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WHATCOM COUNTY COUNCIL
Special County Council

March 16, 2004

Council Chair Dan McShane called the meeting to order at 6:00 p.m. in the Council Chambers, 311 Grand Avenue, Bellingham, Washington.

Present:

Barbara Brenner
Laurie Caskey-Schreiber
Sam Crawford
Seth Fleetwood
Sharon Roy

Absent:

L. Ward Nelson

**1. ORDINANCE ADOPTING THE BIRCH BAY COMMUNITY PLAN
(AB2004-121)**

McShane stated that since this is a big plan, the Council is just going to take comments. No decisions will be made tonight. The hearing is scheduled to last no longer than three hours. Additional comments will be accepted in writing. If there is a large group of individuals who support the same position, the Council encourages the group to choose one or two representatives to speak for the group.

McShane opened the public hearing and the following people spoke:

Dr. Jack Shupe, 2335 Vining Street, Bellingham, stated he is a psychotherapist and naturopath. He has been working with Ellen Shea on the spa that she proposes at Birch Bay. The spa is planned to incorporate nature. It is not another housing development. This is something the Birch Bay community and all of Whatcom County can use. It is a local spa that people can use rather than traveling long distances for that service. Have that place in nature people can go to for health care.

Ellen Shea, Jacobs Landing, Birch Bay, asked the Council to consider adding a section to the Birch Bay Subarea Plan that would include rezoning of the ten acre estate at Birch Point from urban residential, four units per acre (UR-4) to resort commercial with a concomitant agreement. Some of the testimony the Council will hear will be factual, and some will be based on fear and misinformation. She submitted information (*on file*). Her proposal does not contribute to urban sprawl, especially since the area is in the urban growth area. There's been a lot of publicity about the neighborhood being opposed to the project. However, people in the community aren't opposed to the project.

The proposal is for a retreat getaway. It will be a place for people to walk through the woods, lay in a hammock, get a massage or facial. They won't wander

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1 the neighborhoods. They want to get away from people. At some point she wants
2 to put in a walkway to the beach, but she's not sure if it's feasible. There won't be
3 parties on the beach, but people may walk along the beach.
4

5 The property is very secluded and nobody will even know they are there.
6 Trees surround the property. Her information includes a list of how the proposal
7 relates to the Birch Bay Subarea Plan and Comprehensive Plan.
8

9 Bob Bailey, Edison Engineering, 15485 Colony Road, Bow, stated Ms. Shea
10 asked Edison Engineering to address neighborhood concerns regarding soil and
11 water for this proposal.
12

13 Soils in the area are mapped. He gave a history and explanation of the soil,
14 land, and water flow. He read from his geological report that is included in Ellen
15 Shea's information (*on file*).
16

17 McShane asked if the emphasis of the report was that the impact of
18 development causes some slope stability problems. Bailey stated that's correct,
19 especially the deeper groundwater that can't be managed. The shallow
20 groundwater can be picked up before it soaks in and can be transported safely to
21 the shore without impacting the slope of the bluff.
22

23 McShane asked if this is specific to the Shea property or if this is an issue
24 bluff-wide. Bailey stated deeper groundwater is an issue bluff-wide. North of the
25 Shea property, there is no sand and gravel layer. Most of their problem comes
26 from deeper on the slope. To the south of the property, at least two properties
27 have surface water that can be collected and isn't part of the problem. The
28 underlying problem from further back on the slope is still present.
29

30 Kathy Berg, 7585 Sterling Avenue, Birch Bay, submitted information (*on*
31 *file*). She is the Birch Bay Community Plan Steering Committee Vice-
32 Chair/Secretary. She read from her letter. Basic infrastructure must be
33 addressed. In 2000, 37 percent of Birch Bay addresses were Canadian-owned.
34 Birch Bay has been a resort community for over 100 years. Tourism is their
35 business. Birch Bay grew by 87 percent in the ten years preceding the last census.
36 The steering committee has worked to find consensus. The result is the plan
37 before the County Council. The overarching agreement is the concern for the bay.
38 They also desire to see this plan through to implementation. The Planning
39 Commission was concerned about the plan suggesting neighborhood commercial
40 nodes instead of a downtown main street. Birch Bay Drive is the closest thing they
41 have to a main street, which is along the bay and not an appropriate place for
42 basic services such as grocery stores and a post office. They chose smaller
43 neighborhood commercial areas to encourage people to bike or walk to shop. She
44 asked the Council to beef up the capital facilities chapter. The plan contains the
45 basic elements necessary, but it needs to be put together in one place. They have
46 several large projects they would like to accomplish.
47

