



## Planning Commission Meeting

433 Cherry Street, Sumas  
Monday, August 19, 2024, at 5:30 PM

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### Minutes

#### PRESENT

Ex-Officio Josh Clawson  
Carson Cortez, City Planner  
Michelle Quinn, City Clerk

#### Planning Committee

Present  
John VanWingerden  
Helen Solem  
Teresa Josephson  
Lizette Custer  
Jacob Williams

#### Review/Correct and/or Approve Minutes

John VanWingerden made a motion to approve July 15, 2024, Minutes, Lizette Custer, seconded; all were in favor the motion carried.

Carson Cortez, City Planner explained this discussion will be about the business district zoning areas, adding, amending, and removing chapters of the code book. The city has three business districts, business district general, business district traffic oriented and business district low impact.

Carson started with the business district traffic oriented, this pertains to the businesses on Cherry Street south of the bridge. One of the proposed changes for this district is to change the name to Highway Business District. This district will be reserved for businesses along Highway 9 whose primary base of customers are visitors travelling through.

Business General is the businesses on Cherry Street north of the bridge. The proposed name change will be Central Business District. The purpose for this district is for businesses which would provide day-to-day goods and services.

Business District, low impact, Carson is proposing to remove/repeal this district because it is a small area and very under-utilized. Carson is proposing a new chapter 20.43 for Municipal Business District the purpose for this district will be reserved for businesses for which the primary customer base are the residents of Sumas. Carson explained this district is also meant to function as a transition zone between the residential and commercial areas of town.

Discussion about causing more traffic on Sumas Avenue with the zone changes and adding the businesses; if that would be a good option or not for the residents that live in town. Lizette Custer would like to see more of a vision for our town and building the town off that vision.

Carson gave an update on the UGA that the city proposed to the county; he is still waiting to hear back from them on any decisions.

Teresa Josephson stated that she will be reviewing the capital facilities element, Lizette will be reviewing the housing element, and Helen will review the land use element from the current comprehensive plan.

Lizette would like to know the ratio between homeowners and rentals currently in our city.

The next planning commission meeting was set for September 16, 2024.

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

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Councilmember Josh Clawson, Ex Officio

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City Clerk