



Planning Commission Meeting

433 Cherry Street, Sumas, WA
Tuesday, May 20, 2025, at 5:30 PM

Minutes

Present

Carson Cortez, City Planner
Michelle Quinn, City Clerk
Jacob Williams, Commissioner
Helen Solem, Commissioner
Lizette Custer, Commissioner

ABSENT

Ex-Officio Josh Clawson
Teresa Josephson
John Van Wingerden

Jacob Williams made a motion to approve March 17, 2025, Minutes, Lizette Custer seconded; all were in favor the motion carried.

Carson Cortez, City Planner started the review of the draft from Whatcom County regarding the Environmental Impact Statement (EIS), Carson had narrowed down the most relevant sections for Sumas to review.

Discussion about our proposed UGA expansion and how some of the areas are in the floodplain. Proposing the UGA move to the west, allowing the city to get out of the flood area was discussed. Whatcom County is suggesting that areas three and seven be removed to avoid areas in the floodplain. Carson explained that those areas will still be included in our request for the expansion area.

One question discussed was whether the property owners are interested in being annexed into the Sumas City limits. Currently, no discussion has occurred between Sumas or the property owners. Discussion about not continuing to keep going south down Hovel Road, due to all the farmlands. Lizette would like to see a plan formed for the areas before reaching out to the owners of the properties.

Carson explained that proposed UGA area number nine may not be a possibility due to the location and the homeowners may not want the area annexed. Carson also explained that our water wells are in the area and there will be a buffer area, taking away buildable land from the planned UGA. Carson showed the wellhead protection map where the wells are located.

The next meeting was set for June 16, 2025, at 5:30 pm.

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

Councilmember Josh Clawson, Ex Officio

City Clerk

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