

Community Town Hall

March 12th, 2026

Meeting Agenda

- 1 Project History
- 2 Community Engagement
- 3 Development of the Community Plan
- 4 Community Plan Elements
- 5 Community Action Plan
- 6 Community Discussion



The background features a white central area with decorative geometric shapes in shades of red and black. A light gray bar is at the top. The bottom half is divided into a black triangle on the left and a red triangle on the right, both pointing towards the center.

Project History and Schedule

Purpose of a Community Plan

- Establish goals and policy actions that will address anticipated future challenges, such as financial, housing, environmental, or others;
- Set measurable policy actions which can be evaluated for completion on a regular basis; and
- Memorialize the community's vision for the future of Birch Bay and set a framework by which all future decisions can be evaluated for consistency.



Purpose of a Community Plan

- The Community Plan does not make changes on its own.
- It provides a technical analysis and framework for decision-making by the Board of Directors.
- The community is not required to complete all of the goals and policy actions or even to adopt the Community Plan.



Project Timeline

July 2025

- Project Kickoff and Charter

August to October 2025

- Community Plan Survey

September 2025

- Community Open House

November 2025

- Board of Directors Update #1 (Staff)

February 2026

- Board of Directors Update #2 (Staff)

February 2026

- Community Asset and Parks Assessment

March 2026

- Community Town Hall (Draft Plan Elements)

