

Blaine UGA – Beachmont

File #: PLN 2010-00004
Applicant: Beachmont LLC/ Scot Swanson
Description: Reinstate portion of Blaine UGA west of Shintaffer Road, north of Lincoln Road and up to Drayton Harbor into UGA. Includes rezone request from R10A to UR(4). Alternatively, should the request for UGA inclusion and urban rezone not be accepted by Council, the applicant requests rezone from R10A to R5A. Proposal includes approximately 169 acres.

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

RECEIVED
DEC 31 2010 NPS
Whatcom County P&D

**WHATCOM COUNTY
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

APPLICATION FOR COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS

Date Received: _____ File #: PLN 2010-0004

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP	<input checked="" type="checkbox"/>	COMP PLAN TEXT	<input type="checkbox"/>
ZONING MAP	<input checked="" type="checkbox"/>	ZONING TEXT	<input type="checkbox"/>

II. GENERAL INFORMATION

A. APPLICANT'S NAME: Beachmont, LLC
MAILING ADDRESS: 6161 Birch Point Road
Blaine, WA 98230
E-MAIL ADDRESS: guyj@lynden.com
BUSINESS PHONE: _____ HOME PHONE: 360-371-2181

B. AGENT'S NAME: Scot Swanson
MAILING ADDRESS: 900 Dupont Street
Bellingham, WA 98225
E-MAIL ADDRESS: sss@belcherswanson.com
BUSINESS PHONE: 360-734-6390

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

C. TOPIC OF PROPOSED AMENDMENT: See Exhibit "A" attached.

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(s): 4051130693050000 SEE EXHIBIT "B" ATTACHED.

ACREAGE: 20.51

SITE ADDRESS: 8733 Shintaffer Road

TOWNSHIP: 40 RANGE: 1W SECTION: 13 1/4 SECTION:
NE

OWNER(s): Beachmont, LLC

ADDRESS: 6161 Birch Point Road

CITY/STATE/ZIP: Blaine, WA 98230

PHONE: 360-739-1227

(Additional sheets may be attached if more than one parcel is involved.)

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Rural

C. EXISTING ZONING DESIGNATION:

R10A

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

UGA

E. PROPOSED ZONING DESIGNATION:

UR(4)

F. THE PRESENT USE OF THE PROPERTY IS:

Residential/Vacant Land

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

G. THE INTENDED FUTURE USE OF THE PROPERTY IS:

Residential

H. SURROUNDING LAND USE:

See Exhibit "A" attached.

I. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer ; septic . (check one)

Sewer purveyor (name): _____

The site is currently served by a public water system ; well . (check one)

Water purveyor (name): _____

The site is located on a public road ; private road . (check one)

Name of road: Shintaffer Road

Fire District #: 21 Name: _____

School District #: _____ Name: Blaine School District

J. TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

Are TDRs required under sections 2.160.070, 20.89.050, and/or 20.90.064 of the Official Whatcom County Zoning Ordinance? If so, please explain how your proposal complies with the TDR requirements and/or how you qualify for modifications/exceptions from the TDR requirements.

No.

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary):

Map UGA 2-a needs to be modified to reflect the proposed change.

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The Amendment is needed because it will add property back into the Blaine UGA that should never have been removed in the first place. The property at issue is adjacent to Semiahmoo and the City of Blaine. The property is in close proximity to urban services that are already in place. It makes no sense to have this property zoned Rural when adjacent to it will be a shopping center, golf course and dense urban development. This property will act as a necessary residential buffer between the complex Semiahmoo Resort and the adjacent rural lands. It also helps to make a uniform boundary for the City of Blaine once this property is annexed in.

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

- B. How does the proposed amendment conform to the requirements of the Growth Management Act?

See Exhibit "A" attached.

- C. How is the proposed amendment consistent with the County-Wide Planning Policies for Whatcom County?

See Exhibit "A" attached.

- D. How is the proposed amendment consistent with the Whatcom County Comprehensive Plan?

