



CITY OF SUMAS

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

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

Memo

To: Honorable Mayor and Members of the Sumas City Council

From: Carson Cortez, City Planner, City of Sumas

CC: Sunny Aulakh, Public Works Director, City of Sumas

Date: February 20, 2026

Re: Arrow Reload Conditional Use Permit Application

On October 8, 2025, the City of Sumas received a Conditional Use Permit Application and SEPA Checklist from Arrow Reload for a project proposed to be located at 300 Bob Mitchell Avenue. The proposed use was for the transloading of molten sulfur and other fuel-related projects. The proposal included the use of a closed-loop transfer system which prevents noxious fumes from escaping containment.

Following submission of the application, Sumas City Staff had several meetings and conversations with representatives from the Arrow team to review the proposed safety and spill prevention measures to ensure that the operation is sufficiently safe for the surrounding community. After review of the proposed measures, City Staff are satisfied with the safety of this project.

On January 26, 2026, the Sumas City Council held a public hearing regarding the Conditional Use Permit Application. The City Council voted to refer the proposal to the Public Works Committee for more detailed discussions and continued the public hearing to the February 23, 2026, Council meeting.

On February 10, 2026, the City of Sumas received a letter from the Washington State Department of Ecology with comments and questions regarding some environmental concerns related to this project. Specifically, Ecology asked for drawings related to the closed-loop transfer system and spill protection and prevention measures, as well as the amount of oils expected to be utilized as part of the project. On February 11, 2026, representatives from Arrow Reload provided a letter responding to the questions and comments provided by Ecology. On February 13, 2026, the City received follow-up

questions from Ecology pertaining to the proposed spill containment measures and closed-loop transfer system. On February 17 and February 18, 2026, representatives from Arrow Reload provided responses to those follow-up questions. Finally, on February 18, 2026, Ecology contacted the City to inform us that they are satisfied with the responses from the Applicant.

The Public Works Committee held a meeting on February 18, 2026. During the meeting, City Staff and Committee Members met with representatives from Arrow Reload to discuss various topics, including: spill containment (especially in the event of a flood), environmental effects, and Arrow's contribution to the community.

Regarding their contribution to the community, Arrow is proposing measures to offset potential impacts to capital facilities. These measures include the sponsoring of future public events and offering to pay a fee to the City of \$100 for every rail car brought in due to the project. Arrow explains that they expect roughly 300 rail cars per year once the project becomes fully operational. This could potentially result in roughly \$30,000 per year in revenue.