Community Engagement

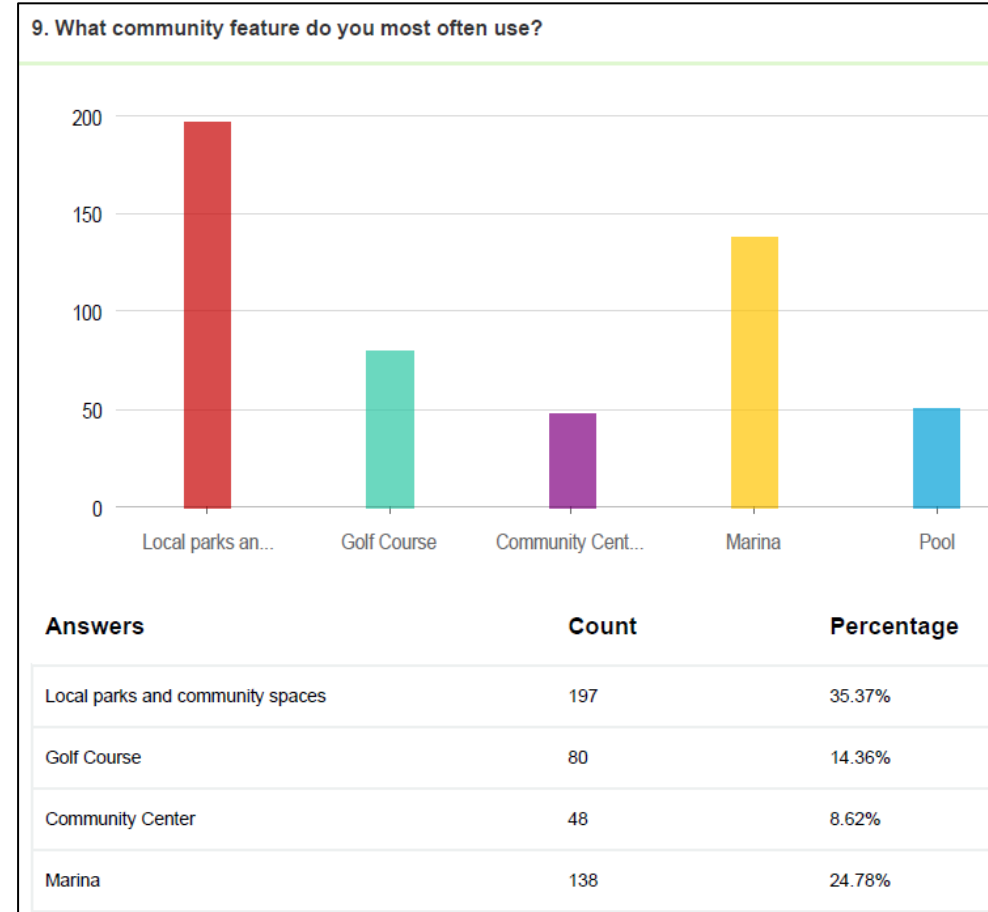
Community Open House

- Hosted an open house at the Birch Bay Village Community Center on September 10th, 2025
- Inform meeting participants about the components of the Community plan
- Provide a forum for community members to give their input
- Structured as an open house with input and informational stations



Community Plan Survey

- Provided residents with an alternative option to provide feedback at their convenience
- Online and paper copies
- Available from August 28th to October 27th, 2025
- 557 total responses
- Mixture of multiple choice and free response
- Summary provided at November 2025 Board of Directors meeting



Community Plan Survey

- Some high-level findings from the survey:
 - Approximately **63%** of respondents are retired
 - Of the respondents who work, 39% travel more than 30 minutes to work
 - Over **70%** of respondents have an Undergraduate or Graduate level degree
 - The location was listed as the primary reason for moving to Birch Bay Village (315 respondents).
 - The local and community parks are the most used community feature at **35%** of respondents. The Marina was second at 25% and golf course third at 14%.
 - 24% of respondents dock a boat in the marina.
 - **67%** of respondents indicated they did not want to pay higher assessments to fund enhanced community services.
 - Community was mixed on priorities for funds, with **repairs of existing roads and safety and security ranking highly** on the list and new community amenities ranking the lowest.



Development of the Community Plan

Community Plan Process

Step 1

Identify Community need through Community Engagement and technical analysis

Step 2

Develop potential solutions as goals/objectives

Step 3

Create implementation plan and steps to achieve stated goal

Community Plan Process

- Example of the process:
 - Community members express higher costs of housing/maintenance as an issue and wanting to stay in their community
 - Zoning analysis determined that other housing types are permitted under Whatcom County zoning, but CC&Rs restrict to single-family detached
 - SB 6490 creates the opportunity to revise and identify new permitted housing types
 - Policy Action created to consider expanding development options to include other low density housing types such as senior housing, duplexes, townhomes, and ADUs

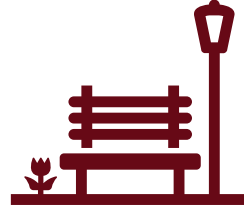
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Community Plan Elements

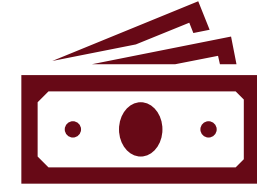
Community Plan Elements



Community
History and Profile



Land Use, Development,
and Community Character
*(Includes Housing and Parks
and Open Space)*