See Exhibit "A" attached.

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

- E. If within an Urban Growth Area, how is the proposed amendment consistent with interlocal agreements between the County and the City?

See Exhibit "A" attached.

- F. What changed conditions or further studies indicate a need for the amendment?

The idea that this property should be downzoned to protect Drayton Harbor is flawed thinking. The majority of the property is not in the Drayton Harbor Watershed. Assuming septic tanks are the problem (which there is no evidence), sewer and governance by the City of Blaine is a better choice.

- G. How will the public interest be served by the amendment? In determining whether the public interest will be served, factors including but not limited to the following will be considered:

- The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the Comprehensive Plan.
- The anticipated effect upon the ability of the County and/or other service providers, such as cities, schools, water and/or sewer purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.
- Anticipated impact upon designated agricultural, forest and mineral resource lands.

See Exhibit "A" attached.

WHATCOM COUNTY

Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

-
- H. Does the amendment include or facilitate illegal spot zoning? Please explain.

This proposal is not spot zoning. Spot zoning only occurs when the proposed action is arbitrary and capricious. For it to be arbitrary and capricious, the action must be unreasoning and something over what reasonable minds can differ on. This proposal makes sense.

VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING):

- A. A vicinity map showing property lines, roads, existing and proposed Comprehensive Plan and Zoning designations. (This information is required for map amendments only).
- B. Mailing labels with names and mailing addresses of the owners of all property included within the area proposed for re-designation and:
- For a map amendment within an existing urban growth area, mailing labels with the typed address of each property owner within 300 feet of the external boundaries of the subject property as shown by the records of the county assessor.
 - For a map amendment outside existing urban growth areas, mailing labels with the typed address of each property owner within 1,000 feet of the external boundaries of the subject property as shown by the records of the county assessor.
 - For map amendments that involve rezoning property to an Airport Operations District, mailing labels with the typed address of each property owner within 1,500 feet of the external boundaries of the subject property as shown by the records of the county assessor.
- C. State Environmental Policy Act (SEPA) Checklist

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9013
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

VII. FEES

A. The Whatcom County Code 2.160.110 states that:

Once an amendment is initiated by resolution of the county council, the applicant shall pay the initiation fee within 15 days. The county council may take official action to waive the initiation fee at the time it approves the initiating resolution if it finds the proposed amendment will clearly benefit the community as a whole and will not be for private financial gain.

B. Are you requesting that the County Council waive the fees for this application?

No.

C. If so, please describe how the proposed amendment clearly benefits the community as a whole and will not be for private financial gain.

PLEASE SUBMIT TWO COPIES OF ALL APPLICATION MATERIALS.

Signature of Applicant or Agent:

A handwritten signature in black ink, appearing to be "J.E. Ryan", is written over a horizontal line.

Date: 12/31/09

EXHIBIT "A"

To Application for Comprehensive Plan and Related Zoning Amendments

II.C. Topic of Proposed Amendment: Blaine UGA expansion and/or upzone. This proposed amendment is made in the alternative. First choice inclusion of the property lying west of Shintaffer Road, north of Lincoln Road, south of Drayton Harbor and east to the Blaine City limits in the UGA. The proposal includes an upzone to UR4 zoning, which is what was there prior to the recent adoption of the Urban Growth Area Ordinance (Ordinance #2009-071) on November 24, 2009. In the alternative, if the inclusion in Blaine's UGA is not granted, the applicant requests an upzone of the property from R10A to R5A. The proposal is discussed below but is principally based on the fact that the adoption of the UGA ordinance excluding the property from Blaine's UGA and downzoning it to R10A was an error.

This proposed amendment applies to the parcel identified at III.A. and the additional parcels identified on Exhibit "B" attached.

III.H. Surrounding Land Use: Blaine: Residential Planned Recreation and Residential (RPR) and Whatcom County: Rural Residential. An enclave of General Commercial also exists across Lincoln Road to the south of the property proposed for change.

