

ORDINANCE NO. 1835

AN ORDINANCE OF THE CITY OF SUMAS, WASHINGTON, ADOPTING AN AREA-WIDE REZONE AND AMENDING THE OFFICIAL ZONING MAP TO BE CONSISTENT WITH THE FUTURE ZONING DESIGNATION FROM THE 2025 COMPREHENSIVE LAND USE PLAN.

WHEREAS, chapter 35A.63 RCW authorizes the City of Sumas (“City”) to prepare a comprehensive land use plan for anticipating and influencing the orderly and coordinated development of land in the city and its environs; and

WHEREAS, chapter 36.70A RCW, commonly known as the Growth Management Act, requires that the City adopt a comprehensive plan and specifies the required elements of said plan; and

WHEREAS, section 36.70A RCW requires that the City adopt development regulations, including zoning regulations and an official zoning map, that are consistent with the City’s comprehensive land use plan; and

WHEREAS, section 36.70A.130 RCW requires that the City take legislative action by December 31, 2025, to review and revise the comprehensive plan and development regulations as necessary to ensure the plan and implementing regulations comply with the requirements of chapter 36.70A RCW; and

WHEREAS, the Sumas Planning Commission has developed a comprehensive plan in accordance with the requirements stated in chapters 35A.63 and 36.70A RCW and has forwarded that plan to the Sumas City Council with a recommendation for adoption; and

WHEREAS, on August 26, 2025, the City provided notification to the State Department of Commerce of the City’s intent to adopt a comprehensive plan and the beginning of a 60-day public review and comment period, and solicited comments about the plan; and

WHEREAS, the public notifications identified the dates and times of public hearings to be held before the Sumas City Council regarding adoption of the comprehensive plan, including updated current and future zoning designations; and

WHEREAS, the Sumas City Council held a public hearing related to the proposed comprehensive plan update from October 27, 2025, through December 22, 2025; and

WHEREAS, the City Council closed the public hearing on December 22, 2025; and

WHEREAS, the responsible SEPA official reviewed a SEPA checklist describing environmental impacts associated with the proposed plan and issued a Determination of Nonsignificance on the plan on November 20, 2025; and

WHEREAS, the City Council took action on December 22, 2025, through ordinance no. 1830 to adopt a major update of the comprehensive plan, including an update future zoning map; and

WHEREAS, the City Council finds that the revision of the City's official zoning map is necessary to ensure consistency between the current zoning within the city and the future zoning designation established in the 2025 comprehensive plan;

WHEREAS, the City Council finds that the revision of the City's *Official Zoning Map* dated December, 2025, attached hereto, is in the public interest;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMAS, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1: The *Official Zoning Map* for the City of Sumas in the form as set forth in Exhibit A (dated December 2025), attached hereto, is hereby adopted in as the official zoning map for the City of Sumas, Whatcom County, Washington. A copy of this *Official Zoning Map* shall be on file in the office of the City Clerk and all parties desiring to examine the plan may examine the same at the office of the City Clerk.

SECTION 2: The City Clerk shall transmit a copy of the *Official Zoning Map* to the State Department of Commerce within ten (10) days of the date of this ordinance.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4: This ordinance shall take effect and be in force from and after five (5) days after passage, approval, signing, and publication as provided by law.

PASSED by the City Council and approved by the Mayor of the City of Sumas, Washington this _____ day of December, 2025.

CITY OF SUMAS, WASHINGTON

Bruce Bosch, Mayor

Attested/Authenticated:

