

January 29, 2009

Whatcom County Planning Commission  
Attn: Ms. Becky Boxx  
5280 Northwest Dr.  
Bellingham, WA 98226

RE: Foothills Subarea Plan Update

Dear Planning Commissioners,

I would like to take this opportunity to submit additional comments regarding three properties in which I have ownership interest in the Foothills Subarea. The parcels are APN 400534 405425, 400534 417430, and 400534 416480. They are currently zoned Small Town Commercial and are located at the Kendall Rd. / Mt. Baker Hwy. intersection.

Urban Growth Area (UGA) Status:

I wish to retain the Urban Growth Area status for this area even though public sewer and water services are currently not in close proximity to my property. I would ask that you take time to consider that the recommendation you make to retain, alter, or rescind the UGA status in the Columbia Valley will be permanent. I also ask that you consider the 20+ year planning period of the Foothills Subarea and Whatcom County Comprehensive Plan. Currently, it may not be cost effective to bring public water and sewer to the Kendall Rd. / Mt. Baker Hwy intersection, but there is a need for a Small Town Master Plan that provides services to the growing foothills area.

Kendall Small Town Master Plan:

My properties will be instrumental in the development of the Kendall Small Town Master Plan as shown in the proposed Foothills Subarea Plan update. Although I have submitted applications to subdivide the properties and am vested for the creation of 8 new lots, with the zoning of Small Town Commercial, I am interested in working with the County to co-create the crossroad/tourist center as envisioned in the Kendall Small Town Master Plan. I ask that your recommendation include the retention of the UGA status and Small Town Commercial Zoning at this intersection. These designations are the reason my partner and I purchased these properties, and are instrumental for achieving our goals of providing commercial services to the residents of the foothills. We also have a great deal of financial investment into this area and are very concerned that our investment costs will triple, should the zoning revert to rural, forestry, or LAMIRD status.

#### Cell Tower/High Speed Internet:

Several comments received from the public at the 1/15/09 Planning Commission hearing indicated that many residents wish to have better cell phone service and high speed internet in the Foothills area. I have worked with AT&T in the past to provide this exact service (blanketing the south side of Lake Whatcom) with cell coverage to an area that needed it. We have experience in this field and see no problem adding this service onto our centrally located property.

#### Grocery Store:

There were also many comments at the 1/15/09 public hearing indicating the desire for a grocery store in the Kendall Area. If you look at the map of my property enclosed, you will see that the 6.1 acres we own is a perfect place to create this service and many other small business opportunities that will create jobs and tax revenue for the area. However, it is imperative that the UGA designation be retained at the Kendall Rd. / Mt. Baker Hwy. intersection. To remove this designation will likely eliminate the possibility of such stated commercial uses in this area.

#### LAMIRD Status:

LAMIRD's are not like UGA's, where commercial and industrial uses are encouraged. As you know they are limited areas where higher density residential or commercial/industrial uses have taken place outside of a UGA. The LAMIRD language in the GMA allows some infill in a character and intensity similar to what is already in the area. This concerns me, as it is unclear whether a grocery store, or for that matter any of the uses contemplated in the Kendall Small Town Master Plan will comply with this "character and intensity" requirement. In layman's terms, this creates more time, headache and hoops for developers and property owners to establish services that accommodate the projected growth numbers in the area. I therefore ask that the LAMIRD designation be retained as shown in alternative 2 in the Supplemental EIS prepared for the Foothills Subarea Update.

Speaking on general terms for the area, Glacier also falls under the Foothills Subarea plan. The current zoning in Glacier for commercial land is "Resort Commercial." At some point in the long ago past, the County planners realized that Mt. Baker would obviously bring about the need for resort type lodging. Other than the few Bed & Breakfasts, there is still a need for these uses in this area.

Being an avid skier who has traveled to many ski areas around the world and within the U.S., 99% of the places I visited had thoughtfully planned out resorts that had overnight accommodations. The benefits to the area would include the creation of local jobs and additional tax revenue generated from tourism. Decreasing the LAMIRD boundaries in Glacier would eliminate the properties with the current zoning designation of "Resort Commercial." We understand that the Glacier area is not in the UGA and must become an official LAMIRD. Please carefully review the properties zoned "Resort Commercial" and give these owners the zoning rights they have had for years.

