

ASSOCIATED PROJECT CONSULTANTS, INC., P.S.

PROFESSIONAL CONSULTING ENGINEERS • LAND USE • CONSTRUCTION AND DEVELOPMENT CONSULTANTS

November 3, 2009

Whatcom County Council

RE: Public input regarding the Birch Bay UGA, Whatcom 2031

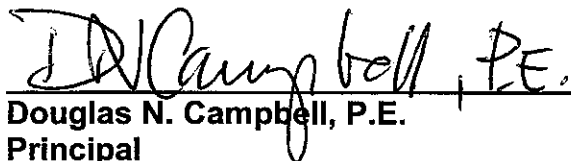
Dear Council Members,

- History; Garrett property is a vested 97 unit sf plat; Whisper Lake has a vested application for 145 unit sf plat. I have been working on both properties since about 1993.
- The initial Staff report prepared on Oct 9th for the planning commission contained some simple math errors that gave back to the Birch Bay Planning area about 450 more in population. We also demonstrated that two of the planning areas, known as Areas 1 and 2 (see Map A) along the Lincoln Road could not possibly sustain the population planned due to wetlands and access constraints. Our analysis, submitted to you on Oct 19th, shows that after actually laying out single-family lots in these areas, reduced the population thus allowing us to include the two subject properties and only exceed the planned population by 108 people. This is certainly within the tolerance of any land analysis calculation. The Staff considered "*whether reductions are warranted at all*" due the reasonableness or the population numbers.
- I have attached a planning map (Map B) showing a very reasonable boundary for your consideration as the Birch Bay UGA. Note that the Double R Ranch should be considered since it only represents a few added homes and is a logical extension of the UGA coupled with the Garrett site.
- The last map (Map C) illustrates the program for fixing the transportation system in and along the Blaine Road. This roadway is a State Highway and is on the radar with respect to County planning for the Birch Bay Lynden Road signalization and BP's future plan for a roundabout at Grandview and Blaine Road. The County Public Works Department told me the three critical traffic improvements, based on their analysis, are Birch Bay Lynden / Portal (1)/ Blaine Road (2), and Lincoln Road (two phases, 3). The Garrett and Whisper Lake properties will pay upwards of \$138,000 and \$200,000 toward traffic improvements in the vicinity. Keeping these properties in the UGA assures that the monies will be spent making much needed improvements, supported by all other developers in the area. *Without the UGA, these funds are GONE.*

- The proposed "Town Center" at Alderson/Blaine Road does depend on a variety of housing types. Planning the housing for the workforce needed to sustain the Town Center in an important element envisioned in the *2004 Birch Bay Community Plan*. These properties only compliment the overall plan and provide sufficient residential density for a successful Town Center, keeping the beach community separate from a much-needed commercial backbone to Birch Bay.

I urge you to keep these two vested properties in the UGA and adopt Map B as part of any motion to approve.

