

Planning Commission Meeting

433 Cherry Street

Monday, September 18, 2023 at 5:30 PM

Agenda

Open Meeting

1. Review/Correct and/or Approve Minutes

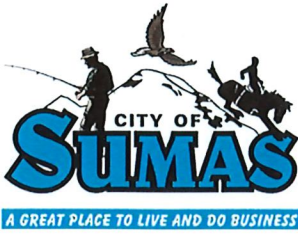
A. August 07, 2023 Draft Minutes

2. Old Business

B. Change of Zoning or Classification Application

3. New Business

4. Adjournment



Planning Commission Meeting

433 Cherry Street

Monday, August 07, 2023, at 5:30 PM

Minutes

Present

Commissioners

Teresa Josephson

Lizette Custer

John VanWingerden

Jacob Williams

City Staff

Josh Clawson, Ex Officio

Carson Cortez, City Planner

Rollin Harper, City Planner

Michelle Quinn, City Clerk

John VanWingerden made a motion to approve June 20, 2023, Minutes, Liz Custer seconded, all were in favor the motion carried.

Carson Cortez, City Planner opened the public hearing for the Change of Zoning or Classification Application, Comp Plan Amendment & Site-Specific Rezone Change application submitted by Brad Hepner & Jason Heutink. This is the Whatcom County Fire District property at the south end of town, currently zoned business general. Carson stated this application is for a rezone of the property to mini warehouse to be used for a self-storage facility.

Jason Heutink, the applicant, is asking to rezone the property to business mini warehousing with a spot along the highway with a commercial building. Jason believes this would be a good asset to the town, due to the high number of rentals who need storage. The facility will be gated so people cannot just come in and out. Teresa Josephson asked if the zoning is not approved. are alternate plans for the property. Jason states with no direct access to the highway it will be extremely hard to set up different businesses. John VanWingerden is concerned about the appearance when people come into town and just see a fenced off area. Jason believes with the commercial building facing the highway and the storage units behind the building, the storage units will not be that noticeable.

Darren Leyenhorst, Sumas Avenue, does not want to see a mini-warehouse facility on that piece of property and would like to see the property remain as business general. Mr. Leyenhorst is concerned about that property being flooded and pushing runoff water onto his property.

Jessica Koehler, Harrison Street, Sumas, is concerned with the border expansion and how this may cause a housing shortage; we may need the property for more residential housing.

Meg Krieg, First Street, her concerns are integration into neighborhoods, she would like to see more thought given when integrating projects into a neighborhood; making sure the project fits the neighborhood. Ms. Krieg is also concerned about any future flooding and if these properties are built up with fill the water will be displaced onto other people's property.

Helen Solem, Rock Road, Sumas also believes there should be some thought into this project, due to the limited space left in Sumas. Ms. Solem wanted to know if this facility would bring jobs into town.

Rollin Harper, City Planner, stated there was a lot of good input from the residents, also received were two written comments that were in the packet. Rollin recommended that the commissioners of different options make moving forward; making a recommendation to the city council either approving or denying this site-specific rezone, or if the planning commission had their own idea appropriate to this site. The final possibility is making this a part of the comprehensive review due in 2025 with recommendation to incorporate this in the 2025 update process.

Carson Cortez, City Planner stated he is aware of the property in town is in short supply, he has been looking into ways the city can expand and finding solutions moving forward.

Jason Heutink asked the commissioners what businesses they would suggest will work in the business general zone; Helen Solem suggested a business park.

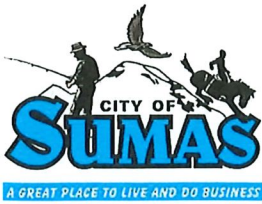
Teresa Josephson made a motion to close the public hearing, John Van Wingerden seconded; all were in favor the motion carried.

Josh Clawson asked the commissioners if they were ready to make a recommendation to the city council, all four commissioners denied the request to rezone the property. After more thought Teresa Josephson would like to reserve her final decision till the next meeting. The commissioners will bring forward recommendations for the property at the next meeting and then give their update to the city council. The next meeting is set for September 18, 2023, at 5:30 pm.

