

# Received

SEP 09 2009

Whatcom County PDS

Gordon Montgomery  
8887 Semiahmoo Dr.  
Blaine, WA. 98230

Re: West Blaine UGA issues

I own property and reside in the current West Blaine UGA at 8887 Semiahmoo Dr..

I also own 12 acres of property within the UGA and across the street adjacent to Semiahmoo Dr. in the area known as Normar Place which as stated covers both sides of the road off Semiahmoo Dr. It's parcel # is 405115 318480 000. Water service is already available to this property which is nevertheless not able to be developed due to lack of city sewer services which were to be provided within a reasonable time (since 1999) according to the document titled "Agreement to future Utility Local Improvement District (Sewer)" dated 11-23-99. Additionally the current UR4 zoning is in jeopardy should the area lose its UGA designation as it is planned to change to R5 (1 house /5acres) in the county commissioners report.

I would like you to consider a perspective which differs from both Blaine's proposal to the planning commission and the final commission recommendation which was recently released to Whatcom County council and the public for consideration.

It is apparent the planning commission recommendation for removal of the West Blaine UGA designation is directly related to forecast population growth within the Blaine UGAs. Those forecasts suggest growth numbers which do not support the areas currently under Blaine's UGA designation. I believe serious consideration must be given to consider leaving the area along Semiahmoo drive from the Blaine city limits to the south end of the UGA and specifically the areas called Normar Place on both sides of Semiahmoo Drive and Semiahmoo Ridge as well as the Charell Terrace area in the UGA.

The area of vacant land of Trilliums large property holdings in the west Blaine UGA do not compare with the aforementioned area when your current and future

population densities are considered and we are being penalized by being grouped in the same UGA.

The 2<sup>nd</sup> area is along Semiahmoo drive from the Blaine city limits on BOTH sides of the road for approx ¾ of a mile until Trilliums property touches onto Semiahmoo Dr. on the east side of the road and then continuing along the west or water side of Semiahmoo Dr to the end of the UGA boundary. This 2<sup>nd</sup> area has over 125 dwellings, all on septic tanks and with water service provided or available to the few remaining undeveloped/unplatted lots. All of these properties have signed letters requiring the acceptance of city sewer service when it is provided as was strongly stated in the attached document, specifically page 2 para 4 and 5.