III.I. Services: The properties within the area proposed for change currently being used for residential purposes are served by wells and septic systems. Water and sewer to serve this area is nearby and in sufficiently close proximity for economical service of the land if it is included in the UGA.

V.B. How does the proposed amendment conform to the requirements of the Growth Management Act?

- The proposal conforms to the goals of the Growth Management Act; specifically the goal on urban growth which states as follows: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." The proposal meets that goal by re-establishing UGA status to an area that is in close proximity to sewer and water utility services by the City of Blaine and the Birch Bay Water and Sewer District.
- Further, the proposed plan supports the GMA goal on property rights, stating the following: "Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions." This property was in the Blaine UGA since 1997 and never should have been removed.
- Furthermore, majority of land being considered is located outside the Drayton Harbor Watershed. Much of the downzone of the property was based upon a desire to limit

development within the Drayton Harbor Watershed. It should be further noted, that the desire to limit development in the Drayton Harbor Watershed has never been shown to be public policy based on scientific analysis. While no evidence has proven that septic tanks are a problem, having the property inside the City of Blaine and served by sewer may help clean up Drayton Harbor.

V.C. How is the proposed amendment consistent with the County-Wide Planning Policies for Whatcom County?

- The Growth Management Act Planning Goals state that it should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. This proposed amendment is consistent with this in that services exist or can be provided in an efficient manner to this area. All totaled, of the 32 parcels only one exceeds 20 acres. There are 10 parcels between 2.7 acres and 7.4 acres and 16 of a half acre or less. The area also contains approximately 14 houses.
- Countywide Planning Policy B-2 states the county shall discourage urban level development outside Urban Growth Areas and outside of areas currently characterized by development threshold greater than a rural development density. The proposal is that this land will be in the Urban Growth Area and it currently consists of various densities from small lots all the way to 20 acres.
- Countywide Planning Policy C-2 states the size and location of Urban Growth Areas shall be consistent with adopted local policies and with the capital facilities plans.
- Countywide Planning Policy D-1 states the Urban Growth Areas for small cities shall be of an adequate size to allow them to become viable economic centers with a balance of jobs and housing. The small cities should do appropriate planning to ensure adequate distribution of land uses and services at a range of urban densities and zoning classifications. The proposal is consistent with this policy. Exclusion from the UGA and downzone to R10A renders Blaine's utility planning over the last 13 years useless.
- Countywide Planning Policy D-2 states Urban Growth Areas for cities shall include those areas contiguous to cities and within urban characteristics as defined by the Act. The proposed area is contiguous to the City of Blaine. It has urban characteristics in that the northerly portion of the property includes urban densities and services are in close proximity to handle urban development.
- Countywide Planning Policy D-3 states cities shall develop a plan to provide urban level water and sewer services within their Urban Growth Areas. This plan shall be developed in cooperation with existing water purveyors and other municipal corporations providing water or sewer services within each city's

Urban Growth Areas, and should be implemented through interlocal agreements. As described above the proposed property has been in the Blaine UGA since 1997. Blaine has a sewer pump station in close proximity which has capacity to handle this property. The Birch Bay Water and Sewer District has a waterline that is directly adjacent to this property in Shintaffer Road. This shows that both the City of Blaine and Birch Bay Water and Sewer have been planning to provide urban level water and sewer services for this area that was in the Urban Growth Area.

- Countywide Planning Policy D-5 states all cities should grow in an efficient manner while maintaining their character and, where reasonable, shall provide for adequate open space between cities to prevent strip development. This property fits with this policy as the property is adjacent to the City of Blaine and the Semiahmoo Development. There is a proposed shopping center adjacent to this property which means it makes sense to have urban level of services surrounding this shopping center.
- We understand that this area is within a shellfish protection district and of a sensitive nature. However, it is a small portion of the land and the City of Blaine has the resources necessary to make sure adequate protections are in place to prevent a negative impact from development on this property.

