be maintained for emergency vehicles and satisfy the condition outlined in No. 24.