

**From:** Council  
**To:** Blystone, Kate; Boxx, Becky; Council Members; Rebecca Craven  
**Date:** 10/20/2009 12:41 PM  
**Subject:** Fwd: Birch Bay UGA Work Session Input

>>> "Lisa Guthrie" <[lisag@homesteadnw.com](mailto:lisag@homesteadnw.com)> 10/20/2009 12:11 PM >>>

Executive Kremen,

Whatcom County Council Members,

Planning Director Stalheim,

Birch Bay Steering Committee Chair Kathy Berg

I am writing once again to give you my thoughts prior to your work session today as I unfortunately, will be unable to attend the meeting.

As president of the Birch Bay Chamber of Commerce, a resident of Birch Bay and employee of a major land holder in Birch Bay I am very vested in this issue and I have several concerns about the proposed cuts to the Birch Bay UGA. You have heard us through this process and we appreciate that, however, there are some basic issues I would ask that you consider one more time in this process.

My request is to leave the Birch Bay UGA intact per the Birch Bay Community plan.

No modifications or cuts, except for the consideration of the removal of the difficult Provisional Zoning on the Blaine Rd/Alderson Rd Town Center area as recommended by Director Stalheim:

Especially when you consider that we may not have a surplus in the current formula as we have expressed concern over the Population data and the Land Capacity Analysis..

Population - I concur with Kathy Bergs statements of Oct 2, 2009. I remain concerned about the ability to accurately determine full-time vs. part-time and transient residents.

Land Capacity Analysis - Important factor - the area along the beach itself is primarily zoned Resort Commercial (RC). In this zone hundreds of units are planned HOWEVER they are intended for non-full-time residents. They are intended and designed for time share, or overnight, or second home type units. In fact our own Grand Bay Condominiums - out of 28 current owners, only one (1) is a full time resident. This factor entirely skews the amount of actual "population" the area can accept. I can say for our projects along that area none are intended for full-time residents, all are intended for some sort of transient use. Alone that is over 200 units that should by the LCA accept 460 (at 2.3) to 480 (at 2.4) but will actually accept zero population. Add in other projects along the beach and you can see that we have drastically affected the available housing to accept population in the UGA. Additionally, I feel the LCA underestimates the critical areas in the UGA which delimits the available developable acres as well - understanding that hopefully that lost density can be transferred and or consolidated, however, economically I do not believe that will be the case.

Unnecessary Downzones and Potential for Litigation Expense - Several properties in the proposed downzone areas already have approval or are in process. I am concerned about the loss of the capacity and about the possibility of any or all of these property owners to seek compensation. Example - Sunrise Meadows on Blaine Road - 45 home sites with approvals; Garrett property on Blaine Rd - 97 home sites with approvals, Whisper Lake on Blaine Rd - 145 home sites application in review; Homesteads 40 acre parcel on Blaine Rd, 18 acres next to Bay Horizon Park - and many others.

And please consider the down zone of the Double R Ranch - an area which is already served by the Birch Bay Water & Sewer District to 131 homes which are already developed to an urban standard. Why down zone this area and create such a large number of non-conforming properties? These people are part of Birch Bay - why remove this area from the UGA?

Please allow Birch Bay to grow based on our Birch Bay Community Plan, the product of thousands of hours of effort by thoughtful and concerned community members.

Bets Regards,

Lisa Guthrie

President, Birch Bay Chamber of Commerce

Resident, Birch Bay

Lisa Guthrie

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