Thank you for your consideration,



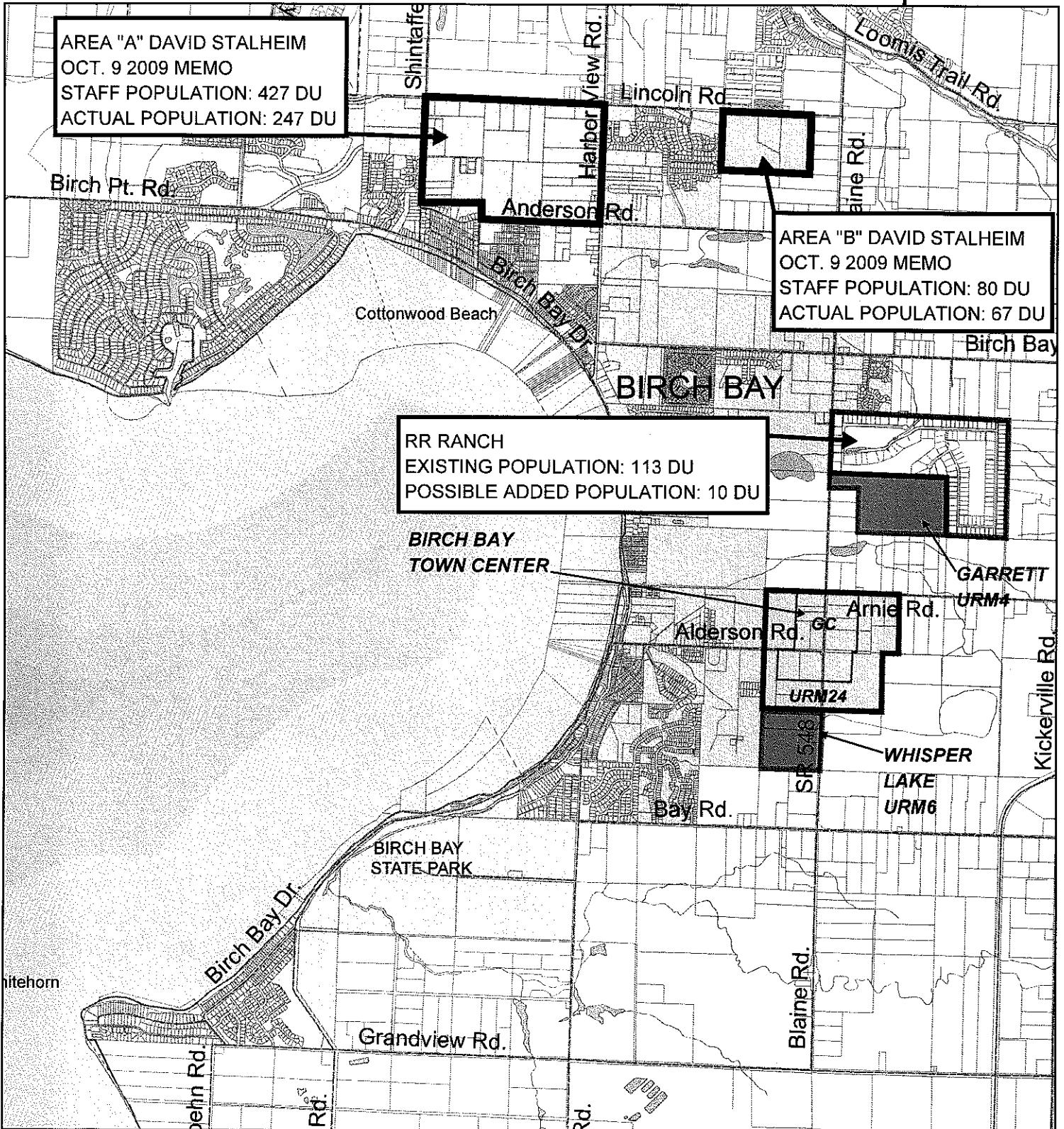
Douglas N. Campbell, P.E.

Principal
Agent for Whisper Lake and Garrett Properties in Birch Bay.

Enclosures: Map A,B,C.
cc: Whisper Lake, Garrett

MAP A

Map UGA-8



AREA "A" DAVID STALHEIM
OCT. 9 2009 MEMO
STAFF POPULATION: 427 DU
ACTUAL POPULATION: 247 DU

AREA "B" DAVID STALHEIM
OCT. 9 2009 MEMO
STAFF POPULATION: 80 DU
ACTUAL POPULATION: 67 DU

RR RANCH
EXISTING POPULATION: 113 DU
POSSIBLE ADDED POPULATION: 10 DU

- Birch Bay Urban Growth Area

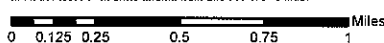
Planning Commission Recommendation 10/15/09