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1 Ron Bernardin, Coast Construction, 6188 Portal Way, Ferndale, stated he
2 supports Ellen Shea's project. He's studied the proposal. It is an excellent fit for
3 the area. It is a low impact and low key project that would keep the area as
4 natural as possible. His company is a State licensed septic installer, and would
5 handle the septic installations. Everything would be done according to the State
6 codes to make sure the project would be done according to all standards. Some of
7 the neighbors have expressed concerns about increased traffic in the area. In fact,
8 the traffic in the area would be less than if the lots were allowed to be developed
9 under current zoning. Ms. Shea intends to keep the property as natural as
10 possible. She will keep the units in clustered areas and parking would be kept to
11 one area to keep the property as natural as possible. This is a worthwhile project
12 to go forward with.

13
14 Cathy Seemann, 6057 Birch Point Road, stated she is in favor of the rezone
15 for the reasons similar to the previous speaker. It will enhance the area and have
16 fewer impacts. She shares a property line with the project site. She had concerns
17 in the beginning, but after talking with Ms. Shea, she now supports the plan. The
18 ten-acre rezone will have restrictions that will stay with the land, even if there is a
19 new owner. A new owner would have to go through a public process to change the
20 use, and the neighbors would have a chance to provide input. The fears about a
21 future use are unfounded. There are already existing features, including a road,
22 gate, and cedar hedges for buffering the property. When people go to a retreat,
23 they want to get away. They don't want to get out and harass neighbors. Laundry
24 will be done offsite. There will be less traffic. The woods will be kept. There will
25 be trails. It fits the Birch Bay Subarea Plan of creating a resort and tourism area.
26 It's a special area.

27
28 Sandy Bonnicksen, 6087 Birch Point Road, Blaine, stated she agrees with
29 the other speakers. Her house is the closest house to the property on the water
30 side. It would be very beneficial to the area. The spa's patrons won't have much
31 of an impact on the neighbors. The project is a positive thing and will be a
32 wonderful space where people can come and de-stress. It would be beneficial as a
33 tourist activity for their whole area.

34
35 Crawford stated a lot of folks are talking about the spa proposal. It was a
36 staff recommendation that was brought to the Planning Commission. The Planning
37 Commission does not recommend the rezone. He asked if it is in the Council's
38 copy of the plan.

39
40 Sylvia Goodwin, Planning Division Manager, stated that the spa rezone is a
41 requested amendment to the Birch Bay Plan. It is not in the plan now because the
42 Planning Commission did not recommend approval.

43
44 Dieter Schugt, 5560 Bay View Road, Birch Bay, stated he came to this area
45 in 1987 to be a coordinator of a meditation center on a ten-acre plot that was in
46 Birch Bay. He went through the conditional use process in 1987. About 100
47 people were opposed to the meditation center, mostly out of fear of the unknown.

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1 His ten-acres could have been divided into 38 homes. Neighbors have since come
2 to them and apologized for their initial reaction. His intent tonight is to shed light,
3 not heat, on the subject. He feels the spa would add to the community's
4 atmosphere. He urged the Council to approve the rezone.
5

6 Gary Tomsic, Blaine City Manager, stated he represents the Blaine City
7 Council on this issue. He submitted (*on file*) and read from his testimony. They
8 support the County's plan of opening Lincoln Road to Blaine Road. They want to
9 preserve the rural character of Lincoln Road. Establish a rural corridor along
10 Lincoln Road. Shared driveways, cluster housing, retention of natural vegetation,
11 and other methods will preserve the rural nature. He asked the Council to not
12 approve the commercial zoning at Lincoln and Shintaffer roads because it will
13 intercept area residents from going to Blaine to shop.
14

15 Caskey-Schreiber asked if the Blaine City Council approved the position that
16 they don't want commercial development at the Lincoln Road and Shintaffer Road
17 intersection. Tomsic stated that is their position.
18