Economic
Sustainability



Natural Hazards
and Resilience



High-Level Capital
Improvement Plan

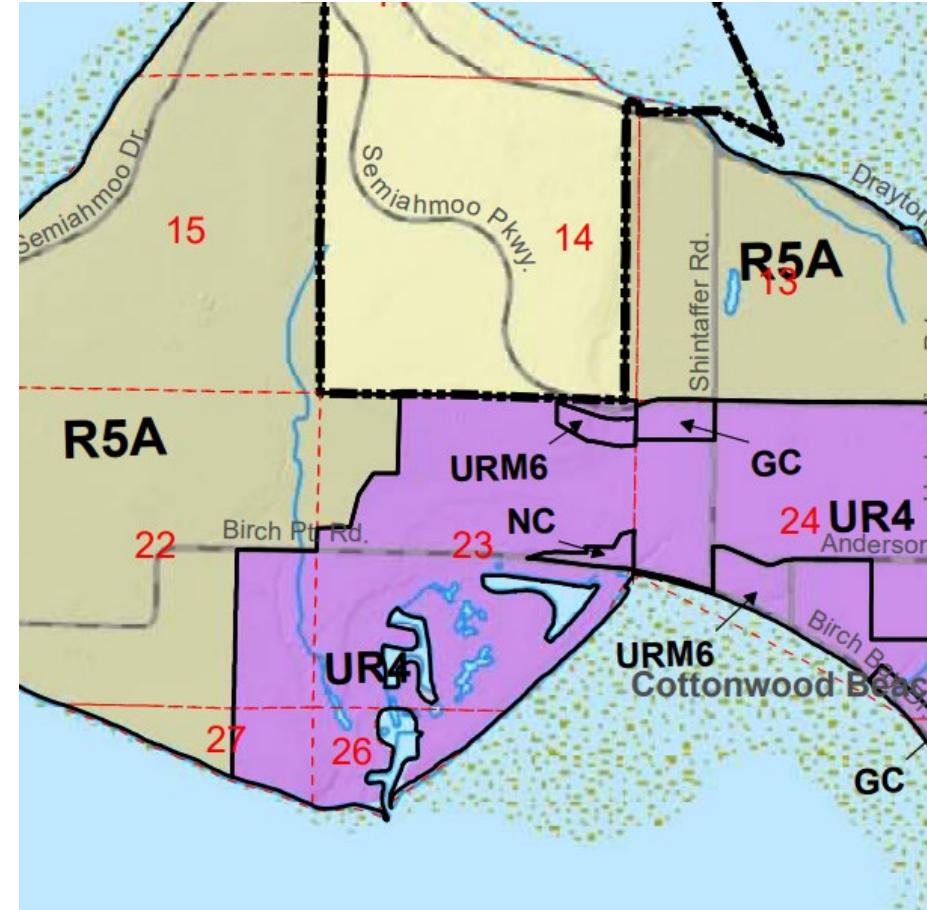
Community History and Profile

- Community lacked a comprehensive history document
- Several long-standing members provided written summaries and photographs for inclusion within the Community Plan
- Will help to preserve the early history of the community dating back to inception in 1967
- Framework for discussions on future growth and direction



Land Use and Development

- Review of the type of development currently permitted under the Whatcom County Comprehensive Plan and Zoning Code.
- Analyzes restrictions to development (local CC&Rs) and potential opportunities
- Differing housing types, including senior housing, duplexes, townhouses and neighborhood commercial opportunities



Housing Opportunity

Housing opportunities based on community needs:

- Children leaving household
- Reduced ability to complete house/yard maintenance
- Mobility issues requiring the need for a single-story housing layout
- Financial challenges

Potential New Housing Types:

- Accessory Dwelling Units (ADUs)
- Duplexes
- Cottage Housing
- Townhouses
- Senior Housing



Housing

- Analyzes existing housing within Birch Bay Village, including size, age, and potential to grow by diversifying housing types.
- Birch Bay Village was founded in 1967, though Census housing data shows some units (potentially cabins that have been converted to single-family) may have been in the area prior to that date.

Decade Built	Percent of Total Housing Stock
2020s	0.0%
2010 to 2019	7.5%
2000 to 2009	17.2%
1990 to 1999	22.6%
1980 to 1989	25.4%
1970 to 1979	22.7%
1960 to 1969	2.5%
1950 to 1959	0.7%
1940 to 1949	0.0%
1939 or earlier	1.5%

Housing Stock by Age Built.

Community Spaces and Parks

- Evaluation of community common spaces including the community center, parks, marina, golf course, and sport courts.
- Level of service analysis shows that the western portion of the community is not within a 10-minute walking distance of a neighborhood park.
- If the golf course is not counted, BBV does not meet NRPA standard for park acreage per 1,000 people.