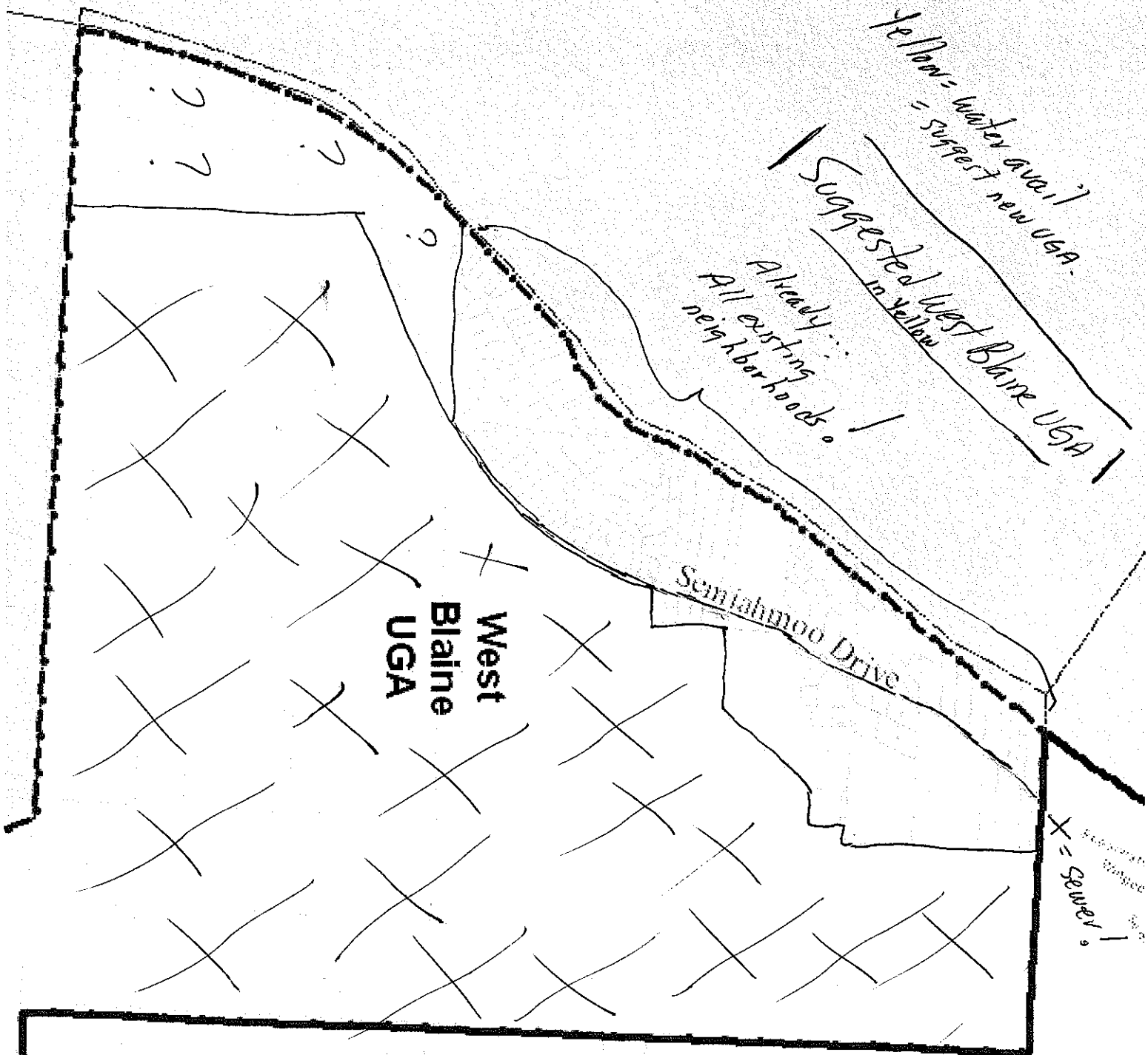
Most officials I have talked to from the various official departments of city and county have offered recognition the uniqueness of this 2<sup>nd</sup> smaller yet significant area with the UGA although no one has recognized and pursued the requirement to separate it from its larger totally undeveloped companion within the West Blaine UGA. I suggest this should be done. The proposal can fit within the population forecasts which the County planners report has so heavily considered. The area has a beautiful western exposure tidal flat view and is already 95% developed. There is a relatively small area of undeveloped land within this 2<sup>nd</sup> area. It will require sewer AND to remain in the UGA (or be annexed by Blaine) or it will revert to R4 zoning on or shortly after Dec 1, 2009. This potential zoning change is most inappropriate for this residential neighborhood. I say neighborhood, not an area of undeveloped land which would significantly affect population forecasts.

The zoning designation has, for some time, been under the banner of the West Blaine UGA (short term). The recent county report steps back from what residents have been led to believe, for many years, was the inevitable and timely availability of sewer service. Several local residents have invested heavily in property in anticipation of the appropriate changes required to build. The report recommendation actually does great harm to the residents from both a health and safety perspective in putting sewer services further on the back burner and from an investment perspective by destroying the investment potential of our properties.

There may be residents who are anti development but I suggest the completion of the building within our neighborhood is a far cry from the large subdivisions major land developers have had in store for the area and of very minor conflict with any population forecasts which have been run. The availability of sewer services would be a benefit to the environment by removing all those septic systems from the eventual slow seepage into the ocean area and subsequent tidal flows which end up in Drayton Harbour. All septic systems must now be inspected regularly and several old systems have been and will continue to be found failed or failing.

Please consider the negative impact the proposed change in designation will have on our neighborhood. I would like you to leave the above mentioned area within the Blaine West UGA even if you must remove others.

Sincerely,  
Gordon Montgomery  
371-4131



Yellow = water avail  
Suggest new UGA

Suggested West Blaine UGA

Already...  
All existing  
neighborhoods!