19 Crawford asked about the area they want to keep rural. Tomsic stated they
20 want to maintain the rural character along Lincoln Road. The plan would develop
21 Lincoln Road from Lincoln Green to Blaine Road. That is a good idea. It will take
22 traffic off Drayton Harbor Road and divert it to Blaine Road. They just don't want a
23 freeway developed through the portion of Lincoln Road the County is going to
24 develop. It should have limited access.
25

26 Alan Friedlob, 6934 Holman Avenue, Birch Bay, submitted and read from
27 information (*on file*). He fully supports the recommendations and revised findings
28 from the Planning Commission. He urged the formation of a Birch Bay Beach
29 Improvement Committee. A Birch Bay Beach Improvement District would be a
30 special district formed by the Whatcom County government.
31

32 Caskey-Schreiber asked if a Birch Bay Beach Improvement District is the
33 same process as the irrigation district that has been set up.
34

35 McShane stated the Council would need to look into the possibility of it.
36

37 Shelly Varner, 8057 Anchor Parkway, Blaine, stated she commended
38 everyone who put the plan together. Consider approving the plan. She is a
39 resident and business owner in the community. Ellen Shea's new business will
40 benefit the community economically. The property has been for sale for a long
41 time. Ms. Shea isn't building something new, but will develop what is there. The
42 Birch Bay community is a resort area. This is a spa. Visitors will come to the
43 community to spend money.
44

45 (*Clerk's Note: End of tape one, side A.*)
46

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1 Diana Campbell, 4426 Carston Loop, Birch Bay, stated Ellen Shea's proposal
2 would be a huge benefit to Birch Bay. It prevents the property from being divided
3 into more homes. This project speaks to sustainability for the land as it is
4 currently used. She encouraged the Council to approve the rezone.
5

6 Jo Slivinski, 3920 Silver Beach Avenue, Bellingham, submitted information
7 (*on file*). She is building a home 200 feet from where the rezone would be. She
8 doesn't want a rezone 200 feet from her front door, especially because she bought
9 her property as a quiet residential area. She was assured by policies and planning
10 goals of various plans that existing property owners should have predictability.
11 She is fighting against the rezone, not a spa. Predictability should be one of the
12 conditions on the Shea rezone. Ms. Shea could have done something similar
13 without a rezone. There is a bed and breakfast type of approval that could have
14 been used. However, Ms. Shea wants the rezone to leave the conditional uses
15 open and available to her. Put all of the uses that don't pertain to the spa on a list
16 of prohibited uses for this property. The accessory uses needed to run a spa, such
17 hazardous chemicals, has not been addressed. She wonders if Ellen Shea is being
18 completely forthright. She doesn't know who Ms. Shea's investors are. The
19 Planning Commission did not approve the proposal because it is not in sync with
20 the vision of the majority of the neighborhood. This area should be completely
21 residential. Her petition currently has 253 signatures, including 184 from the
22 direct neighborhood and immediately surrounding community.
23

24 Kip Lachner, 8563 Semiahmoo Drive, stated his home is nine-tenths of a
25 mile from the proposed rezone. He is opposed to the rezone. They understand the
26 growth pressures in the county are great. They are not against change.
27 Everything must be in its proper place. No zoning changes should be made until
28 they've decided what will happen because of the 550 acres that was clear cut last
29 year. There's been a dramatic change in the water table for the property along
30 Semiahmoo Drive. This project would be better suited in areas that are already
31 zoned for commercial development in Birch Bay and Blaine. He asked the Council
32 to please consider not approving this rezone.
33

34 McShane asked about the concern of not considering the zoning change
35 because of the 550 acres. Lachner stated that is an issue of great concern to the
36 entire neighborhood.
37

38 Bill Grant, 7806 Birch Bay Drive, Blaine, stated he spoke on behalf of Peter
39 Spencer, who is the President of Goldstar Resorts. He submitted and read a
40 memorandum to the Council (*on file*). Gold Star Resorts Inc. supports the plan
41 and believes its adoption will provide a clear blueprint for the development future
42 at Birch Bay.
43

44 Slivinski read the names of the Neighbors of Birch Point supporters who
45 submitted letters (*on file*) regarding the issue, but could not attend the meeting.
46 Those people include:

47 Kim Alfreds, 8411 Point Road North, Blaine;

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1 Gail and Keats Garman, 8710 Oertel Drive, Blaine;
2 Patrick and Joy Guimond, 8774 Charel Drive, Blaine;
3 Barry and Susan Marshall;, 8432 Pointe Road North, Blaine;
4 Judy Lachner, 8563 Semiahmoo Drive, Blaine;
5 Warner Fosberg, 8187 Comox Road, Blaine;
6 Alex Zaionchkovsky (Zane), 6171 Semiahmoo Lane, Blaine;
7 Alan D. Conner, 8622 Semiahmoo Drive, Blaine;
8 Patrick Ewing, 8192 Quinault Road, Blaine; and
9 Jerry Petkis, 8752 Oertel Drive, Blaine.

