

CITY OF SUMAS
Public Works Department
Conditional Use Permit Application

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SEP 29 2025

CITY OF SUMAS

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): Brian Fraser, Health Safety Environment Manager

Mailing Address: 11604 181 St NW, Edmonton, Alberta T5S 1M6 Canada

Phone Number: (780) 994-3944

Address of Affected Property: 300 Bob Mitchell Ave, Sumas, WA 98295 USA

Assessor's tax parcel number for affected property: 4104343571200002 / 4104343571200000

Legal Description of affected property: Sumas International Cargo Terminal

Current use of property: Lumber reload

Proposed conditional use of property (briefly describe): Expanding services at the facility to include the transfer of bulk flammable commodities from rail cars to tanker trucks, or trucks to railcars

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.

In the June 2016-2036 City of Sumas Comprehensive Land Use Plan, "Residents generally support the need for further industrial expansion." Intermodal transfer facility (such as truck-rail) has been identified as a desirable industry. Arrow Reload is an intermodal transfer facility currently transloading building materials and lumber. Conditional use will support the development of a more diversified economy adding further commodities including fuels and flammable products. There will be increased employment opportunities, hiring from the local community.

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.

Zoning is Industrial and the new activities fall within industrial use. No new construction. No storage tanks required.

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).

For molten sulfur, estimated 300 rail cars per year to start with potential for growth. Each railcar can hold up to about 24,000 gallons. Transfer of rail cars equates to 900 tanker truckloads per year traveling along Bob Mitchell Ave. This amounts to 3-4 trucks per day.

For fuels, estimated 300 rail cars. About 600 truckloads per year or 2-3 trucks per day. Fuels are lighter than molten sulfur.

No impact to water system, sewer systems, storm drainage system, refuse disposal service, school system. Coordination with police and fire services in case of emergency.

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

Monday through Friday 7:00 AM - 4:00 PM

Current number of employees: 7

Services rendered: Loading and unloading trucks and railcars

New chemicals to include molten sulfur, diesel and renewable diesel, gasoline, and ethanol. Employee count expected to grow to 12-14 people.

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

Low likelihood of sulfide odor (<1% composition). This will be minimized by using a closed loop transfer system that includes a venting lid, vapor recovery unit, and scrubber. The scrubber acts as a filter controlling odor. Trucks will have compatible transfer connectors that are dripless. Truck idling time will be kept to a minimum when stopped. Tank cars and transfer equipment will be grounded and bonded during loading and unloading operations to prevent static electricity from causing a fire.

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

Not applicable

DECLARATION:

I (we) the undersigned hereby declare under penalty of perjury that:

- a. The property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. The project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed would result in a structure, improvement, lot or condition in violation of the Sumas Municipal Code; and

Signature of Applicant(s): Brian Fraser

Date of Submittal: September 16, 2025

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FOR OFFICE USE ONLY BELOW THIS LINE

Date of Notice of Completion to Applicant (mailed): _____

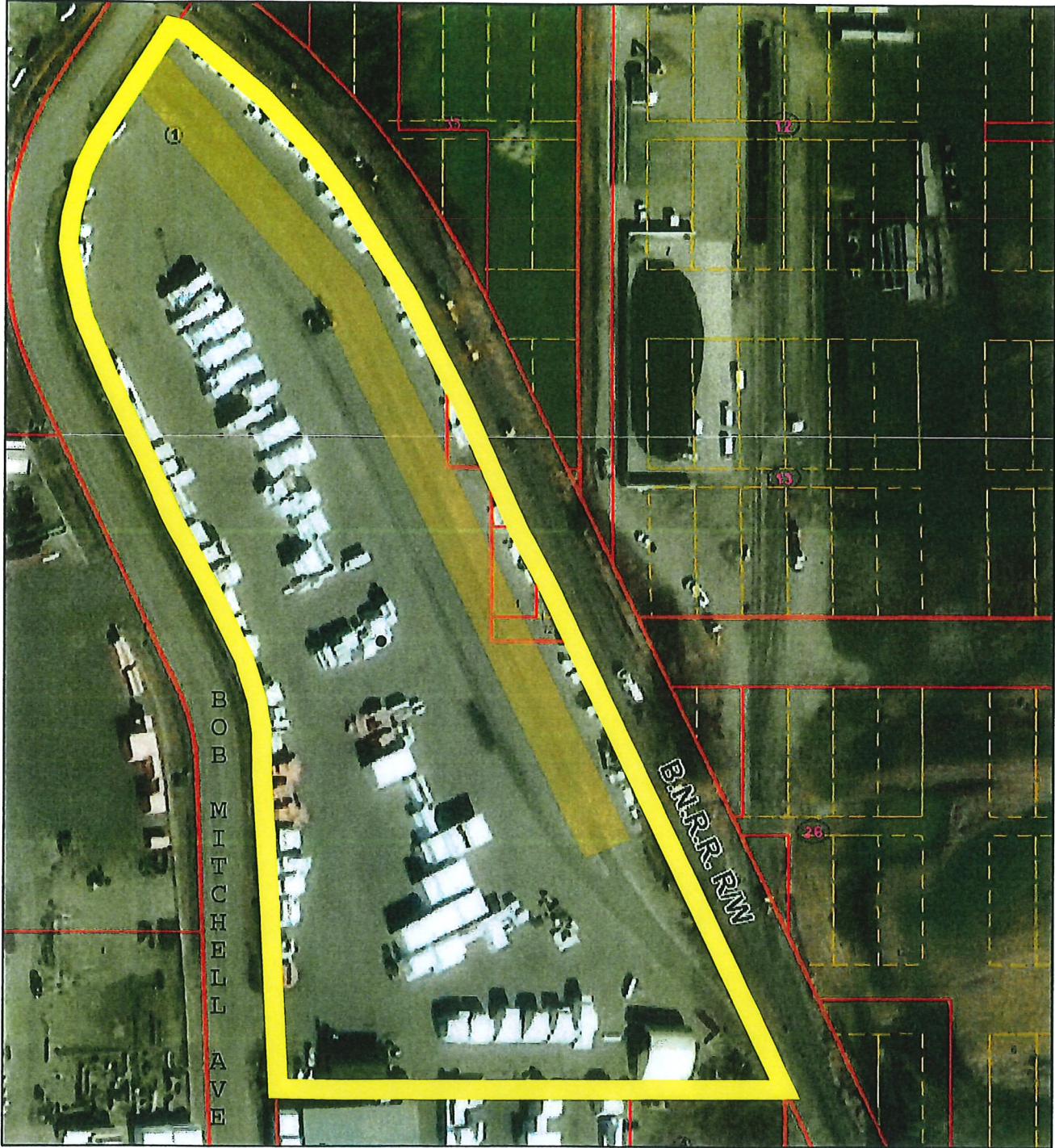
Date of Notice of Application to the Public (mailed, published): _____

Date of Close of Comment Period: _____

Date of Administrator's Decision: _____

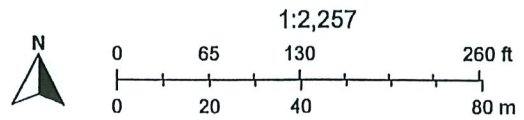
Date of Notice of Decision to Public (mailed, published): _____

Arrow Sumas Reload (Whatcom Tax Parcel Map)



- Subdivisions
- Tax Parcels
- Lots
- Quarter Sections
- Sections
- Encumbrances
- City Boundaries
- Conditional Use Area

Property Area = 283,000 sq. ft.



Maxar, Microsoft, Whatcom County, Whatcom County, Esri, HERE, Garmin, IPC, NRCan