Potential Future Use of the Golf Course

- Golf course is a candidate for partial or complete transformation into open space where community members can recreate and enjoy the space in a capacity beyond golf.
- Consider the following future uses:
 - Separate dedicated times for golf and for walking/recreational use (not as a sports field)
 - Modifying to a Par-3 course with a smaller footprint, opening up permanent open space areas. This would lower maintenance costs.
 - Convert course entirely to a recreational/walking community space.
 - Relies on volunteers to function
 - Currently operates at a significant loss financially



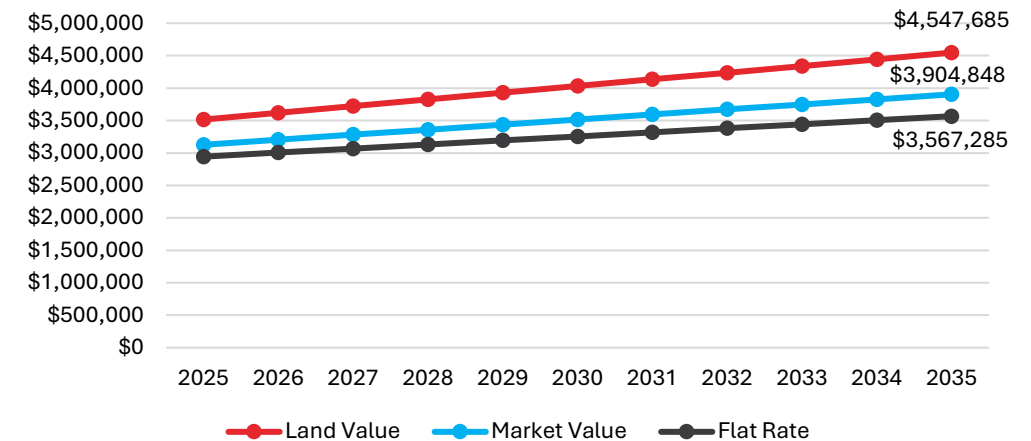
Economic Sustainability

- Financial summary of the budget and revenue sources for Birch Bay Village
- Community Plan helps to identify future community and capital needs as well as ways to potentially raise the necessary funds to meet those needs
- The analysis within the Community Plan looks at potential revenue models relating to dues and other funding sources, but the plan does not make any changes to the current structure without further action.

Progressive Assessments

- Consider restricting assessments based on land or market values which will change from the current flat rate structure
 - In general, a median land and market value were determined and assessment fees benchmarked off that value
 - Potential option to meet community expressed desire to fund additional improvements.
- Findings within the plan are not to be interpreted as an exact revenue forecast, but rather a model.

Revenue Source Comparison



Assessment	Bracket	2025	2030	2035
Land Value	Above Median	\$3,010.46	\$3,472.29	\$3,934.12
	Median	\$2,589.00	\$2,930.11	\$3,322.09
	Below Median	\$2,468.58	\$2,779.94	\$2,655.49
Market Value	Above Median	\$3,200.97	\$3,637.31	\$4,080.58
	Median	\$2,589.00	\$2,909.53	\$3,238.90
	Below Median	\$2,140.38	\$2,402.57	\$2,650.25
Flat Dues	Above Median	-	-	-
	Median	\$2,589.00	\$2,863.23	\$3,137.45
	Below Median	-	-	-

Natural Hazards and Resilience

- Large portions of the community are subject to flooding and damage during storm events
- This section describes risks related to flooding, sea level rise, and king tides as well as community asset exposure.



Present Day and estimated 2075 future 100-year floodplain.