10
11
12 John Giordi, 8047 Hamm Road, Custer, stated he supports Ellen Shea's
13 proposal. He has visited the house, which is a few miles from where he lives. The
14 property is grand and peculiar enough to have kept itself on the market unsold for
15 four years. It will make for an amazing retreat. The retreat will have little impact
16 on the community. There's no difference between a resident and guests who
17 would be at the spa. The entrance is invisible. Add this to the Birch Bay Plan in
18 general. It's an excellent mix of keeping the residents from disruption while
19 complying with the longer term economic development of the area.

20
21 Karl King, 4283 Bay Road, Birch Bay, stated he was at first totally against
22 this project when it came before the steering committee. He thought it would
23 increase the crime rate. Now he supports Ellen Shea's rezone. There is a huge
24 stand of trees between the property and houses to the north, which blocks noise.
25 The plan of developing low-key cabins and preserving the natural environment is a
26 superb idea that will use the environment and not cause more damage. Birch Bay
27 is becoming a bedroom community. There is a tremendous number of homes.
28 They need to draw people to the community for more than just the three summer
29 months. This fits into the plan of the steering committee and activities of the
30 Chamber.

31
32 Ruth Lauman, 5831 Salish Road, Birch Bay, stated she was first opposed to
33 the retreat, but took the time to talk with Ellen Shea and see the area and detailed
34 plans. Now she supports the Ellen Shea rezone. Tourism is a huge economic
35 activity of Birch Bay. The spa would fit in well with promoting the area as a year-
36 round destination. The spa will have low visibility to the surrounding area, keep
37 the pristine surroundings, minimize traffic, and keep harmony with the natural
38 environment. The spa compliments the quality of life in Birch Bay. It will provide
39 economic gain with jobs and revenue to the area.

40
41 Cindy Reimer, 6159 Semiahmoo Drive, stated the vision of a quiet
42 residential life does not mix with the vision of a commercial resort. She is 100 feet
43 from the proposed rezone area. She is opposed to the rezone. She would never
44 have built her house if she knew this spot commercial resort rezone would go
45 through. Sewer does not exist. The County Code says there should be adequate
46 public services for resort zones. Drainage is a huge problem in their area. She
47 questions the integrity of the investor's intentions, knowing that an overwhelming

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1 majority of the neighborhood doesn't want this rezone. Don't approve the spot
2 rezone.
3

4 Barb Skudlarick, 8361 Semiahmoo Drive, stated she lives one-quarter of a
5 mile from the proposed rezone and was an alternate on the steering committee
6 representing the Birch Point neighborhood. The Birch Point area had a high bank
7 water issue. They presented a geological study done for her property. It followed
8 multiple bank failures during the winter of 1996 and 1997. This is a documented
9 case of water coming in from the interior land across the street from her. This is
10 the 550-acre clear cut, which is not addressed in the Birch Bay Subarea Plan.
11 There have been multiple bank failures due to water runoff. She's happy that a
12 Planning Commissioner has addressed the stormwater issues as an amendment.
13 There is a missing ingredient which people have addressed, called the upland high
14 bank land issue. Everyone refers to the naturalness of the shoreline erosion, which
15 is sped up by what happens on top of the land, such as clear cuts, septic systems,
16 development, water recharge zones, surface and groundwater, and pollutants.
17 Combine it with the natural shoreline condition of onshore storms, high tides, wind,
18 snow melt, and temperature change. The two together makes the erosion and
19 bank failure process increase. With the increase in water without any mitigation
20 from the new clear cut areas, there have been multiple bank failures. Normal
21 erosion of a shoreline, which is an inch per year, is now many feet per year. She
22 submitted information from a neighbor regarding the water usage of spas (*on file*).
23 There doesn't appear to be any buffer zone between the two urban growth areas.
24 Usually there is some kind of buffer area. The perfect buffer might be the high
25 bank area.
26

