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CITY OF SUMAS

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Public Works Department

Conditional Use Permit Application

The following information or material must accompany this conditional use permit application. If any of this information is missing or incomplete, processing of the application will not begin.

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**

Complete answers to the 6 questions that are attached. If additional space is needed use a separate sheet of paper. A map, drawn to scale, of the location of the proposed conditional use showing existing buildings, street(s) and property lines, as well as any proposed new structures, roads, parking areas, landscaping, or other improvements. If the map is larger than 11" X 17", submit 3 copies. The map must clearly outline the property included in the conditional use request and must state the area (sq. ft.) of the property.

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): Nation Clean Energy c/o Dennis Wilson

Mailing Address: 902-935 Marine Dr. West Vancouver, British Columbia, Canada V7T 1A7

Phone Number: 604-999-9142

Address of Affected Property: 309 and 311 Bob Mitchell Avenue, Sumas Washington, 98295

Assessor's tax parcel number for affected properties:

SDL site 410434-110168-0000 and Pacific Rim site 410434-355207-0000.

Legal Description of affected property:

SDL site: Sct 34 Twn 41 North Rng 04E of W.M. Desc NE ¼ SW ¼

Pacific Rim Site: Sct 34 Twn 41 North Rng 04E of W.M. Desc NW ¼ SE ¼

Current use of property:

The SDL site is currently being used as a rail to truck trans-load site for NGL Supply Company of Denver Colorado. Propane is being trans-loaded from rail car to transport truck. The site is also used for log storage and other heavy use trans-loading and storage. The Pacific Rim site is used for solid waste truck to rail trans-loading.

Proposed conditional use of property (briefly describe):

Nation Clean Energy proposes to establish a transloading operation for transferring petroleum products and petroleum by-products from rail cars to transport trucks. This new operation would be located on the 48.75-acre SDL property and the 4.88-acre Pacific Rim Reload property to take advantage of the existing rail line connections and heavy haul roads in Sumas.

Provide the following information:

*If more space is needed, please continue on a separate sheet of paper.

1. Describe how the conditional use will be harmonious and consistent with the general and specific objectives of the Sumas Comprehensive Plan.

The project site is zoned Industrial, in alignment with its designation in the City of Sumas Comprehensive Plan. As such, it is governed by the zoning regulations outlined in Chapter 20.44 of the Sumas Municipal Code (SMC).

The proposed project qualifies as a conditional use within the Industrial District under SMC Section 20.44.030(1), which allows operations involving significant quantities of certain materials or processes—including petroleum products and petroleum by-products.

2. Describe how the use will be designed, and operated so as to be compatible with the character of the neighborhood. For new construction, provide elevations and a site plan, drawn to scale.

The proposed project is similar in scope to the existing Conditional Use Permit from NGL Supply Company approved on May 25, 2016. The Nation Clean Energy trans-loader would transfer petroleum products from rail car to transport truck and be operated on a rail spur within the SDL and Pacific Rim properties and would be compatible with the character of the existing neighborhood. This project fits as an allowed activity within the existing Industrial zoning conditional use guidelines.

3. Describe in detail the impact of the use upon public facilities, including streets (e.g. number of trips generated by employees and customers, size and type of vehicles), water system (water used per month), sewer systems, storm drainage system (amount of impervious surface, police and fire services, refuse disposal service, school system.

The project is not expected to cause traffic congestion on neighborhood, collector, or residential access streets, as access will be provided via Bob Mitchell Avenue. The facility is anticipated to generate only 5 to 10 additional transport truck trips per day, which is 1 per hour during proposed operating hours. No increase in water, sewer, or storm drain usage is anticipated. No changes proposed to current amounts of impervious surfaces on site. New trans-loading operations may occur on either gravel or asphalt, depending on the location of the rail spur leased to Nation Clean Energy.

4. Describe hours of operation; number of employees; type of product service rendered; processes, activities, materials, chemicals, equipment, and conditions of operation.

This project includes the use of a self-contained diesel-powered rail to truck trans-loader. This professionally engineered and constructed unit utilizes a vapor balancing system that controls vapor emissions. The proposed hours of operation are 7:00 am until 6:00 pm Monday through Friday and 8:00 am through 16:00 pm on Saturdays. This project will require 1 staff member to manage the petroleum transfers.

5. Describe associated noise, fumes, glare, dust, odor, smoke, mechanical vibration, and radio or television interference.

It is not anticipated that the project will generate any additional amounts of glare, electrical interference, vibration or odor. The noise levels from the trans-loader will be similar to the existing diesel-powered trans-loader on site, which are minimal and not expected to cause any neighboring concerns. Additional truck traffic is expected to be 5-10 trucks per day and will use Bob Mitchell Avenue as the access route to site.

6. If applicable describe how natural, scenic, or historic features will be maintained and protected from destruction, loss, or damages.

N/A as the project will not result in destruction, loss or damage to any natural, scenic or historic features. There are currently no natural or scenic features on this Industrial site.

DECLARATION:

Date of Notice of Decision to Public (mailed, published):