

5 Jun 2026

MEMORANDUM FOR: Whatcom County Council
 C/O Ben Elenbaas
 311 Grand Ave., Suite 105
 Bellingham, WA 98225

FROM: Kyle Gebhardt
 Strider Northwest LLC
 4721 Northwest Drive
 Bellingham, WA 98226

SUBJECT: Concerns with Suggested Re-Zoning from Industrial to R10A
 (Re-Classification within current Bellingham UGA from 'Urban Growth Area' to 'Urban
 Growth Area Reserve')
 2026 Comprehensive Plan Update for Whatcom County

Dear Councilmembers / Councilmember Elenbaas,

Strider Northwest LLC has owned property on Northwest Drive (address above) since the late 1990's. The property has been used as an equipment yard for a heavy civil construction company and to generate a hay crop. The LLC has always paid our property taxes. The property has been appraised and the make-up of the LLC ownership group has changed over the past five years, relying upon the industrial zoning status and appraised property values during ownership transactions.

It is our understanding the area west and north of the airport, to include our property, is being proposed to be removed from the Urban Growth Area and into an Urban Growth Area Reserve. Our understanding is that this will re-zone the property from its current Industrial designation to R10A (residential). Strider Northwest LLC only recently learned of this proposed re-zoning. As a potentially impacted property Owner, Strider Northwest LLC has not received any notification from the County or other agency making us aware of this proposed re-zoning.

It does not appear there is consensus from the planning commission or County on the zoning map amendments, however it does appear the current intent is to re-zone the land on which we have worked and operated for decades into a very low-density residential designation. We do not understand the purpose behind a re-zoning and we anticipate a residential re-zoning will negatively impact the value and future use of this land.

Please address:

- What is the purpose behind this re-zoning?
- Isn't there a required written notification process (i.e. a reciprocal obligation) if the County intends to impact the use of a specific piece of property?
- Will the heavy civil construction company be able to continue operations from this property?
- Will the heavy civil construction company be able to improve our facilities on this property?
- How will any reduction in land value (as a result of potential re-zoning) be dealt with by the County? Will Strider Northwest LLC be compensated by the County for any reduction in land value?
- Should Strider Northwest LLC have appraisals performed and provide those to the County to determine impact?

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- How years / decades of paid property taxes at heightened assessed value will be compensated?

Strider Northwest LLC strongly opposes this proposed re-zoning to a low-density residential status and would urge the County to maintain the current UGA and industrial zoning. There is a shortage of industrial land in this region and it would seem non-sensical to further reduce land available to industry. The property on which we operate is ideal industrial property, below the airport's flight path.

If you have any questions please contact me at (360) 303-8520 or kyleg@striderconstruction.com. Strider Northwest LLC's mailing address is 4721 Northwest Drive, Bellingham, WA 98226. We appreciate your time, energy and representation.



Kyle Gebhardt, PE
Strider Northwest LLC, Managing Member

Cc: Jim Gebhardt, PE