Senjahnmo Drive

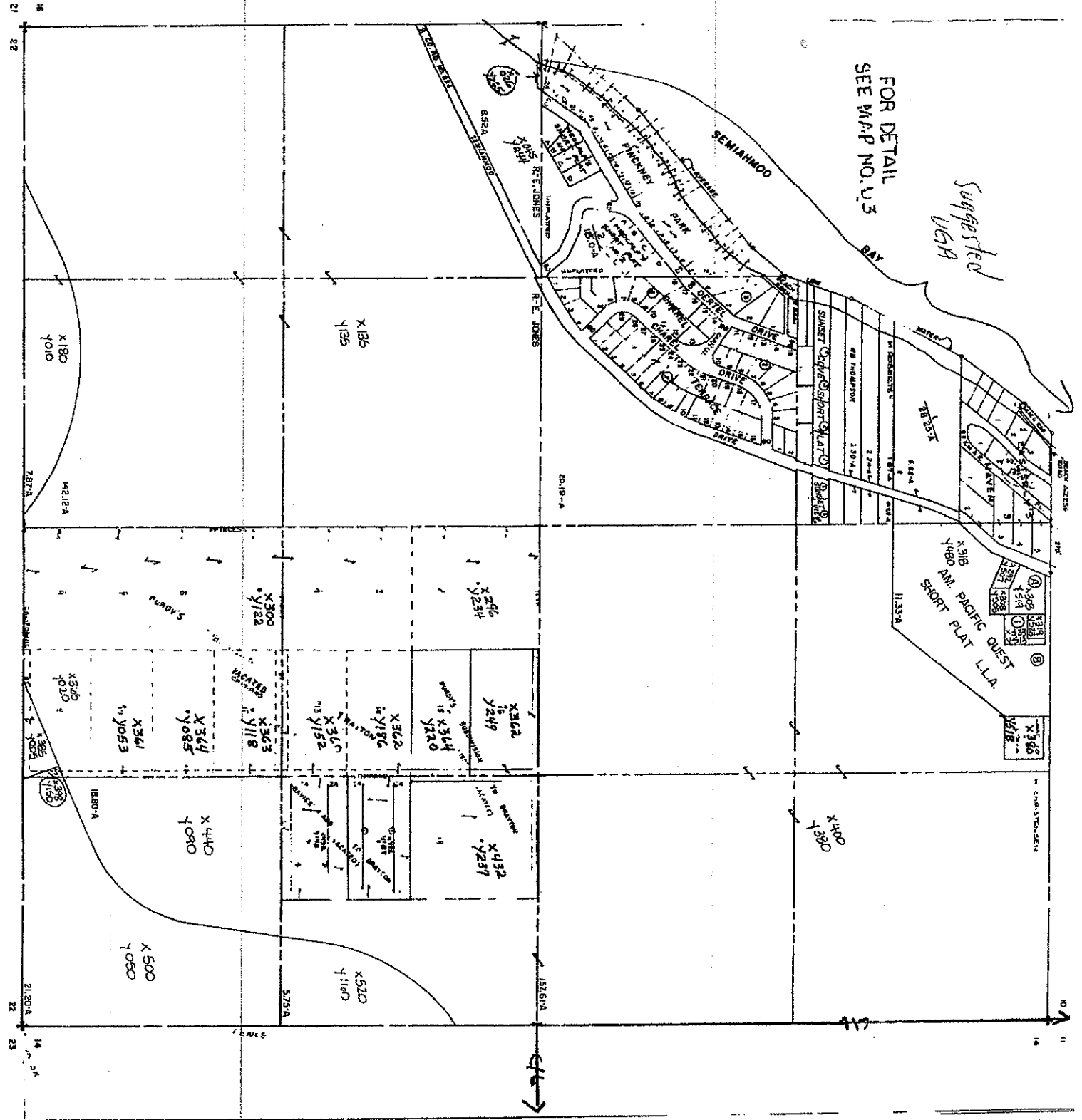
West  
Blaine  
UGA

+ = Sewer



Suggested UGA

FOR DETAIL  
SEE MAP NO. U3



TOWNSHIP  
40

RANGE  
1W

SECTION  
15

MAP NO.  
01

SCALE  
1"=400'

DATE  
8/12/69

THIS MAP IS FOR  
PROPERTY LOCATION  
AND NOT GUARANTEE  
FOR ACQUISITION  
RELATIONSHIPS

BIRCH BAY WATER AND SEWER DISTRICT  
7096 PT. WHITEHORN RD., BIRCH BAY, WA 98230-9675  
(360) 371-7100

AGREEMENT TO FUTURE  
UTILITY LOCAL IMPROVEMENT DISTRICT  
(SEWER)

WHEREAS, *Debra Christensen* (hereinafter called "Owner") is the owner of the property situated within the Boundaries of Birch Bay Water and Sewer District described hereinafter; and

WHEREAS, Owner desires to obtain water service to said property from Birch Bay Water and Sewer District (hereinafter called "District"); and

WHEREAS, sewer service is not now reasonably available to serve property; and

WHEREAS, the District wishes to assure that, as other property in the area of the property described herein is developed, sewer service is made available; and

WHEREAS, the District anticipates that a Utility Local Improvement District for installing a sewage collection system will at some time be proposed for the property described herein;

NOW, THEREFORE, the District and Owner hereby agree as follows:

1. Description: The property referred to herein is situated in Whatcom County, Washington and is more particularly described as follows:

405115 320487  
TN 40 RN 1W Sec 15 (see page 4)

2. Water Service. The District will provide a water service to the property described herein, upon payment of all fees and charges set by the District's Resolutions on the date of application for service and/or the date of payment of said fees.