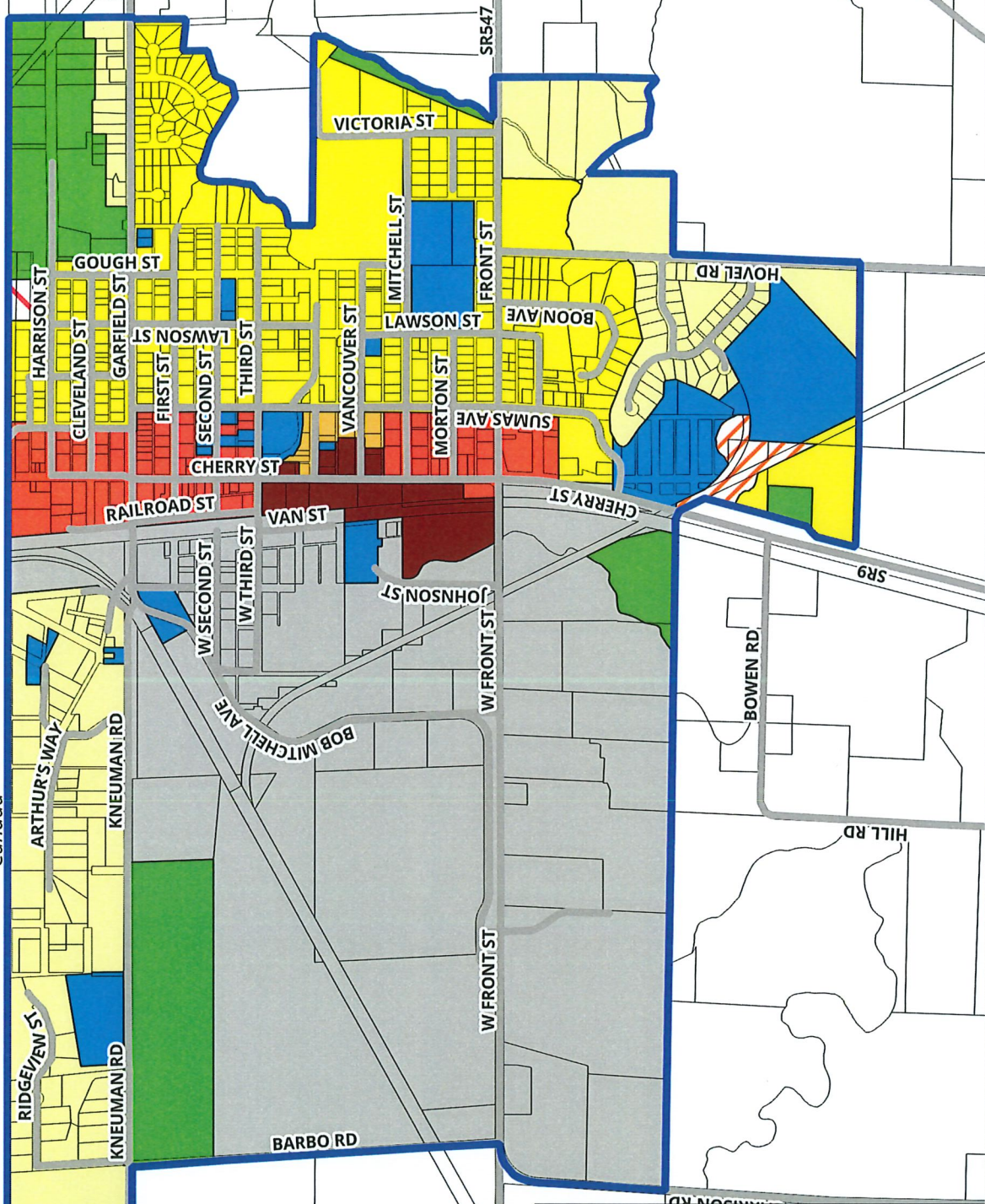
Michelle Quinn, City Clerk

Approved as to form:













James J. Wright, City Attorney



Canada



Legend

-  City Limits
-  Roads Network
- Zoning Designations**
-  (BG) Business District, General
-  (BL) Business District, Low Impact
-  (BT) Business District, Traffic-Oriented
-  (RH) Residential District, High Density
-  (RM) Residential District, Medium Density
-  (I) Industrial District
-  (P) Public District
-  (OA) Open Space/Agriculture District
-  (RV) RV Park District
-  (MW) Mini-Warehouse District

1 inch = 1,000 Feet



PROJECTION:
UTM Zone 10 North
NAD 27
1:20,000

CITY OF SUMAS, WA EXHIBIT A OFFICIAL ZONING MAP

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