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

Ex Officio

City Clerk



CITY OF SUMAS
Public Works Department

CITY OF SUMAS

RECEIVED CITY OF SUMAS

APR 18 2023

APR 18 2023

Item B.

PAID

Change of Zoning or Classification 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

- A map showing the proposed change(s) in zone district boundaries and/or classifications, in relation to existing tax parcel boundaries as recorded at the office of the Whatcom County Assessor. If the map is larger than 11" x 17", submit 3 copies.
- 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

Applicant(s) Name(s): Brad Heppner

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

971 Adrian Drive. Lynden. WA 98264

Phone: 360-319-1916 Fax: _____

Address of Affected Property: 400403-572521-0000

Assessor's tax parcel number for affected property: 40004035725210000

Legal Description of affected property (attach separate page if necessary):

See attached deed for legal description

Current use of property: Commercial- Vacant Land

Current zone district classification of property: Commercial- Vacant Land

Requested zone district classification of property: Mini warehouse

Is the requested zoning consistent with the zone districts established in the map of proposed future zoning (MAP 7) in the City of Sumas Comprehensive Plan? Yes No

If you answer "no" to the question above, then your application will involve an amendment tot the comprehensive plan as well as a change in zone district classification. The City is prohibited by law from

considering amendments to the comprehensive plan more frequently than once per year (RCW 36.70A.130(2)). Your request must therefore be docketed for consideration with all other pending requests. In support of your request, provide the following information on a separate sheet:

1. Describe how the requested zoning will nevertheless be harmonious and consistent with the City of Sumas Comprehensive Plan. Make reference to specific goals, policies, and objectives established within the plan.
2. Describe how the requested zoning will be compatible with surrounding uses.
3. Describe any errors of fact or reasoning that pertain to the zoning established for the affected property within the existing comprehensive plan.
4. Describe any changed circumstances that pertain to the property that justify a change in zoning.

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): _____
Paul Ha

Date of Submittal: _____
4/18/23

=====

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): _____

Requested zoning will be harmonious and consistent with the city of Sumas comprehensive plan because the comprehensive plans focus is on increased density within city limits. Storage units will be necessary now and in the future because of the increased amount of multifamily living situations that are extremely lacking of storage area. We hope by providing this service it will clean up our community.

The requested zoning will be compatible with the surrounding uses because it is located close to many multifamily buildings as well as single family homes that need this service. It is also located next to the major highway with good visibility.

The existing errors for the current zoning, which is commercial, is the lack of direct highway access to the property. Typically, commercial businesses will demand direct highway access so that potential clients won't pass by their business. The commercial zoning business types currently allowed do not fit compared to the needs of mini warehouse zoning.

The reason the changing zoning is justified is the lack of direct access. We had hoped we could get this restriction changed but found through a title search that the right to direct access was given up by the previous property owner and the city when Sumas Ave and Highway 9 were last reconstructed.



2110502339
Page: 1 of 2
5/24/2011 9:12 AM
DEED \$63.00
Whatcom County, WA

Request of: WHATCOM LAND TITLE

For Record at Request of
Starkenburger-Kroontje
Attorney at Law, P.S.
P.O. Box 231
Lynden, WA 98264

FSK

AFTER RECORDING RETURN TO:
Name: Whatcom County Fire Protection District No. 14
Address: 143 Columbia Street
City/State: Sumas, WA 98295

W-104627 STATUTORY WARRANTY DEED

THE GRANTOR *pgs 2* James E. Skillman, Executor for the Estate of Christine C. Skillman, also known
of record as Christina C. Skillman and James E. Skillman and Maureen E.
Skillman, husband and wife

for and in consideration of ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to Whatcom County Fire Protection District No. 14, a
Washington municipal corporation

the following described real estate, together with all after acquired title, situated in the County of
Whatcom, State of Washington:

Lot A, Skillman Lot Line Adjustment, according to the plat thereof, recorded April 29,
2011, under Auditor's File No. 2110402935, records of Whatcom County, Washington.

Situate in Whatcom County, Washington.

Subject to and together with all easements, restrictions and reservations of record.