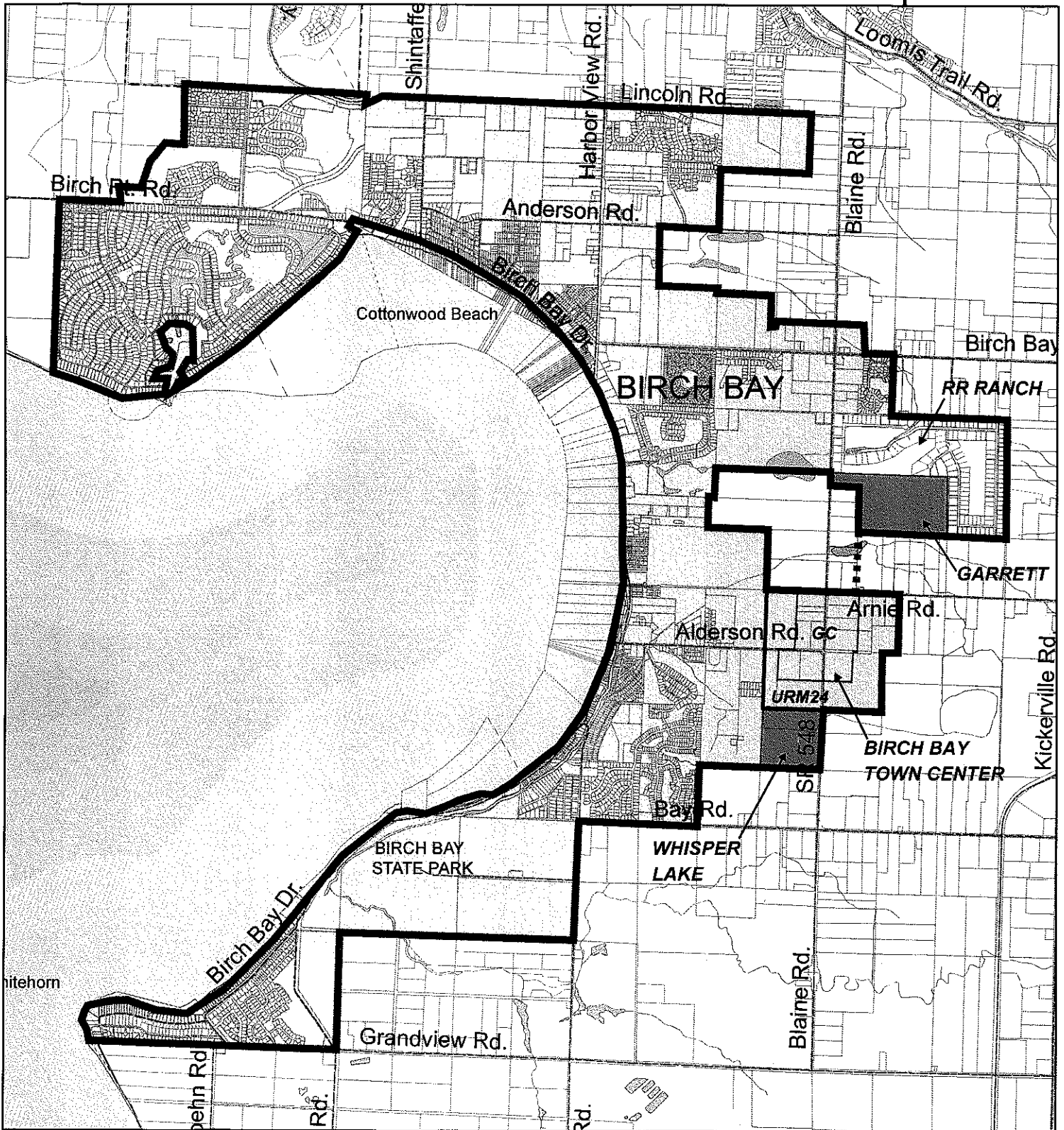
 Urban Growth Area

Whatcom County
Comprehensive Plan
- October 2009

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- Birch Bay Urban Growth Area

Planning Commission Recommendation 10/15/09

Whatcom County
Comprehensive Plan
- October 2009

-  Urban Growth Area (AS PROPOSED BY PLANNING COMMISSION)
 -  PROPOSED URBAN GROWTH AREA*
 -  ALTERNATE URBAN GROWTH AREA*
- *AS PROPOSED BY ASSOCIATED PROJECT CONSULTANTS, INC., P.S.

