



CITY OF SUMAS

433 Cherry Street/PO Box 9, Sumas, WA 98295

P: (360) 988-5711 F: (360) 988-8855

Notice of Application, Public Hearing, and Probable SEPA Determination of Nonsignificance

Proposal: Applicant is seeking a conditional use permit to allow establishment of a transloading operation of petroleum products at 309 and 311 Bob Mitchell Avenue. Section 20.44.020(7) SMC lists transportation-related facilities as a permitted use. However, Sumas Ordinance No. 1822 (2025) established a moratorium against all permitted uses involving hazardous, toxic, and/or flammable materials, except where such uses are allowed and permitted as a conditional use pursuant to section 20.44.030 SMC.

Location: 309 and 311 Bob Mitchell Avenue, Sumas within the NE ¼ of the SW ¼ of Section 34, Township 41 North, Range 04 East of W.M. within Sumas, WA. The Whatcom County Assessor's parcel numbers are 410434 110168 and 410434 355207. See map on reverse.

Applicant: Nation Clean Energy

Application type: Conditional Use Permit

Application date: October 8, 2025

Date of notice of completeness: October 20, 2025

Date of notice of application: October 22, 2025

Other necessary permits not included in this application: Building permit

Location of documents: The application is available for review at:

Sumas City Hall (360) 988-5711
433 Cherry Street
PO Box 9
Sumas, WA 98295

Comment period: The comment period for this application is from October 22, 2025, until 4:00 p.m. on November 7, 2025. During the comment period, any person may submit written comments in person or by mail to Sumas City Hall at the above address.

Probable SEPA determination: The City expects to issue a Determination of Nonsignificance (DNS) for the proposal. The application is being handled pursuant to the optional DNS process authorized in section 197-11-355 WAC, so comments about the environmental impacts of the proposal should be submitted within the above described comment period. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Public Hearing: The Sumas City Council will hold a public hearing regarding the subject application at Sumas City Hall at 7:00 p.m. on November 10, 2025. Any party may submit written or oral comments at the hearing.

Notice of decision: The decision will be in the form of a report adopted by majority vote of the Sumas City Council. Any person may request to receive a copy of the permits by contacting Sumas City Hall at the above address or phone number.

Appeal rights: Any appeal of the City Council's decision will be to the Superior Court pursuant to the Land Use Petition Act, now codified as RCW 36.70C.