Natural Hazards and Resilience



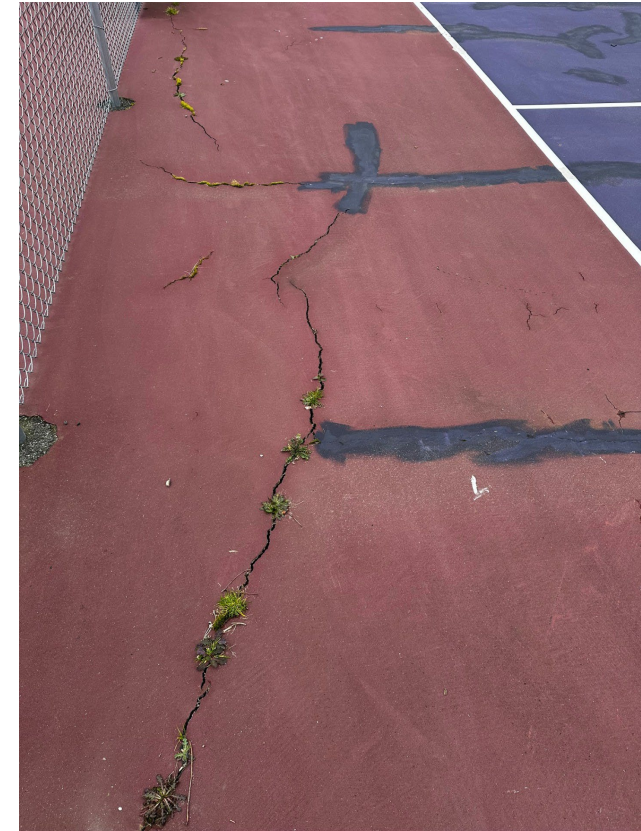
Present Day 100-year floodplain.



Estimated 2075 future 100-year floodplains.

High Level Capital Improvements Plan

- High-level physical analysis of large community assets, including the parks, community center, marina, and golf course
- Provides staff with an updated condition assessment
- Used to understand potential maintenance needs and evaluate future visionary projects



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Community Action Plan

Community Action Plan

- Draft community vision, goals, and policy actions which implement the community plan
- Draft vision was developed through feedback from the community and the goals support both that vision and the needs determined through the analysis performed.
- Policy actions are the steps needed to complete those goals
- Policy actions may be direct actions or they may call for further in-depth analysis of specific issues.

Draft Community Vision

*Birch Bay Village residents enjoy the **peaceful, safe, and serene nature** of living along the Puget Sound. Strong community ties, friendly neighbors, a variety of amenities, and the natural beauty of the area promote a healthy lifestyle and **create a small-town neighborhood feel** that is unique from surrounding areas. Birch Bay Village strives to be economically sustainable through diversifying revenue streams and adding high-value community uses that benefit the majority of residents while **maintaining affordability and quality of life.***



Sample Goal and Policy Action

Timelines are approximately how long the policy action should take to complete, not necessarily when it can be implemented. For instance, staff could complete a study of how much additional revenue could be generated from additional sources, but action would not be taken until the Board of Directors decided to proceed.

Policy Actions describe the specific objective to be performed in support of the overall goal.

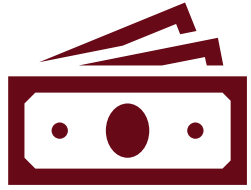
Policy Action 1-2: Consider new or increased sources of non-dues revenue including increased fees for marina activities, charging for visitor parking, or increasing golf course usage rates.

Timeline	1 year
Responsible Party(ies)	Birch Bay Staff, Board of Directors
Funding Opportunities	General fund

Funding Opportunities are potential funding sources which may be used to complete the policy action. In some cases, this may be the Birch Bay Village general funds or there may be external sources, such as grants, available.

Responsible Parties are those who will help to complete the policy action or have a role in review or decision-making. Other groups, such as residents, may provide input depending on the policy action.

Draft Goals



Draft Goal 1:

Develop a guiding **economic strategy** for the future financial sustainability of Birch Bay Village.



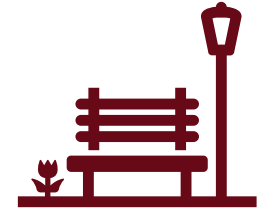
Draft Goal 2:

Evaluate and expand opportunities for new **community amenities** and services.



Draft Goal 3:

Study and implement long-range **resilience planning** for the future impact of major flooding and other environmental events, including sea-level rise.



Draft Goal 4:

Increase community **park/open space** opportunities for residents.

Community Discussion