V.D. How is the proposed amendment consistent with the Whatcom County Comprehensive Plan?

- The Urban Growth Areas-Introduction in the Comprehensive plan states the Growth Management Act specifies that urban growth should, first, be located in areas that already have adequate existing public facilities and service capacity and, second in areas where such services if not already available, can be served adequately by a combination of public facilities and serves services and any additional public facilities and services that are provided by either public or private sources. The proposed amendment is consistent with this given that water is in close proximity and sewer is not far away from this property. The property also adjoins the City of Blaine and General Commercial zoning. Shintaffer Road is the logical service boundary for this area.
- Goal 2DD of Chapter 2 Land Use and the Comprehensive Plan is “to retain the rural character and lifestyle of Whatcom County. This goal would be retained by upzoning this property to R5, if UGA status is not granted.
- Policy 2DD-1 states “Concentrate growth in urban areas. In areas where existing development areas do not already prohibit it, draw a distinction between urban/rural uses to prevent urban sprawl.” A sharp demarcation is not possible here. The property contains a wide range of lot sizes at present. It is inevitably going to be part of Blaine. The property that is subject of this application is adjoining to the Semiahmoo Development and golf course. There is a City of

Blaine sewer pump station located adjoining Drayton Harbor Road that has capacity. Further, it is within the Birch Bay Water and Sewer District service area and has a water line in immediate proximity to the property. It is immediately adjacent to the City of Blaine. The property according to recent studies was determined to be in an area suitable for future development. The property is not suitable for agricultural use.

- Policy 2A-7 states “Provides sufficient and appropriately located residential, commercial, and industrial lands.” This property is adjoining the City of Blaine and has the necessary service capacity for residential development. It is appropriately located as such.
- Policy 2A-4 states “Designate land use that reflect the best use of the land.” Given the services are in place and is adjoining the City of Blaine the best use of this land is for urban residential development.
- As previously described this property has been within the Blaine UGA since 1997. Policy 2A-5 states “Provide predictability to property owners and land use designation.” The property owners have been paying taxes based on this property being in the UGA for a number of years. To remove it from the UGA now does not provide predictability to property owners in land use designation. For this reason it should be put back in the Urban Growth Area because the property makes sense for urban development.
- Policy 2C-1 states “Coordinate capital facilities and land use planning.” The property that is the subject of this application is adjoining Semiahmoo which is located in the City of Blaine. It has been located within the Blaine Urban Growth Area for a number of years. The city of Blaine has been planning their capital facilities with regard to this area being in the City. As mentioned above the sewer pump station is already in place and has capacity for this property.
- Policy 2DD-10 states as follows: “Rezoning from one dwelling unit per ten acre (R10A) zoning districts to one dwelling per five acre (R5A) zoning districts should be discouraged.” Most of the policies under that goal will be met by R10A or R5A Zoning, it doesn't matter. However, Policy 2DD-1, quoted below, seems to have relevance.

Policy 2DD-1 “Concentrate Growth in Urban Areas. In areas where existing development patterns do not already prohibit it, derive distinction between urban/rural uses to prevent urban sprawl.”

- The area proposed for upzone is one where a stark distinction between rural and urban will be difficult. Some parcels in the area are small, 5 acres or less. Very few parcels are larger than 10 acres. The presently existing R10A (done in error) makes a significant number of these parcels non-conforming uses.

