

## Kate Blystone - Maritime Manor (aka Maritime Manner)

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**From:** "Adam Morrow" <AMorrow@psurvey.com>  
**To:** "David Stalheim" <DStalhei@co.whatcom.wa.us>  
**Date:** 10/13/2009 1:31 PM  
**Subject:** Maritime Manor (aka Maritime Manner)  
**Attachments:** stalheim\_10\_13\_09.pdf

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David,

Thanks for your patience on this. I thought that it was a good opportunity to dig through the files and put together a summary of "where we are now" on Maritime Manor. I understand that there will be another work session on this UGA area on Thursday. Perhaps this letter or the attachments may come in handy for that meeting.

I am always available for questions. Please don't hesitate to call or email. A hard copy of this letter is being sent out to you in today's mail.

-Adam

*Adam Morrow, PLS*  
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October 13, 2009

**To: David Stalheim, Planning Director  
Whatcom County Planning and Development**  
Northwest Annex  
5280 Northwest Drive  
Bellingham, WA 98226

**Subject: Maritime Manor PUD- Birch Bay**

Dear David,

I prepared this letter as a follow up to our email correspondence. Its purpose is to help bring you and your staff up to speed on our past, present and future work on the Maritime Manor PUD project.

As you are aware, our firm represents Anchor Manor, LLC, a local housing developer and the owner of 20 acres in the northeast corner of the Birch-Bay Lynden Road and Blaine Road intersection. This 20 acre parcel is the proposed Maritime Manor Planned Unit Development (PUD).

### **Project History**

In May of 2005, our firm submitted a project application for a 52-lot single family housing subdivision and site specific rezone to Whatcom County PDS on this property. Shortly thereafter, the application was deemed complete and the project obtained vested status. A Technical Review Committee (TRC) meeting was held on September 2, 2005. Since that time, our project team has been working with County, State and Federal agencies on the various environmental and land use studies and permits required as part of the long subdivision proposal. The property currently falls within the long-term planning designation of the Birch Bay UGA, and as such would require a site specific rezone to short-term planning prior to completion of the development proposal.

In addition to the complete application notice, the project has obtained the following preliminary approvals:

Army Corps of Engineers wetlands fill permit  
Fire District "Will Serve"  
Birch Bay Water and Sewer District "Will Serve"  
School District "Will Serve"

It is important to note, and has been noted during the public process over the last month, that public water and sewer already front the property on three sides. In fact, our client actually installed a portion of these utilities for Birch Bay Water and Sewer District in the 1990's, as a condition of Plat approval for their 80-lot Anchor Manor PUD lying immediately south of Birch Bay Lynden Road. For your reference, a copy of a map depicting the location of these utilities in reference to the project site has been attached to this letter.

The Maritime Manor PUD was designed to accommodate runoff from the development utilizing engineered stormwater management facilities and low impact development features. An environmental mitigation plan was reviewed and approved by Whatcom County and the Army Corps of Engineers for proposed wetlands fill and critical areas impact.

During the TRC meeting for this project, it was noted that impacts to the County road system were being analyzed as a part of adjacent commercial development proposals. As a result, our project was waiting for the results of these studies and reports to determine our necessary role in any vicinity road or traffic improvement projects. It is our understanding that although these adjacent projects have since been abandoned, the studies *did* determine that the Birch Bay Lynden Road / Blaine Road intersection was in need of improvements. As a result, the Whatcom County Council recently placed this intersection on their 6-year Transportation Improvement Program docket. It is likely that this project, if granted the appropriate approvals, would play a major role in providing the financial resources to construct these very necessary and overdue improvements.

In late 2006, as a part of the site specific rezone application and under the direction of Troy Holbrook and the County Planning staff, our team had hired a consultant to prepare a study of housing needs in this area. Shortly thereafter, this study was placed on hold for reasons unassociated with the development project. However, our client has agreed to again hire this consultant to finish the land use study, which will be submitted with other requested information shortly in preparation for the public hearing for the project.

