



Grandis Pond

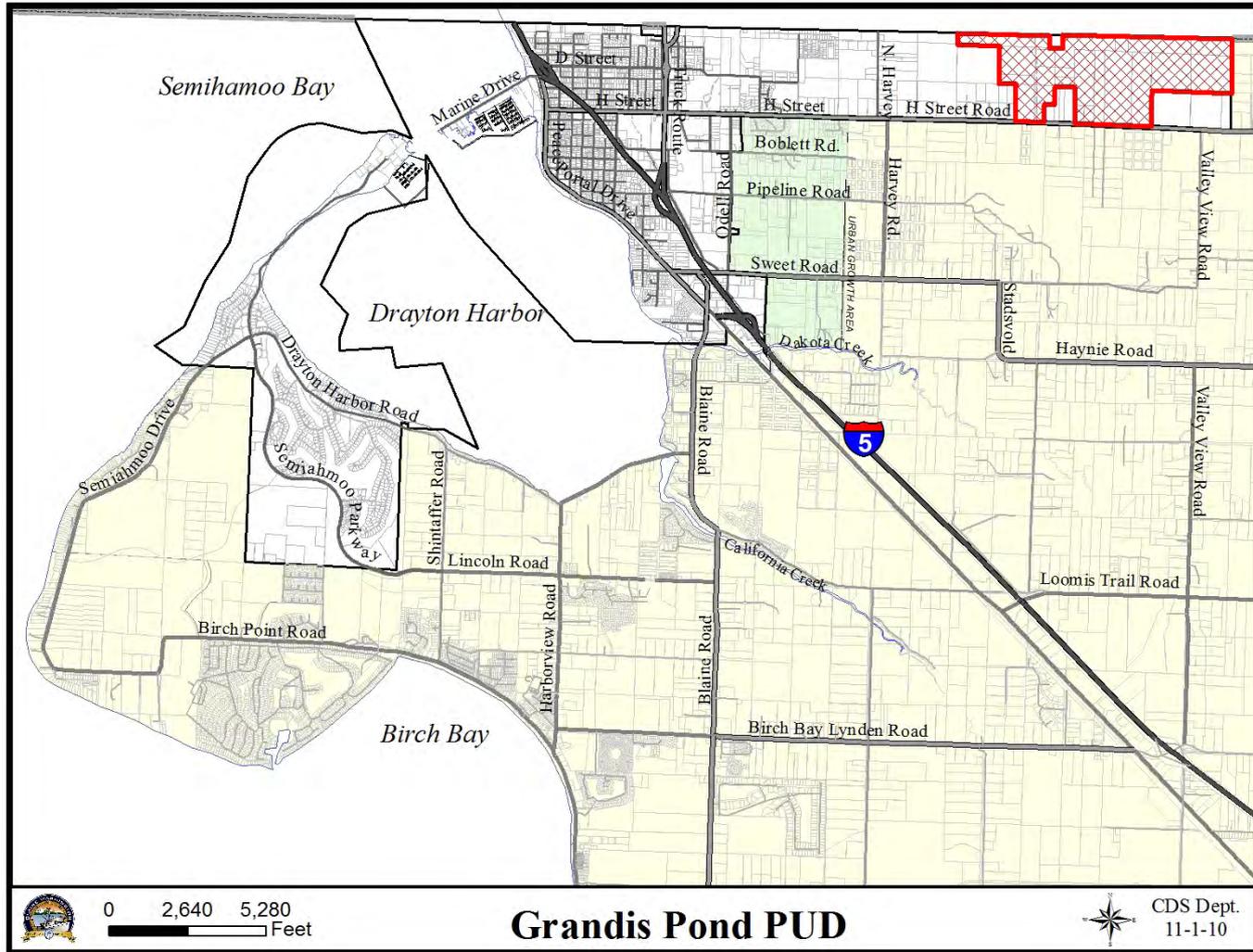
Planning Commission

November 4, 2010

Grandis Pond

- Planned Unit Development
 - PUD-2-07