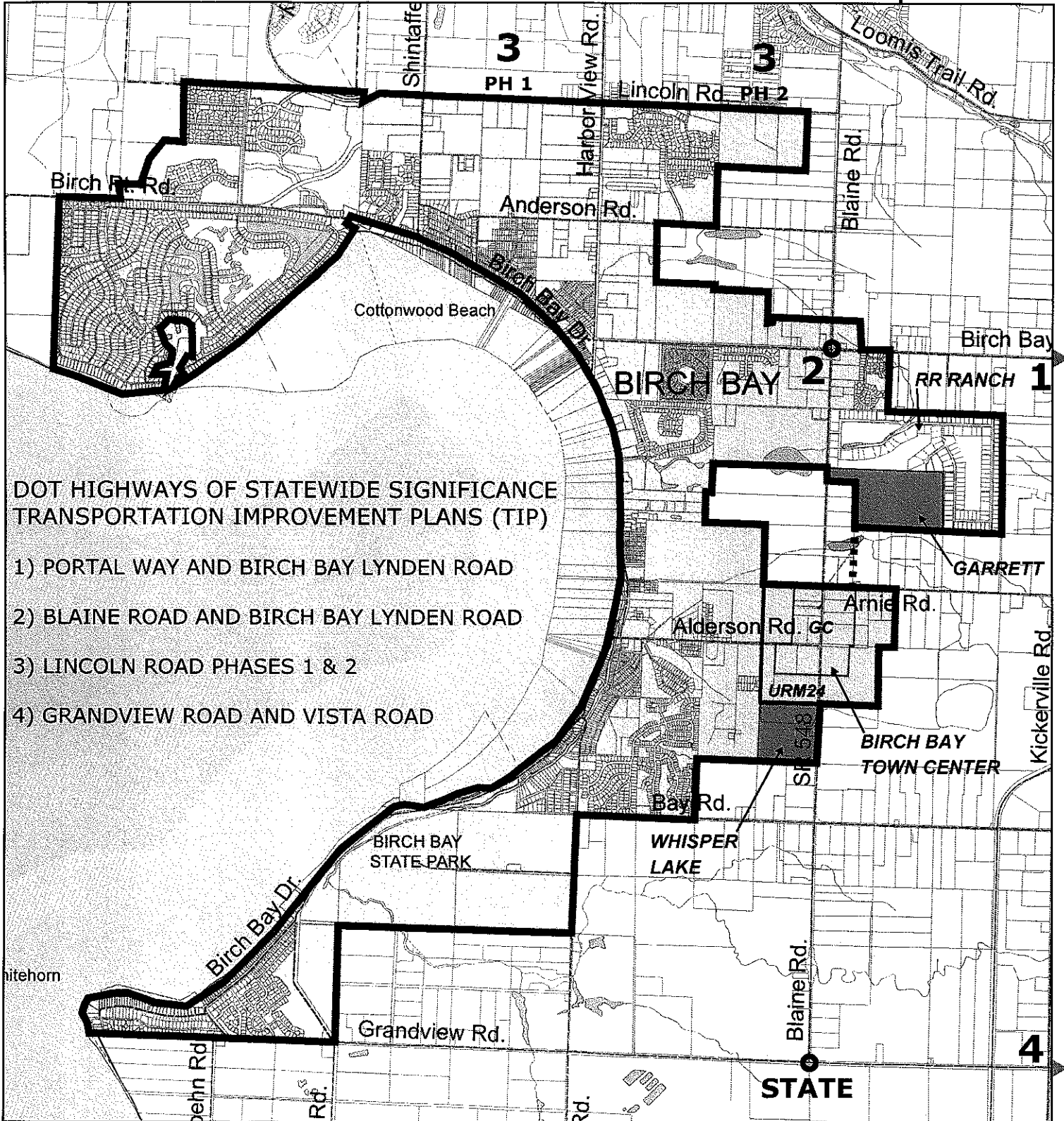
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0 0.125 0.25 0.5 0.75 1 Miles