#### **Enclosures**

For your reference, we have enclosed the following pertinent exhibits:

- Exhibit map of the proposed PUD
- Map of public Water and Sewer in vicinity of project (BBW&S District)

#### **Affects of Proposed UGA Boundary Changes**

After reviewing the most recent proposal for modifications to the UGA boundary in this vicinity, it appears that the property as a whole has been recommended for removal from the UGA.

We understand that the newly proposed UGA boundaries were the result of a lengthy County review effort. We also understand that these boundaries are not intended to be arbitrary, but rather are intended to consider feasibility of construction and development to meet projected build out needs. After considering the efforts already put forth on this property, and the proven development capability of the land, we can't help but think that this property and the underlying development permit were simply missed during this exercise. As such, on behalf of Anchor Manor, LLC, we request that this property remain in the UGA boundary.

This project fits the intent and patterns of growth in Birch Bay. As mentioned above, Whatcom County recently placed the Birch Bay-Lynden Road/Blaine Road intersection on its 6-year TIP and water and sewer are readily available for the property in Birch Bay-Lynden Road and Blaine Road. Additionally, Anchor Manor, LLC has a proven track record with successful housing projects in this vicinity and is prepared to work closely with the County to assess and mitigate for the applicable impacts to the regional public facilities created or exacerbated by this project. As we have stated before, it is our hope that with the information recently provided to the County regarding our pending project permit, the Planning Department will recommend revising the current proposal such that this property retains its UGA status. This could be accomplished by removing a similar area of land from another part of the subarea that has less immediate or short term development potential.

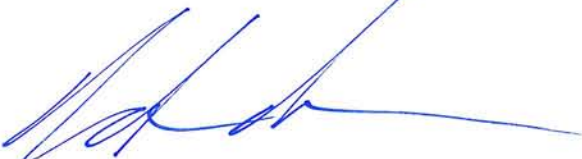
### **Project Goals and Future Permit Submittals**

Undoubtedly, our client will continue to voice his objections to the current proposal if unchanged. At the same time, he has tasked the project team with continuing work towards our original end goal: approval of the site specific rezone and Preliminary and Final PUD. In this regard, we look forward to working closely with you and your staff and hope that we can continue to rely on your Department for due consideration and assistance. We trust that after reviewing the project files, and after considering the specific circumstances that make this proposal both feasible and appropriate, we can count on the support of you and your staff while we move forward with the original development proposal.

In the meantime, any clarity that you can give to the Planning Commission (for its October 15, 2009 work session where it will re-visit the Birch Bay UGA) and County Council regarding our project, the specifics noted above, and the process involved in the site specific rezone is appreciated.

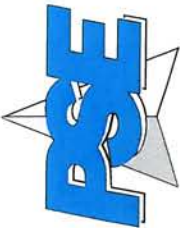
Thank you for your consideration and your patience while we worked with our client to respond appropriately to your request for information. You should receive additional documentation regarding the pending permit in short order.