- Preliminary Plat
 - LOP-1-07

Location



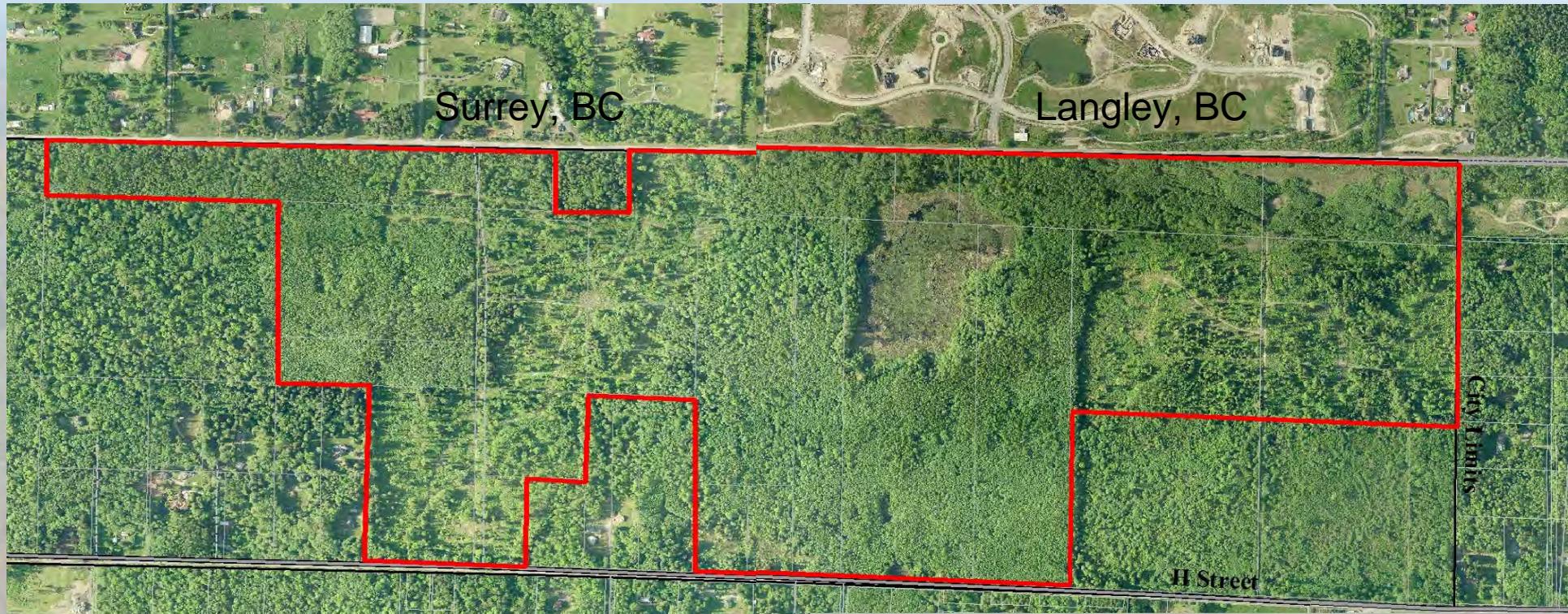
0 2,640 5,280
Feet

Grandis Pond PUD

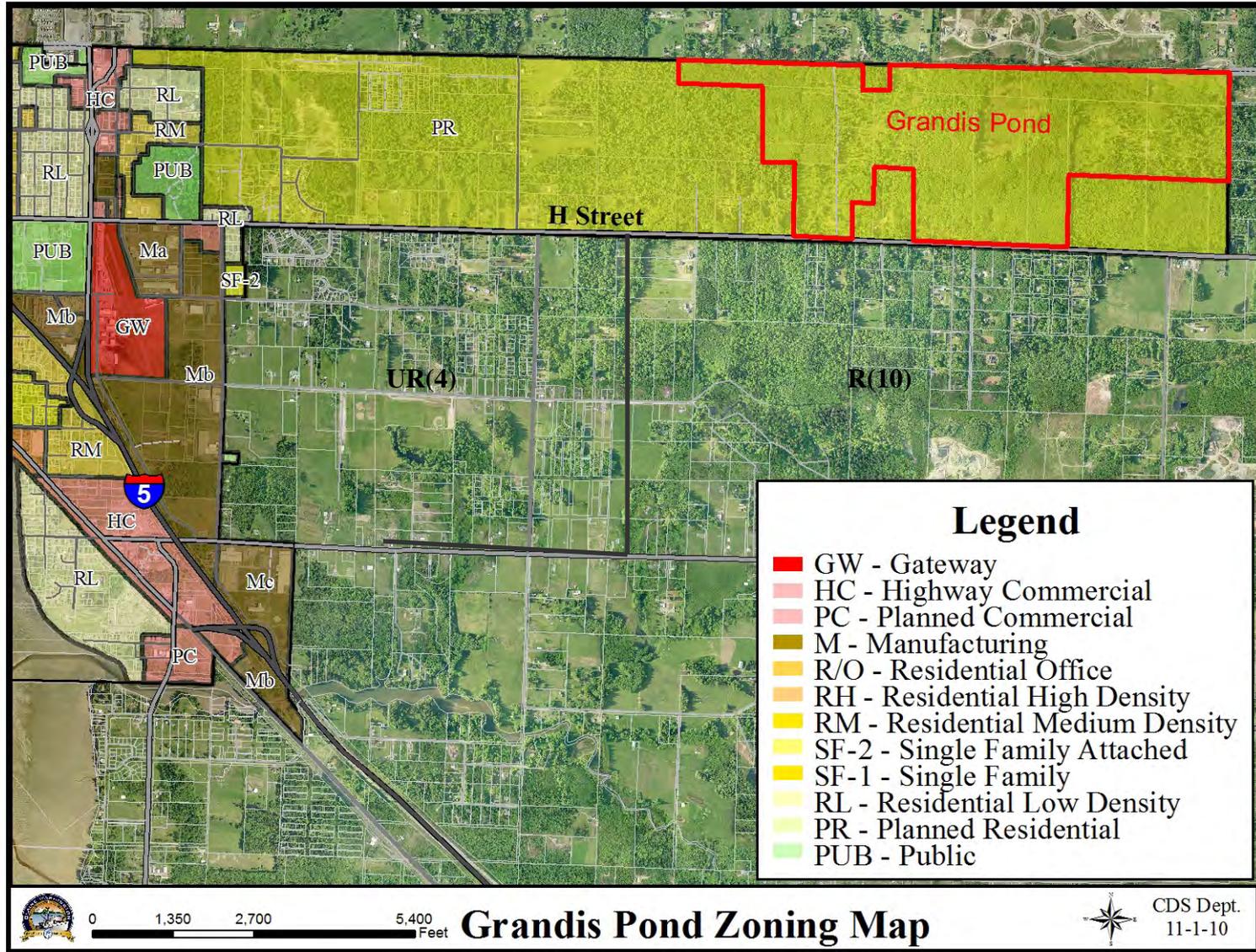