MAP C

Map UGA-8



- Birch Bay Urban Growth Area

Planning Commission Recommendation 10/15/09

Whatcom County
Comprehensive Plan
- October 2009

-  Urban Growth Area
-  **PROPOSED URBAN GROWTH AREA***
-  **ALTERNATE URBAN GROWTH AREA***

*AS PROPOSED BY ASSOCIATED PROJECT CONSULTANTS, INC., P.S.

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0 0.125 0.25 0.5 0.75 1 Miles



LANGABEER & TULL, P.S.

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MEMORANDUM

TO: Whatcom County Councilmembers
FROM: Dominique Zervas
DATE: November 3, 2009
RE: Inclusion of the Vested Garrett and Allen/Whisper Lake Properties
Supports and Fulfills the County and Birch Bay Community's Plans for
Birch Bay's Future

The Whatcom County Council should adopt the Birch Bay UGA Boundary as set forth in the attached Map B, which includes the **vested** Allen/Whisper Lake and Garrett projects, because:

1. this boundary supports and fulfills the vision of the Birch Bay Community and the County for the future development of the Birch Bay UGA; and
2. allows Birch Bay to accommodate the 20-year population the County proposes to allocate to the Birch Bay UGA.

The following summary explains how the proposed boundary supports and fulfills the Community and County visions and plans:

- The waters of Puget Sound have been identified as ecologically sensitive waters with sensitive ecosystems.
- Whatcom County provides protection, and supports efforts to protect, the ecologically sensitive waters of Puget Sound, including the Birch Bay area.
- Birch Bay Drive, which runs along the waterfront, and has a speed limit of 25 mph, presently serves as the principle north-south vehicular traffic corridor and connector through Birch Bay.
- Among other impacts, and sources of impacts, stormwater pushes pollutants across Birch Bay Road directly into the Bay.
- In addition to being the primary north-south vehicle corridor, Birch Bay Road is also the principal pathway for pedestrians and cyclists to enjoy views of and access to Birch Bay.

- It is the desire and vision of the Birch Bay community, as adopted by the County Council, for the focus of vehicular traffic to shift from the Bay (Birch Bay Road) to Blaine Road, which has the potential of serving as Birch Bay's principle north-south connector.
- As expressed in the County-adopted 2004 Birch Bay Community Plan, a principle part of the Birch Bay community's and the County's shared vision for the area is to include a planned town center node ("Town Center") at the intersection of Blaine and Alderson Roads.
- Such a Town Center will (a) will help shift the 'center' of Birch Bay off and away from the Bay and waterfront areas, and (b) provide the community with much-needed amenities (e.g. commercial).
- Just as with an urban village, success of the proposed Blaine/Alderson Town Center will hinge on several factors, including adequacy of housing opportunities to ensure sufficient residential density to support commercial uses in the node, and to ensure adequate ridership to support public transit.
- The Town Center presently allows housing/development units. To the north of, and about half mile (walking distance) from, the Town Center is the Double R Ranch development, which is in a Short Term Planning Area, and is already fully developed.
- Between the Double R Ranch development and the Town Center is the Garrett Property, which is also in a Short Term Planning Area, is even closer to the Town Center (only about a quarter mile away), and is **vested** for 97 residential lots.
- The Whisper Lake Property is located adjacent to the southern boundary of the Town Center. The plat for the Whisper Lake Property is **vested** at 145 residential lots.
- Both the Garrett property and the Allen/Whisper Lake property are either completely or mostly unencumbered by the streams that run throughout many of the neighboring properties, and so are immediately available to accommodate Birch Bay's allocated population growth.
- Development of both the Garrett and Allen/Whisper Lake will require the developers to make significant contributions to, for example, improvements to the Blaine Road, ensuring that the necessary improvements to that road are accomplished in a timely manner.