27 Dick Skudlarick, 8361 Semiahmoo Drive, stated he is in favor of the spa, but
28 he is against having it in his residential neighborhood. There are no commercial
29 nodes in that neighborhood. If they change the zoning, consider that the State
30 Environmental Protection Agency (SEPA) review and an environmental impact
31 statement (EIS) have not been done on this land. This is a critical area and an
32 active bank. This proposal is a spot rezone. The commercial area nodes would be
33 at major intersections. He asked why the Planning Department supports the
34 project when the Planning Commission voted against it. A lot of legitimate
35 neighbors are against it. There's a known active bank failure area.
36

37 McShane stated the Planning Department hasn't taken a position since the
38 Planning Commission made its recommendation.
39

40 Donna Rae Pederson, 6167 Semiahmoo Lane, Blaine, stated she is not
41 opposed to the spa, but is against the rezone. She fears restrictions on the
42 property would not be retained if the property was sold at a later date. The
43 neighbors are against the rezone. The Birch Point area of Birch Bay is not a resort
44 area. It's a residential area. It should remain a residential area.
45

46 Ellen Gray, 1,000 Friends of Washington, submitted and read her testimony
47 (*on file*). The urban growth area of the plan is too large. The estimate of 1.6

1 residents per average household seems too low. IT looks like there is a net density
2 of 4.55 housing units per acre for the UGA, but a gross density of 1.48 units per
3 acre. She asked if the low growth density is due to the PUD factor. The UGA
4 contains extensive critical areas. The Capital Facilities chapter does not identify a
5 clear pathway to raise the money needed for the capital facilities. She does not
6 support the Shea rezone because it's not consistent with the County Shoreline
7 Master Program or Comprehensive Plan. This area also has an aquifer recharge
8 area.

9
10 Doralee Booth, 8188 Birch Bay Drive, submitted information (*on file*). She
11 thanked Sylvia Goodwin and Hal Hart for educating the steering committee
12 members. She thanked the steering committee's vice-chair Cathy Berg. She read
13 her testimony. West Cherry Point was stricken from the plan, and that concerns
14 her.

15
16 Claudia Hollod, 8240 Birch Bay Drive, stated she is co-chair of the
17 implementation committee for the Capital Facilities chapter. There is a need for
18 language to address a community center in the chapter. There is no mention of a
19 community center in Birch Bay.

20
21 (*Clerk's Note: End of tape one, side B.*)
22

23 Hollod continued to state that they overlooked this need in their planning.
24 Amend the chapter to add that need so they might be able to secure funding.

25
26 There are two shorelines of high significance in Birch Bay and the shoreline
27 from Birch Point to Point Whitehorn is the only marine shoreline landward of
28 extreme low tides to be designated a shoreline of statewide significance. Terrell
29 Creek is also of significance. One of the charges the community gave the steering
30 committee was to protect Birch Bay as a valuable resource. The goal was to
31 safeguard and protect Birch Bay. She's trusting the Council will oversee this
32 chapter and make sure they have everything they need in it to protect it. Keep it
33 family oriented and a year-round destination. They need to manage the traffic
34 along the beach so it's safe for pedestrians. Protect it from stormwater, drainage,
35 and pollution. Last year the State started monitoring the shoreline and almost
36 shut it down because of pollution levels. They're on guard this year. She trusts
37 the Council to make good choices. Keep Wolf Bauer's recommendation close. The
38 beach is the centerpiece.

39
40 Bill Grant, 7806 Birch Bay Drive, stated he is co-chair of the steering
41 committee involved with land use and housing. He's pleased that the 9,500
42 population projection was accepted for Birch Bay. He expects much growth in the
43 future due to the winter Olympics in 2010. The publicity for the Pacific Northwest
44 will be incredible. The impact from expo showed the kind of growth that can come
45 from that kind of publicity. They anticipate 10,000 journalists to come to the area.
46 This plan is a 20-year plan. They don't need to worry about issues of technological
47 problems with stormwater runoff. New technologies will take care of that. What's

1 important is to have a clear plan about what can be built and where. Specifics of
2 the plan include consideration of future areas of a civic center, schools, and other
3 things. Once approved and implemented, they can make Birch Bay a desirable
4 place to live and work in.

