



Planning Commission Meeting

433 Cherry Street, Sumas,
Monday, June 16, 2025, at 5:30 PM

Minutes

Present

Carson Cortez, City Planner
Michelle Quinn, City Clerk,
John Van Wingerden Commissioner
Helen Solem, Commissioner
Lizette Custer, Commissioner

ABSENT

Ex-Officio Josh Clawson
Teresa Josephson
Jacob Williams

Open Meeting

Review, Correct and/or Approve Minutes

Lizette Custer made a motion to approve the May 20, 2025, Minutes with one correction adding Helen Solems statement she would like to see landscaping requirement for townhouses, Helen Solem seconded; all were in favor the motion carried.

New Business

Michelle Quinn let the commissioners know Teresa Josephson has resigned from the planning commission, she will be moving out of Sumas.

Review Draft Comprehensive Land Use Plan 2025-2045

Carson Cortez, City Planner opened the meeting explaining that he has completed a draft of the comprehensive plan for 2025-2045. Carson explained there are sections that are not completed and need to be written or finished. He wanted to know if they have any thoughts or recommendations on what he has completed. Helen asked if there are updated maps, Carson explained he has not added the maps.

Lizette was wondering how the public participation will become involved with the process and information be available for the residents. Lizette and Helen stated there is so much information to really get through all at once. John Van Wingerden would like to have more time to go over the document and meet in a couple of weeks.

The preliminary draft comprehensive plan will be submitted to Whatcom County and Washington State showing we have been working on it, to be filed by June 30, 2025. The final comprehensive plan will need to be approved by the city council by the end of year.

Helen Solem, talked about the housing section, she thinks the availability for sufficient land is extremely limited for any growth. Carson stated the land capacity analysis needs to be completed which he is working with the county. Helen wanted to know if they were aware of how limited Sumas is, Carson explained they are aware of our situation with the flooding and trying to get out of the flood plain.

Lizette Custer wanted to know about how the conditional use permitting is changing the vision of Sumas. She would like to see more oversight of goals on the allowing for multi-family residents that may be changing our goals and visions. Discussion on seeing more landscaping requirements and having maintenance on these properties.

Helen asked about the subsidized housing and if this total is included in our total housing units. Carson stated this also reflected in the total housing. Discussion on the data provided regarding the household income showing moderate to high in our area. The data is calculated by HUD is a percentage AMI (area median income) and moderate is eighty percent of the AMI.

The green space and community forest is being figured out by the county, we are waiting on the data. There is not a particularly good definition of what a community forest should be to really figure out the areas that fall into this category.

Adjournment

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

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

Councilmember Josh Clawson, Ex Officio

City Clerk