- Moreover, policy 2DD-10 likely finds its genesis from the comprehensive plan language on page 2-57 which states, as follows: “The population growth for Whatcom County from 200 to 2022 is projected to be 68,103 for a total 2022 population of 234,917. This represents an increase of approximately 4,328 people in the areas of Whatcom County that are currently unincorporated and outside of permanent UGA’s. In a study of the potential subdividable land in the areas of the County zoned Rural one dwelling/five acres (R5A) it was found that out of 85,588 acres inventoried, about 2/3 of the acreage was in parcels 10 acres or larger in 2002. This finding indicates that there is a potential for future land divisions in the rural portions of the county under current zoning regulations. Conceivably, the rural landscape could look different in the future if the current rural zoning is retained.” The lands described in this quotation are the locations where R10A zoning is likely appropriate. This description does not, however, describe the land which is being proposed for upzone from R10A to R5A by this application.
- Furthermore, this property, together with adjacent properties is located between Blaine proper and Blaine Semiahmoo and will without doubt be part of Blaine at sometime in the future. This is so because of the availability of service here especially when the remainder of Blaine is considered where ample land exists but no services are present. Property included in this application should be in the Urban Growth Area, but at a very minimum, it should be upzoned to R5A.

V.E. Unknown.

V.F. The idea that this property should be downzoned to protect Drayton Harbor is flawed thinking. The majority of the property is not in the Drayton Harbor Watershed. Assuming septic tanks are the problem (which there is no evidence), sewer and governance by the City of Blaine is a better choice.

V.G.

- The property being considered exceeds 100 acres in size. This yields a mathematical possibility of the construction of 400 homes. It has been our experience that in Birch Bay Area development projects actually yield less than half of the authorized density. This results from the applicability of the critical area ordinance, buffers and other development constraints. In any event, It makes much more sense to use this land to provide for Blaine’s residential growth where infrastructure is already available then extending services to the far hinter lands of East Blaine for projects such as Grandiose Pond, even though that land is currently situated within the city limits.
- The Property is in that area where the future City of Birch Bay already anticipates providing urban levels of service. Schools, fire service, police service are all easier to provide in conjunction with the development which has already occurred in that part of the county.

- This proposal has no effect on designated agricultural, forest and resourced lands.

EXHIBIT "B"

To Application for Comprehensive Plan and Related Zoning Amendments

Below are all the properties that are within the proposed area. The attached Assessor Print Outs show the information required by III.A.

<u>Assessors Tax Parcel #</u>	<u>Property Owner and Address</u>	<u>Site Address</u>
405113 071058 0000	SEMIAHMOO COMPANY 1329 N STATE ST #201 BELLINGHAM WA 98225-4754	0 SHINTAFFER RD
405113 091083 0000	CHARLES J & EILEEN L DONAGHY P O BOX 1721 BLAINE WA 98231-1721	8571 SHINTAFFER RD
405113 031083 0000	SEAN T & STACEY A LYNCH 8575 SHINTAFFER RD BLAINE WA 98230-9392	8575 SHINTAFFER RD
405113 072026 0000	SEMIAHMOO COMPANY 1329 N STATE ST #201 BELLINGHAM WA 98225-4754	0 SHINTAFFER RD
405113 012026 0000	TRILLIUM CORPORATION 1329 N STATE ST #201 BELLINGHAM WA 98225-4754	0 LINCOLN RD
405113 091113 0000	JOHN E & SUZANNE L DOUGAN P O BOX 1211 BLAINE WA 98231-1211	0 SHINTAFFER RD
405113 031113 0000	MEGAN A LYNCH 8583 SHINTAFFER RD BLAINE WA 98230-9392	8583 SHINTAFFER RD
405113 070209 0000	HOPE DEVELOPMENT LLC 5220 WOODPECKER DR RICHMOND BC CANADA V7E 5V9	0 SHINTAFFER RD
405113 068248 0000	TRILLIUM CORPORATION 1329 N STATE ST #201 BELLINGHAM WA 98225-4754	0 SHINTAFFER RD
405113 072148 0000	HOPE DEVELOPMENT LLC 5220 WOODPECKER DR RICHMOND BC CANADA V7E 5V9	8505 SHINTAFFER RD
405113 064346 0000	ELIZABETH M ULRICH P O BOX 743 BLAINE WA 98231-0743	0 SHINTAFFER RD
405113 069305 0000	BEACHMONT LLC 6161 BIRCH POINT RD BLAINE WA 98230-9339	8733 SHINTAFFER RD
405113 047400 0000	LUCILLE FOSTER ESTATE 5273 DRAYTON HARBOR RD BLAINE WA 98230-9515	0 DRAYTON HARBOR RD
405113 118387 0000	QUEENIE J ULRICH 8801 SHINTAFFER RD BLAINE WA 98230-9323	8801 SHINTAFFER RD
405113 088409 0000	BRADLEY D JAMES & PATRICIA E JAMES TRUST/TR P O BOX 266 BLAINE WA 98231-0266	5243 DRAYTON HARBOR RD