5
6 Verrill D. Stalberg, 3264 Deer Point Court, Bellingham, submitted
7 information (*on file*). Birch Bay birch trees should be saved because it's the
8 descriptive name of the place. Birch Bay is known for its birch trees. The correct
9 place name for Bug Lake is Squalicum Lake. They can use that and another lake
10 for flood control.

11
12 Mike Kent, resident, stated he was on the steering committee and Economic
13 Development Committee in prior years. He is proud of the Birch Bay Steering
14 Committee and the work it did.

15
16 Carol Sandvig, 8212 Birch Bay Drive, stated she is a steering committee
17 member and submitted information (*on file*). She has three issues concerning the
18 plan. First is regarding West Cherry Point. She agrees with Ms. Booth. She read
19 from her letter to the Council. A heavy impact industrial zone does not belong
20 next to a residential zone. The second issue is the proposed road connector. Birch
21 Bay Drive is not appropriate for a main arterial unless the speed limit can be
22 enforced at 20 to 25 miles per hour. The third issue is the proposed spa rezone.
23 She supports the spa request by Ellen Shea.

24
25 Linda Tucker, 4371 Bay Road, stated she is a Steering Committee member.
26 She has concerns about Ellen Shea's proposed spa. The neighborhood has the
27 right to know what's going in and to not have a rezone that would increase their
28 taxes. He is concerned that Mark Kask was not always honest with them. Sylvia
29 Goodwin stated the population growth could fit in the existing boundaries, but Mr.
30 Kask kept putting it farther out. The urban growth boundaries don't need to be
31 bigger. In-fill what they have. Put grocery stores out by Interstate 5 where there
32 is already commercial property.

33
34 Ted Thompson, 7806 Birch Bay Drive, stated he supports Ellen Shea's
35 project. It is one of the few businesses that will have little impact and provide
36 quality to the area. If sewer comes to that area and zoning goes to UR-4, then
37 more than 30 lots could be developed in that area.

38
39 Doug Hendricks, stated he represents Greengate property. The area is a
40 haven. There have been many drastic changes over the years. There aren't very
41 many places in this area that are as pristine as Whitehorn and Birch Point. There
42 is runoff from clear cutting that has occurred. The major force of the rezone
43 request is all about money. His family has taken action to preserve their property.
44 There are ways to preserve property. One way is to take away the development
45 rights. That may be an option for Ms. Shea, if she wants to keep it pristine.
46

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1 Patrick Alesse, 4853 Alderson Road, submitted information (*on file*) and
2 stated the most important thing is the possible civic center site. One site is
3 designated as a recreational area. They could designate that area as a possible
4 future civic center site, with the understanding that the wealth of the property
5 would purchase recreational property along Birch Bay. He commended Hal Hart
6 and Sylvia Goodwin for their hard work and the good job they've done on the
7 project. They do a good job for all of Whatcom County.

8
9 A lot of people are concerned about growth. Growth happens. This is why
10 this process is important. They need to plan for it. They can work and learn
11 together. That's the most important thing that has come out of this process.

12
13 He proposes boundaries for growth, which may be a good starting point for
14 creating a city. When they pull boundaries in is when growth happens.

15
16 Hearing no one else, McShane closed the public hearing.

17
18 McShane stated this issue will go to the Council Planning and Development
19 Committee, which will work on the plan. The committee will then bring it forward
20 to the Council. If the committee proposes amendments, the Council will hold
21 another public hearing.

22
23 **Roy moved** to go in to executive session for about five minutes to discuss a
24 possible conceptual agreement on the BP cogeneration plant.

25
26 McShane stated he would not participate in the executive session because he
27 is on the Energy Facility Site Evaluation Council (EFSEC).

28
29 **Motion carried unanimously.**

30
31 (*Clerk's Note: The Council went in to executive session at 8:02 p.m.*)

32
33 **ADJOURN**

34
35 The meeting adjourned at 8:14 pm.

36
37
38 _____
39 Jill Nixon, Minutes Transcription

40
41 The Council approved these minutes on April 6, 2004.

42
43 ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

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1 _____
2 Dana Brown-Davis, Council Clerk

Dan McShane, Council Chair