3. ULID Formation. Owner, for himself, his heirs, executors, administrators, assigns or successors in interest, warrants and agrees to the District that he will, whenever requested by the District to do so, sign any letter, notice, petition or any other instrument initiating, furthering or accomplishing the formation of a Utility Local Improvement District for the purpose of providing sewer service to District standards to the property described herein. Owner further agrees to actively promote the formation of such ULID and covenants that Owner, or his successors in interest, will not protest the formation or assessment of such a ULID covering the property described herein.

2000101931  
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1/18/2000 11:28 AM  
AGR \$11.00  
Whatcom County, WA

Request of: BIRCH BAY WATER & SEWER DIST



405115 320487 0000

WHATCOM COUNTY

REAL PROPERTY DESCRIPTION LIST

DESCRIPTION

THAT PTN OF NE 1/4 LY ELY OF CO RD 694-LY NLY-WLY OF LI DAF-BEG AT INTERS OF W LI OF NE 1/4 WI ELY LI OF SEMIAHMOO DR SD PT BEING S 00 DEG 42'00" W 462.22 FT FR N 1/4 COR-TH CONT S 00 DEG 42'00" W 350.88 FT-TH S 89 DEG 29'00" E 555.63 FT-TH N 37 DEG 37'16" E 732.96 FT TO SW COR OF TR OWNED BY WHATCOM CO WATER DISTRICT 6-TH N 00 DEG 26'00" E ALG W LI OF SD TR 220 FT TO N SEC LI-TERMINATION PT OF SD LI-EXC TR IN NE 1/4 DAF-BEG AT N 1/4 COR-TH S 89 DEG 34'00" E 486.79 FT ALG N SEC BNDRY-TH S 00 DEG 26'00" W 30 FT TO TPOB-TH S 00 DEG 26'00" W 90 FT-TH S 89 DEG 34'00" E 130 FT-TH N 00 DEG 26'00" E 90 FT-TH N 89 DEG 34'00" W 130 FT TO POB-EXC TR IN NE 1/4 DAF-BEG AT N 1/4 COR-TH S 89 DEG 34'00" E 486.79 FT ALG N SEC BNDRY-TH S 00 DEG 26'00" W 220 FT-TH N 89 DEG 34'00" W 130 FT TO TPOB-TH N 66 DEG 21'00" W 148.63 FT TO SELT R/W LI OF BIRCH POINT RD-TH S 22 DEG 39'00" W ALG SD R/W LI 91.90 FT-TH S 66 DEG 21'00" E 188.05 FT-TH N 00 DEG 26'00" E 100 FT TO TPOB-EXC TR IN NW NE DAF-BEG AT N 1/4 COR-TH S 89 DEG 34'00" E ALG N BNDRY 486.79 FT-TH S 00 DEG 26'00" W 220 FT TO TPOB-TH S 00 DEG 26'00" W 100 FT-TH N 89 DEG 34'00" W 130 FT-TH N 00 DEG 26'00" E 100 FT-TH S 89 DEG 34'00" E 130 FT TO TPOB-EXC PTN OF NE 1/4 DAF-BEG AT INTERS OF WLY LI OF NE 1/4 WI ELY LI OF SEMIAHMOO DR SD PT BEING S 00 DEG 42'00" W 462.22 FT FR N 1/4 COR-TH N 44 DEG 03'00" E 121 FT ALG SD ELY LI TAP-TH S 45 DEG 57'00" E 360 FT AT R/A TO SEMIAHMOO DR-TH S 44 DEG 03'00" W 121 FT PAR TO SEMIAHMOO DR-TH N 45 DEG 57'00" W 360 FT TO POB-SUBJ TO RESERVATIONS OF RECORD

2000101931

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1/19/2000 11:28 AM

ASR \$11.00

Whatcom County, WA

Request of: BIRCH BAY WATER & SEWER DIST