Sincerely,  
Pacific Surveying and Engineering



Adam Morrow, PLS  
Principal

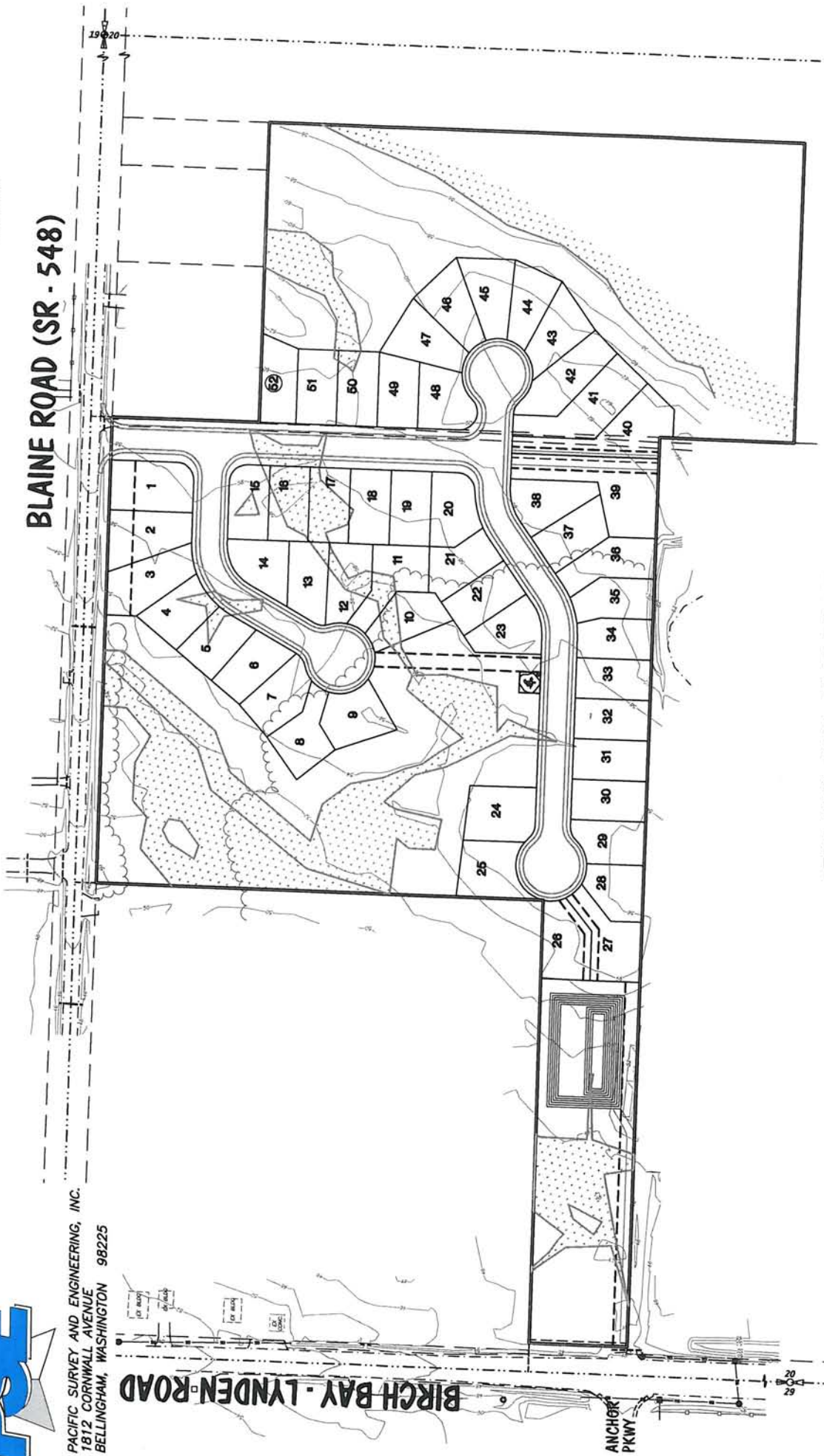
cc: *Brad Swanson, PE, Atty at Law*  
*Chet Lackey, Atty at Law*  
*Tom Fenton*



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 BELLINGHAM, WASHINGTON 98225

BLAINE ROAD (SR - 548)

