



Planning Commission Meeting

433 Cherry Street, Sumas

Monday, October 20, 2025, at 5:30 PM

Minutes

Open Meeting

Present

Ex-Officio Josh Clawson

Carson Cortez, City Planner

Michelle Quinn, City Clerk

Helen Solem, Commissioner

Lizette Custer, Commissioner

Chris Fuhrman, Commissioner

John Van Wingerden Commissioner

Jacob Williams, Commissioner

Review/Correct and/or Approve Minutes

September 15, 2025, Draft Minutes

John Van Wingerden made a motion to approve September 15, 2025, Minutes, Lizette Custer seconded, all were in favor the motion carried.

New Business

Draft Ordinances

Development Regulations, Critical Areas, Floodplain, Development Accessory Dwelling (ADUs)

Carson Cortez, City Planner, explained he wanted to go over the comments received for the comprehensive review 60-day comment period. The City has received six comments from state agencies.

Carson started with the development and regulations ordinance which covers the city's zoning codes and development codes found in title twenty of the Sumas Municipal Code. Discussion on the comments received and their suggestions for updating sections to better align with the statues. Carson will implement some of the suggested requirements in the ordinances being proposed.

The floodplain ordinance has updated the description of the title to public works director. The other change was to section of the SMC 14.30.200 amending that all new construction be two feet above base flood elevation.

Carson went over the proposed ADU ordinance with the comments received from Department of Commerce recommending changes to our current ordinance; House Bill 1337 expanded requirements for the construction of accessory dwelling units. All cities which plan under the growth management act must adopt regulations regarding accessory dwellings. Carson explained there are two different types of ADU's attached or detached. Discussion on the lot size, ADU's per parcel, size of unit and requirements placed on the property. The planning commission would like to see the end results of the ADU ordinance once updated.

Jacob asked about the status of the UGA proposal, Carson updated we are still in discussion with the county; we may have to remove some of the proposed areas. The proposed area to the west, area ten, may need to be removed.

Adjournment

The next Planning Committee set for November 17, 2025, at 5:30 pm.

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

Councilmember Josh Clawson, Ex Officio

City Clerk