405113 021450 0000	LUCILLE FOSTER ESTATE 5273 DRAYTON HARBOR RD BLAINE WA 98230-9515	5273 DRAYTON HARBOR RD
405113 112438 0000	RODNEY L & CATHERINE H GOFF 5221 DRAYTON HARBOR RD BLAINE WA 98230-9515	5221 DRAYTON HARBOR RD
405113 127418 0000	WILLIAM J & ALICE G SCHROEDER TRUST/TR 8521 SEMIAHMOO DR BLAINE WA 98230-9310	0 SHINTAFFER RD
405113 119424 0000	BILL & ALICE SCHROEDER TRUST WILLIAM J SCHROEDER & ALICE G SCHROEDER TR 8521 SEMIAHMOO DR BLAINE WA 98230-9310	8811 SHINTAFFER RD
405113 124434 0000	DEETTA L MISSICK 5203 DRAYTON HARBOR RD BLAINE WA 98230-9515	5203 DRAYTON HARBOR RD
405113 004492 0000	KARY L GABATTO 7556 BIRCH BAY DR BLAINE WA 98230-9647	5302 DRAYTON HARBOR RD
405113 015490 0000	LUCILLE FOSTER ESTATE 5273 DRAYTON HARBOR RD BLAINE WA 98230-9515	0 DRAYTON HARBOR RD
405113 028490 0000	BECKY S SAVO P O BOX 109 NAKNEK AK 99633-0109	5278 DRAYTON HARBOR RD
405113 040489 0000	BLAINE RESIDENCE TRUST S ROY JEFFREY TR 5268 DRAYTON HARBOR RD BLAINE WA 98230-9515	5268 DRAYTON HARBOR RD
405113 050488 0000	BLAINE RESIDENCE TRUST CALVIN J PAYNE TR 5264 DRAYTON HARBOR RD BLAINE WA 98230-9515	5264 DRAYTON HARBOR RD
405113 058488 0000	DRAYTON INVESTMENTS LLC 5264 DRAYTON HARBOR RD BLAINE WA 98230-9515	5262 DRAYTON HARBOR RD
405113 069485 0000	ROBERT A & CARRILLEE FISCHER 4155 SWEET RD BLAINE WA 98230-9755	5248 DRAYTON HARBOR RD
405113 080481 0000	PETER & RONA J TERRY 5238 DRAYTON HARBOR RD BLAINE WA 98230-9515	5238 DRAYTON HARBOR RD
405113 079518 0000	CITY OF BLAINE 344 H STREET BLAINE WA 98230-4109	NA
405113 090479 0000	MAURICE-GERALDINE L VANDERBEKE 21892 TELEGRAPH TRAIL LANGLEY BC CANADA V1M 3S6	0 DRAYTON HARBOR RD
405113 098476 0000	JUNE L MCQUARRIE TRUST/TR 5228 DRAYTON HARBOR RD BLAINE WA 98230-9515	5228 DRAYTON HARBOR RD
405113 111464 0000	DRAYTON SHORES INDUSTRIES INC 859 GRAND BLVD	5222 DRAYTON HARBOR RD

	N VANCOUVER BC CANADA V7L 3W6	
405113 124453 0000	RODNEY L. & CATHERINE H GOFF 5221 DRAYTON HARBOR RD BLAINE WA 98230-9515	0 DRAYTON HARBOR RD