Assessor's Property Tax Parcel Number(s): 400403 585531 0000, 400403 571531 0000,
400403 585515 0000, 400403 557515 0000, and 400403 570509 0000

Dated this 9th day of May, 2011.

Estate of Christine C. Skillman

James Skillman Jr.
James Skillman Jr., Executor

James E. Skillman
James E. Skillman

Maureen E. Skillman
Maureen E. Skillman

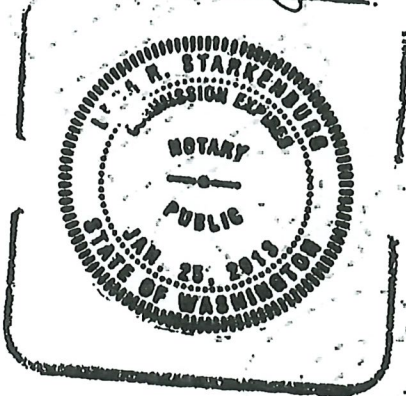
FSK 5/24/11

STATE OF WASHINGTON)
)
COUNTY OF WHATCOM)

ss.

I certify that I know or have satisfactory evidence that **James Skillman Jr. as Executor of the Estate of Christine C. Skillman**, signed this Statutory Warranty Deed and acknowledged the same as his free and voluntary act on behalf of the Estate for the uses and purposes mentioned in the instrument.

Dated this 9th day of may, 2011.



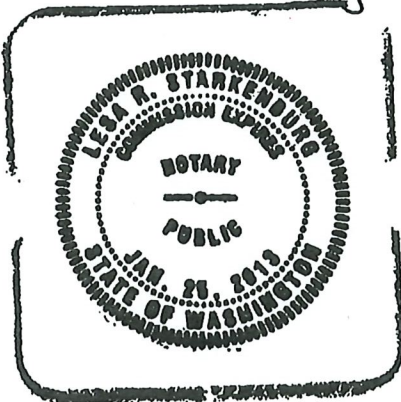
Lesia R. Starkenburg
Notary Public in and for the State of
Washington, residing in Lynden
My commission expires: 1/25/13.

STATE OF WASHINGTON)
)
COUNTY OF WHATCOM)

ss.

