



## Planning Commission Meeting

433 Cherry Street, Sumas WA

Monday, October 21, 2024, at 5:30 PM

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### Minutes

#### PRESENT

Ex-Officio Josh Clawson  
Carson Cortez, City Planner  
Michelle Quinn, City Clerk

#### Planning Commission

##### Present

John VanWingerden  
Jacob Williams  
Lizette Custer  
Helen Solem  
Teresa Josephson

#### Review/Correct and/or Approve Minutes

John VanWingerden made a motion to approve September 16, 2024, Minutes, Lizette Custer seconded; all were in favor the motion carried.

#### New Business

Notice of Application & Public Hearing  
Proposed Residential Long Subdivision on Sumas Avenue

Carson Cortez, City Planner, explained these applications were received from Jason Heutink for the development of the property on Sumas Avenue. The applications are for a Long Subdivision, Subdivision Variance and Conditional Use Permit, the public comment period for this project is from October 16th - 31st, 2024. The proposal for the condition use permit is to construct six pairs of attached single-family homes, creating a total of twelve units.

The subdivision variance is to allow a portion of the development to include a street right-of-way width and associated roadway improvement below the City standards.

The commissioners would like consideration from the council regarding the sidewalks, the storm pond, flood control, street lighting, parking, and landscaping. The commissioners wanted to know if there would be some type of agreement between the town houses.

Discussion on the sidewalk and if this could be connected to the sidewalk along Highway 9. Another concern is whether the driveways access onto Sumas Avenue is going to take away from the street parking. A recommendation for the council would be to also review the proposal to include a sidewalk on the south side of the road also, not just the north side of the road.

There are concerns about flooding issues and how this will affect the neighboring areas with all the new homes. Another discussion was regarding the retention pond size and whether this will be able to assist with holding flood water during a flood event.

#### Adjournment

The next planning commission meeting was set for November 18, 2024, at 5:30 pm.

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

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Councilmember Josh Clawson, Ex Officio

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City Clerk