By retaining these distinctions, we will be able to properly plan for the population growth in the Glacier area and foster tourism that will help bolster the economy. Being a part of the private sector,

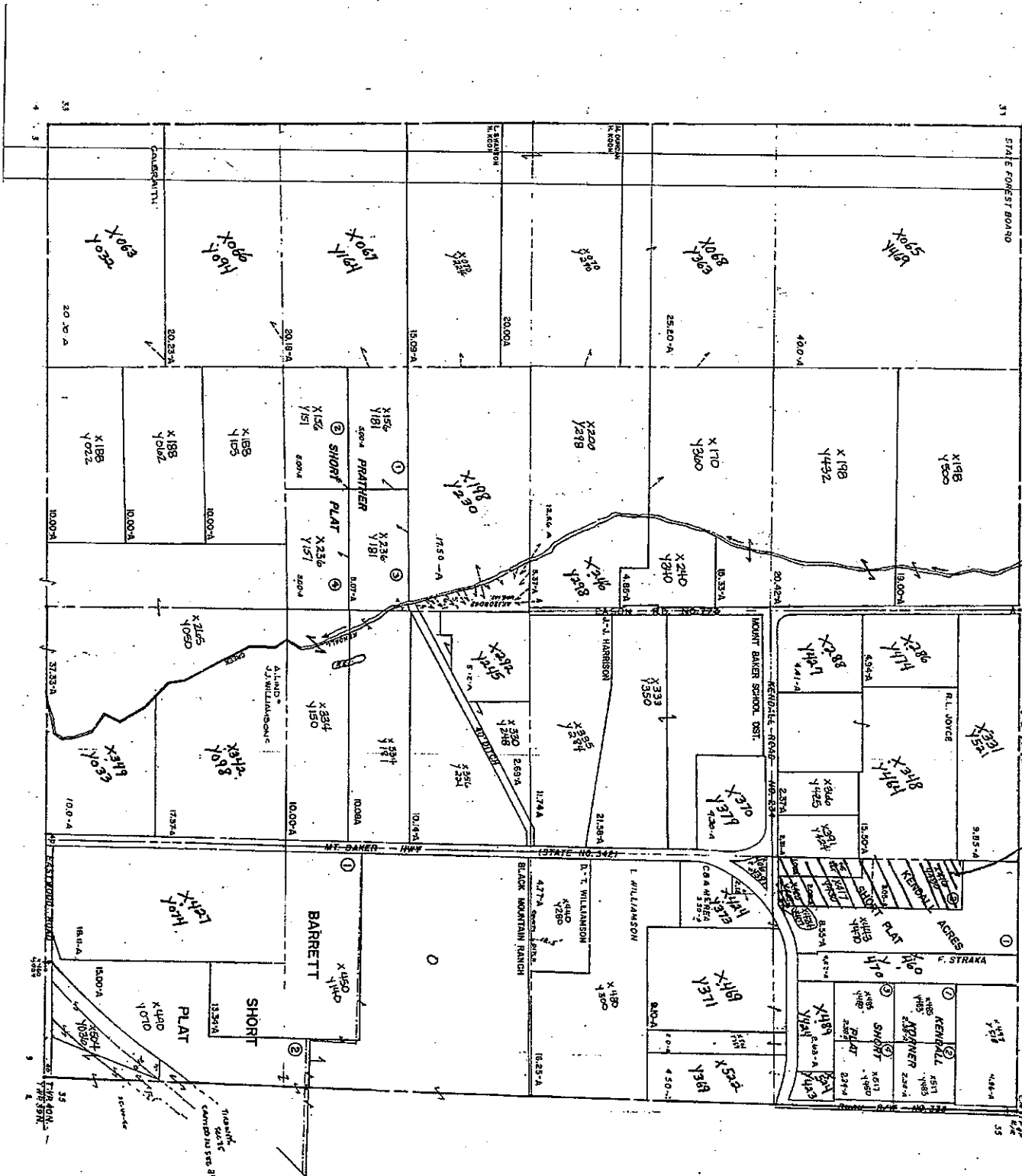
my partner and I want to work with the County to create opportunities that will benefit the public with thoughtful planned out communities.

Thank you again for allowing me to comment on this update.

Sincerely,

A handwritten signature in black ink, appearing to be 'SB' with a flourish extending to the right.

Shabir Balolia  
President  
Mammoth Homes, Inc.



6.1 acres  
TOTAL  
OUR PROPERTY!

TOWNSHIP  
40

RANGE  
5 E

SECTION  
34

MAP NO.  
01

SCALE  
1" = 400'

DATE  
1/27/66

SEP 09 2008

THIS MAP IS FOR  
RECORDING PURPOSES  
AND DOES NOT  
CONSTITUTE A  
WARRANTY OF  
TITLE OR  
RIGHTS.