

City of Sumas Request for Council Action

Meeting Date: November 10, 2025

Subject:

Current and Proposed Zoning Maps for 2025 Comprehensive Plan Update

Department: Planning

Prepared By: Carson Cortez

Agenda Location:

☒ Public Hearing ☐ Old Business ☐ New Business ☐ Staff Reports

Brief Summary:

Attached in the Agenda are copies of Sumas' current zoning map as well as a map with the proposed changes. The main alteration to the current zoning map is the removal of the Residential, Low Density zone and converting subject properties to Residential, Medium Density. Additional proposed changes include amending the names of several zoning districts and the inclusion of other city-owned properties to the Public zone.

In the southern portion of Sumas, the zoning designation for Dave Heeringa at 9525 Easterbrook Road will remain the same. The City is currently in discussions with Grant Heystek at 1340 Cherry St about changing the zoning designation from Business General to Residential, High Density. The City is still proposing to change the zoning designation of Diane Ackerman's property at 1444 Cherry St from Business General to Residential, High Density.

Legal Review: ☐ Reviewed ☒ Not Reviewed ☐ Review Not Required

Staff Recommendation:

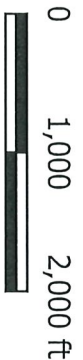
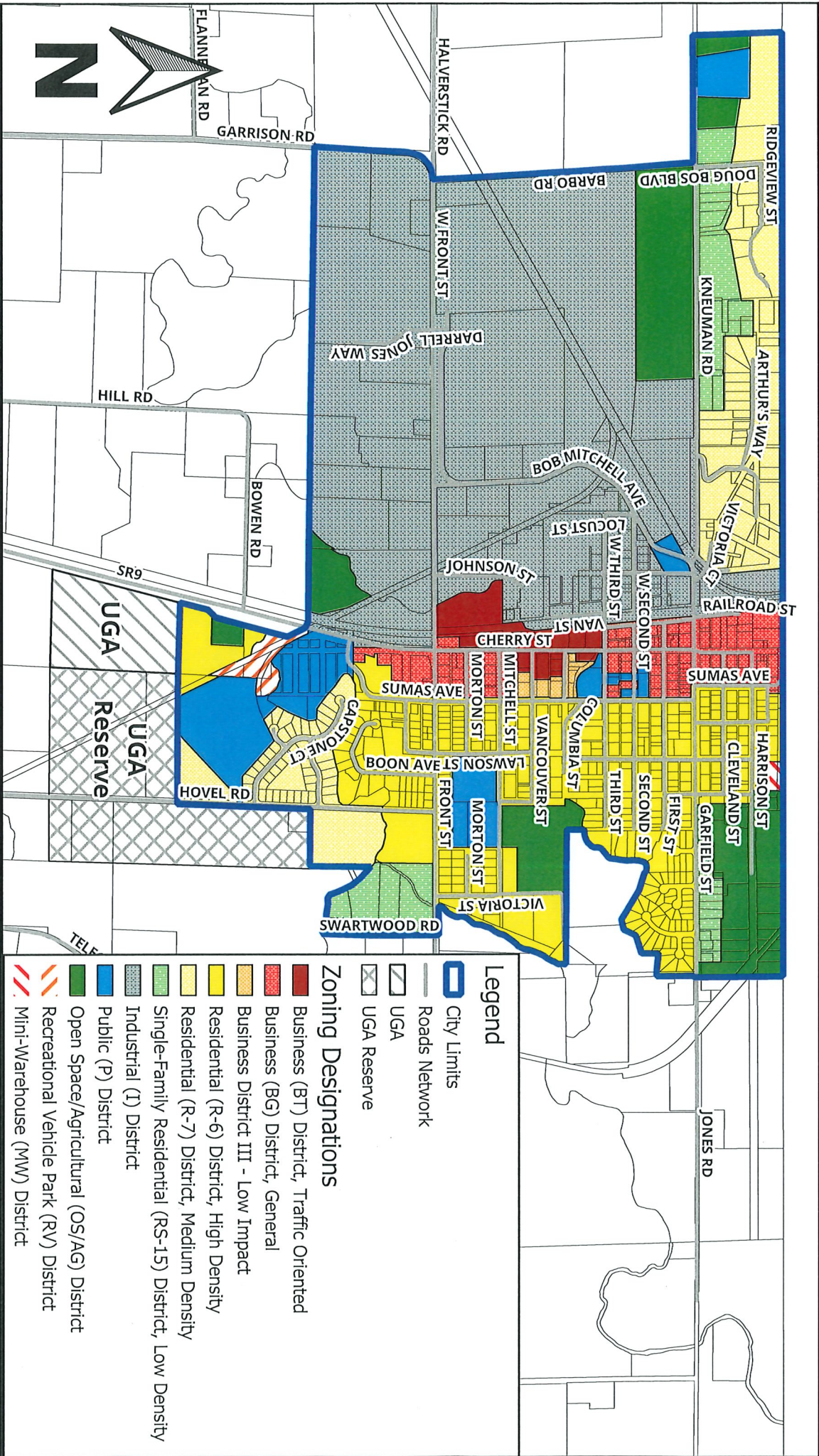
Staff requests Council's preliminary agreement for the proposed zoning changes.

Senior Staff Review:

- ☐ Mayor
- ☒ Finance Director
- ☒ City Clerk
- ☒ Public Works Director

Budget Implications:

- ☐ Current Budget
- ☐ New Budget Request
- ☒ Non-Budgetary



PROJECTION:
UTM Zone 10 North
NAD 27
SCALE: 1:24,000

City of Sumas, WA Map 7 Current Zoning

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



Date: August 11, 2025

