



Planning Commission Meeting

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

Minutes

Present

Josh Clawson, Ex Officio
Bruce Bosch, Mayor

Commissioners

Teresa Josephson
Lizette Custer
John Van Wingerden
Jacob Williams

City Staff

Carson Cortez, City Planner
Rollin Harper, City Planner
Sunny Aulakh, Public Works Director
Michelle Quinn, City Clerk

Lizette Custer made a motion to approve June 01, 2023, Minutes, John Van Wingerden seconded all were in favor the motion carried.

David Grainger, Sumas Development LLC, and Dale Buys of Reichhardt and Ebe Engineering presented to the planning commission the final report of decision approved in 2021 for a general binding site plan application. There are twenty-four conditions of approval. Mr. Grainger would like the planning commission to review for reconsideration conditions four, five, eleven, thirteen and twenty-four.

Dale Buys started with condition number four; the approval was about the heavy haul road which shall have paved shoulders four feet wide on both sides allowing for truck parking. Mr. Grainger would like to propose two-foot-wide shoulders crushed with gravel and allowing no truck parking. Each business would have to provide truck parking on each individual property and not on the side of the road.

Condition number five was about the water line to the west. It is to connect to an existing water main found on Barbo Road. Mr. Grainger is proposing to end the water line at the end of the cul-de-sac. This will minimize the cost and require each lot that is developed to put in the waterline on their property.

Condition number eleven was to have an internal pedestrian walkway, which was the four-foot-wide paved shoulder on the south side of the heavy haul road. Mr. Grainger is proposing to eliminate the four-foot-wide paved shoulder and instead replace it with a two-foot gravel shoulder with no truck parking. Mr. Grainger is not in favor of allowing pedestrian access in an active work zone will present a safety hazard.

Conditional use number thirteen is to construct a pedestrian walking system supplying safe access to the site from the downtown area. Mr. Grainger does not want to encourage pedestrians in a work zone, but he will take part in a discussion about the pedestrian network between downtown and the industrial district.

Condition number twenty-four is about the secondary access road for emergency vehicles. It is to be kept to the satisfaction of the public works director and the Whatcom County Fire District 14. Mr. Grainger states there is an existing secondary access that runs parallel to the BNSF tracks. Jacob William wanted to make sure the secondary road was going to be improved because, at this time, maintenance will need to be done before allowing emergency vehicles to get through safely. Jacob would like to encourage sidewalks allowing for the residents to walk to work.

Rollin Harper, City Planner would like to suggest the two-foot gravel shoulder to be a paved shoulder for support of the road edge. Mr. Grainger states he would be paving 12-foot travel lanes with a two-foot gravel shoulder. Teresa Josephson, Lizette Custer, and John Van Wingerden would like to see sidewalks for the people to walk in the area.

Josh Clawson asked the planning commissioners to discuss their thoughts on the proposed amendments from Mr. Grainger.

On condition number four they recommend there be a four-foot paved shoulder with no truck parking allowed.

On condition eleven the four-foot supported paved shoulders would be sufficient for the walkways.

On condition number five, the water line extension, the planning commissioners will leave the decision to the city council and the public works director.

On condition thirteen they would like to see pedestrian access from downtown, Rollin Harper, City Planner states making one business responsible for the walkway would be a hardship. This would be a project to take part in the future with other businesses, the commission understands this would be a future project.

On condition twenty-four, John would like to see the secondary access road maintained. Mr. Grainger agrees to maintain the road allowing for emergency vehicles to access the property to the satisfaction of the public works director and fire department.

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