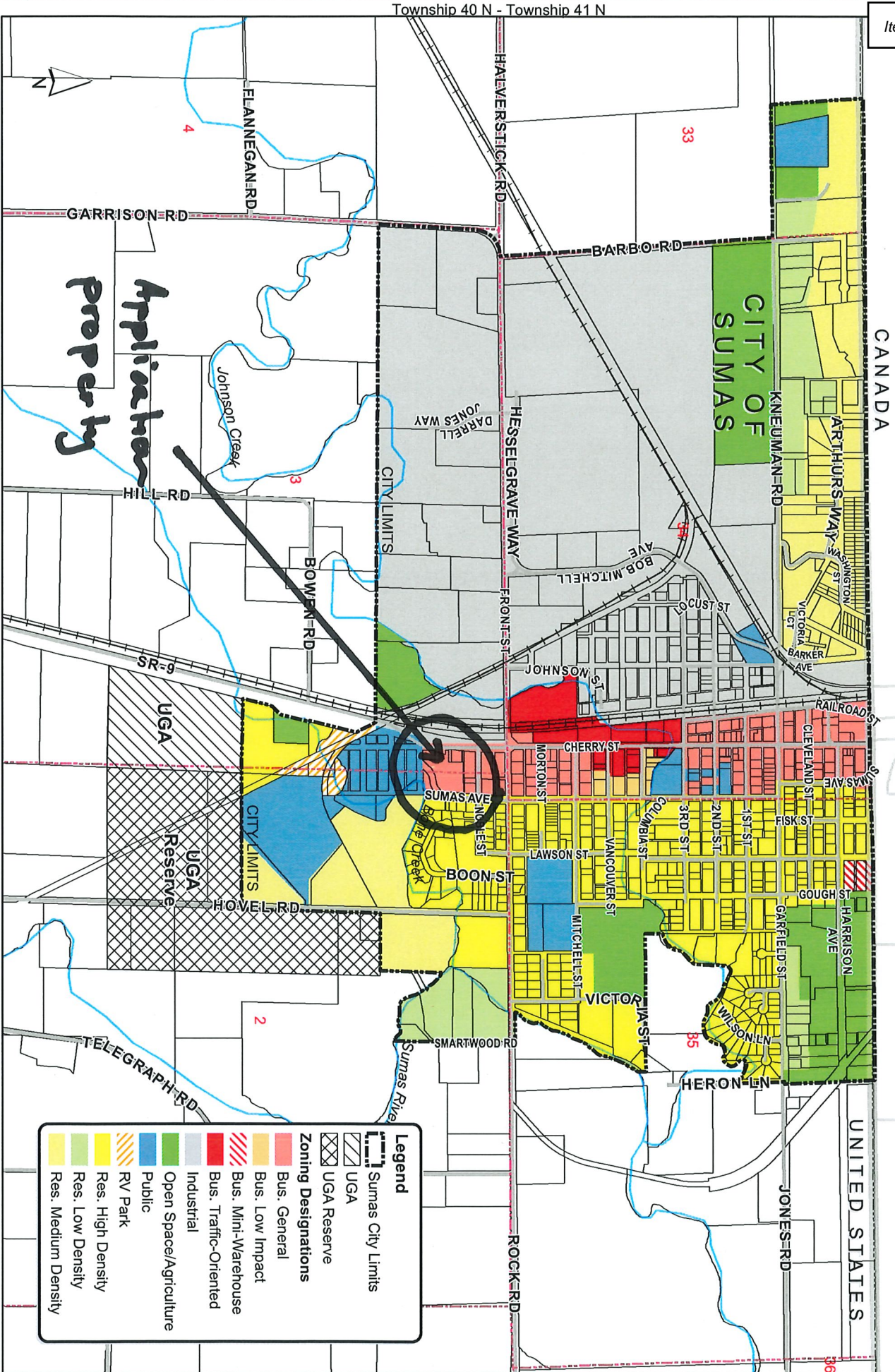
I certify that I know or have satisfactory evidence that **James E. and Maureen E. Skillman**, signed this Statutory Warranty Deed and acknowledged the same as their free and voluntary for the uses and purposes mentioned in the instrument.

Dated this 9th day of may, 2011.



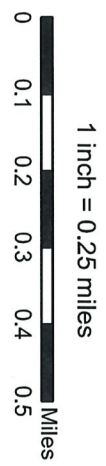
Lesia R. Starkenburg
Notary Public in and for the State of
Washington, residing in Lynden
My commission expires: 1/25/13.

JRS
1/24/2013
RL



Legend

- Sumas City Limits
- UGA
- UGA Reserve
- Zoning Designations**
- Bus. General
- Bus. Low Impact
- Bus. Mini-Warehouse
- Bus. Traffic-Oriented
- Industrial
- Open Space/Agriculture
- Public
- RV Park
- Res. High Density
- Res. Low Density
- Res. Medium Density




