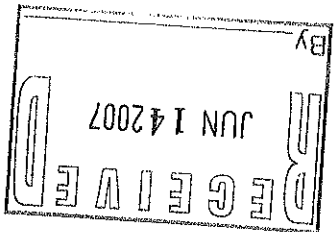


WHATCOM COUNTY  
PLANNING & DEVELOPMENT SERVICES  
5280 Northwest Drive  
Bellingham, WA 98226



HAL H. HART, A.I.C.P.  
Director  
Robert C. Martin, AICP  
Land Use Division Manager



June 12, 2007

Mr. Randy Forsyth  
Stanton Land Holdings, LLC  
11410 NE 122<sup>nd</sup> Way, Suite 102  
Kirkland, WA 98034

Re: LSS2007-00005, Point Roberts Beach Club Long Plat

Dear Mr. Forsyth:

This letter is to inform you that the above-mentioned application, submitted on March 29, 2006, is incomplete for vesting purposes. The following information is required pursuant to WCC 21.05.120 to be **complete for vesting**:

Application Data

- The application, maps and associated documents submitted list Stanton Land Holdings, LLC as the legal property owner. Our records indicate that the following are the legal property owners of the associated lots of record:
  - All three parcels contained within APN 403511 506427 as well as APN 405312 014420 are currently owned by Bradbury Enterprises as to an undivided 1/3 interest, Beverly J. Nielson, as Trustee of the Ronald Alvin Nielson Exemption Equivalent Trust, as to an undivided 1/3 interest, George T. and Bonita J. Champion, as Trustees of the Champion Family Trust, as to an undivided 1/6 interests and Bonita J. Champion, a married woman as to undivided 1/6 interest (see AF#s 900118176, 9102225085, 910808106, 2030801694).
  - APN 405312 065477 is currently owned by Peter W. and Lucia O. Butler as to an undivided 1/2 interest and 509776 B.C. Ltd. as to an undivided 1/2 interest (see AF#s 951012063 and 960206003).
- Please submit a Letter of Agency from all property owners, authorizing Stanton Land Holdings, LLC as the legal property owner;
  - All application forms incorrectly identify one of the parcel numbers. The correct parcel number is 405311 506427, not 405312 506427. Please revise all applications, forms and documents to reflect the correct parcel number.
  - The following items were left blank or incorrectly filled out on the Master Application form:
    - Deed attached;
    - Flood zone;
    - Property interest of the applicant;
    - Section (Include Section 11);
    - Zoning (The zoning is TZ not T2);
    - Signature of legal property owner (This current signature is acceptable if a Letter of Agency is submitted);
- Please sign and date the Land Disturbance Application;

- Submit a Critical Areas study that addresses the items listed in the "Vesting" section of the memo prepared by Whatcom County Critical Areas staff, Oliver Grah.

Map Data:

- Label all structures, including existing buildings, wells and drainfields. If these are to be removed, please label them as such;
- Please identify an area(s) to be dedicated or reserved for a playground.

The file is not vested until the above-mentioned information is received at Planning and Development Services.

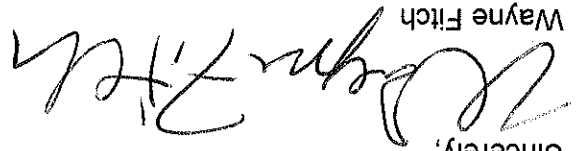
The following is a list of items required for the project to be **complete for processing**. This information is required per WCC 21.05.130:

- Written verification, as applicable, from agencies attesting to the availability of:
  - Water supply;
  - Sewage disposal;
- Indicate which lots, if any, will be eligible for accessory dwelling units;
- Perform a boundary survey, prepared and certified by a professional land surveyor. The current map does not identify any monuments or the date of the survey;
- A critical areas assessment report shall be submitted. All critical areas and appropriate buffers shall be shown on the basemap. Additionally, consideration of a compensatory wetlands/buffer mitigation plan, habitat management plan, and bald eagle management plan should be made at this early stage. A detailed critical areas assessment report shall be prepared that addresses the information identified in the vesting section and additional detailed information generated by site-specific studies. Please reference the "Processing" section of the memo prepared by Whatcom County Critical Areas staff, Oliver Grah, for the level of wetland study required;
- This project is subject to the Tree canopy retention requirements of WCC 20.72.653. Please make sure your proposal is in conformance with this code. A tree canopy area retention plan shall be prepared pursuant to WCC 20.72.653(6). Sheet P06, labeled "Tree Canopy Exhibit" does not adequately address items WCC 20.72.653(6). Note that this plan shall be approved prior to any land clearing activity. Please contact Andrew Wargo with questions regarding this requirement at 360-676-6907;
- The "Draft Traffic Impact Analysis" does not contain the information necessary to constitute a complete concurrency evaluation. See the attached memo from John Everett, Whatcom County's Transportation planner, for the level of study required.

You have **90 days** from the issuance of this letter to submit the required items listed above or your application will expire, pursuant to WCC 2.33.050(E)(2)(4) & (f). If additional time is needed, a time extension can be granted in 90-day increments. The applicant shall submit a written request to the County prior to 90 days of the date of this letter with documentation as to why the additional time is necessary.

Thank you for your attention to this matter. If you have any questions, please contact me at (360) 676-6907 or at [wfitch@co.whatcom.wa.us](mailto:wfitch@co.whatcom.wa.us).

Sincerely,



Wayne Fitch  
Senior Planner

Office (360) 676-6907

County (360) 380-8110

FAX (360) 738-2525