NORTH

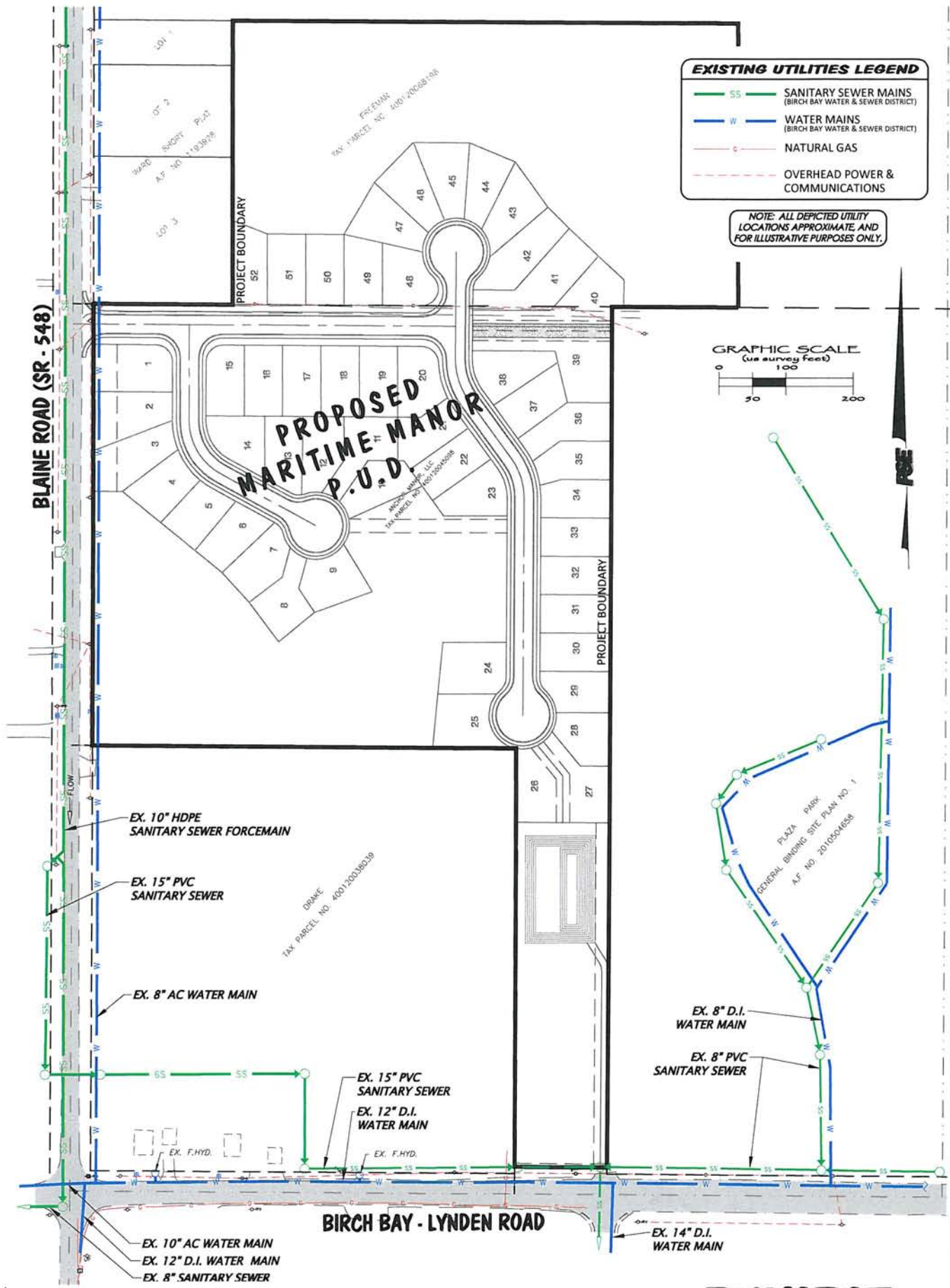


GRAPHIC SCALE  
 (us survey feet)



MARITIME MANOR  
 P.U.D.

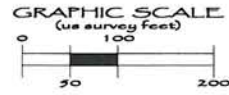
BLAINE ROAD (SR - 548)



**EXISTING UTILITIES LEGEND**

	SS	SANITARY SEWER MAINS (BIRCH BAY WATER & SEWER DISTRICT)
	W	WATER MAINS (BIRCH BAY WATER & SEWER DISTRICT)
	C	NATURAL GAS
		OVERHEAD POWER & COMMUNICATIONS

NOTE: ALL DEPICTED UTILITY LOCATIONS APPROXIMATE, AND FOR ILLUSTRATIVE PURPOSES ONLY.



EX. 10" HDPE  
SANITARY SEWER FORCEMAIN

EX. 15" PVC  
SANITARY SEWER

EX. 8" AC WATER MAIN

EX. 15" PVC  
SANITARY SEWER

EX. 12" D.I.  
WATER MAIN

EX. 10" AC WATER MAIN  
EX. 12" D.I. WATER MAIN  
EX. 8" SANITARY SEWER

EX. 8" D.I.  
WATER MAIN

EX. 8" PVC  
SANITARY SEWER

EX. 14" D.I.  
WATER MAIN

BIRCH BAY - LYNDEN ROAD



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**EXHIBIT**  
**MARITIME MANOR P.U.D.**  
**EXISTING VICINITY UTILITIES**