PROJECTION:
 UTM Zone 10 North
 NAD 27
 SCALE: 1:15,840

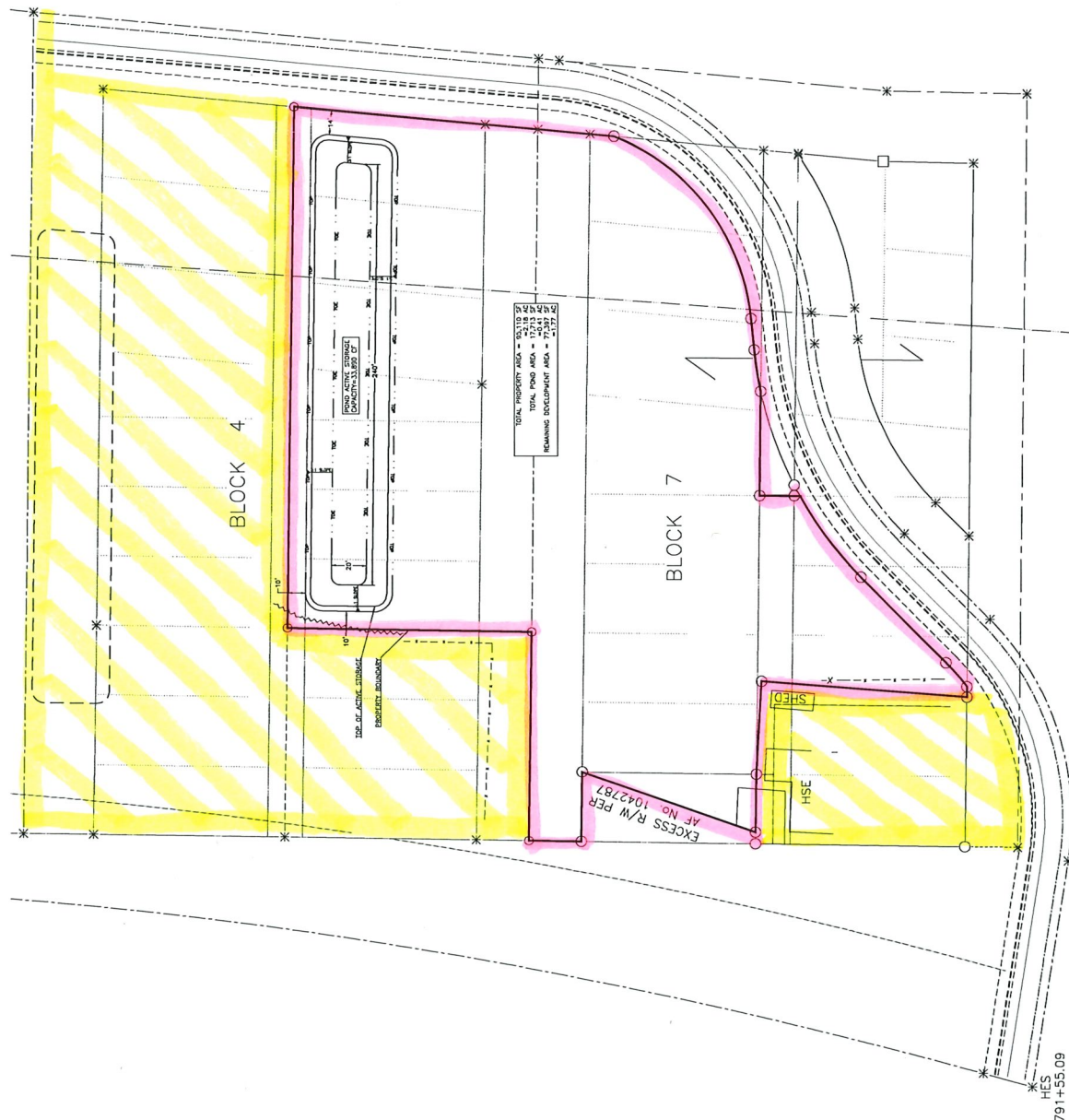
CITY OF SUMAS, WA
EXHIBIT A
OFFICIAL ZONING MAP

DATA SOURCES:
 Whatcom County Assessor's
 Office & Planning Department,
 and the City of Sumas





 = current zone commercial

 = current zone commercial. Application to rezone to mini warehouse.



TOTAL PROPERTY AREA = 84,110.57 SF
 TOTAL POND AREA = 17,715.57 SF
 REMAINING DEVELOPMENT AREA = 72,394.99 SF

HES
 791 + 55.09

 PACIFIC SURVEYING & ENGINEERING, INC. 8125 MacArthur Blvd. #1111, Berkeley, CA 94704 WWW.PSEONLINE.COM 415.223.2400		 Item B.
DATE: _____ REVISION: _____ DESCRIPTION: _____ DATE: _____ REVISION: _____ DESCRIPTION: _____	JASON HELTINK 8071 GARDEN AVENUE, SUITE 105 CLACKAMAS, WA 98304 (509) 385-9155	FIELD BOOKS: _____ STATIONS: 022 ADJUST: 02/17/17 HORZ. SCALE: 1"=20' VERT. SCALE: N/A SHEET: 01 OF 03

OPTION 1