CDS Dept.
11-1-10

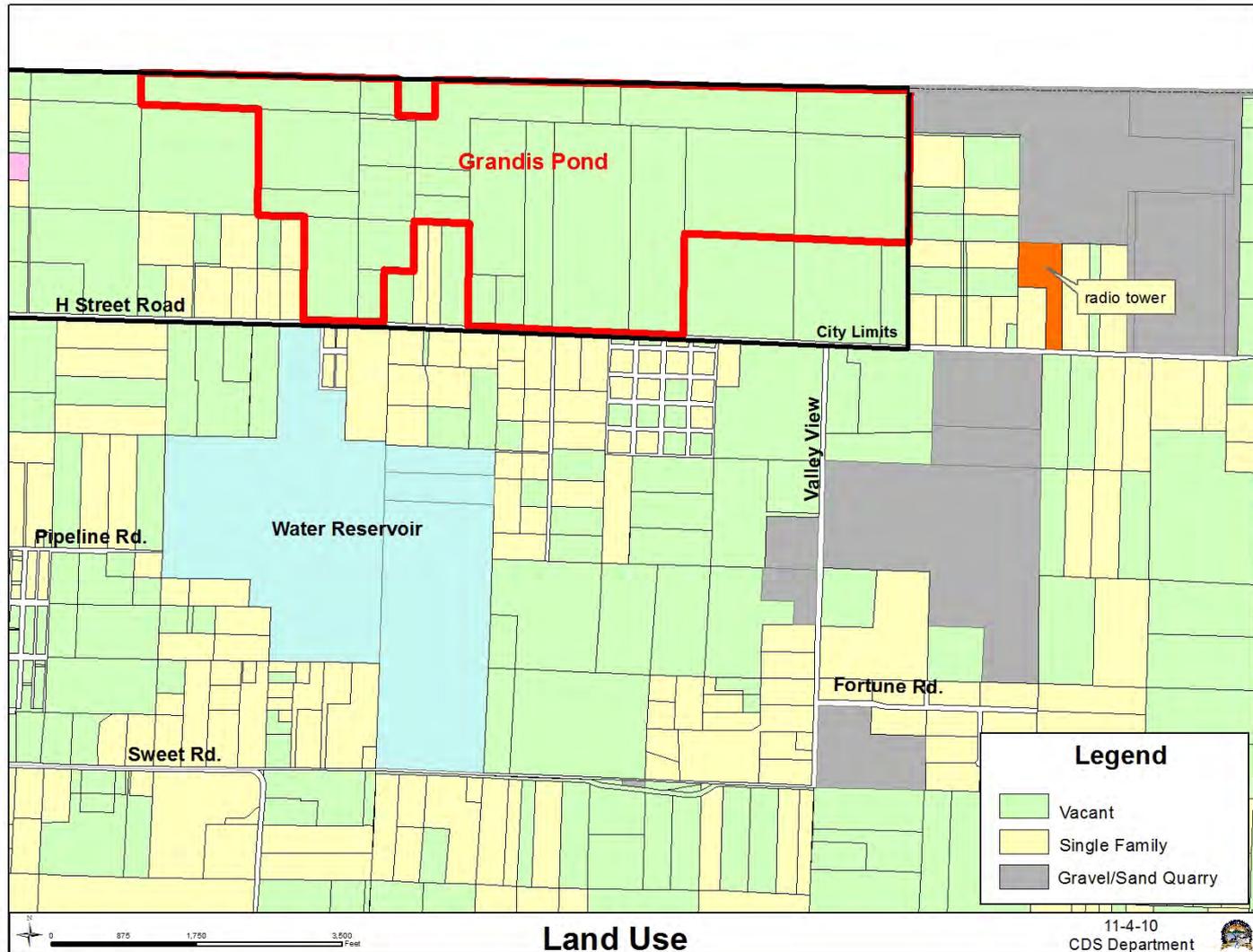
Setting



Zoning



Land Use



Land Use

11-4-10
CDS Department



SEPA

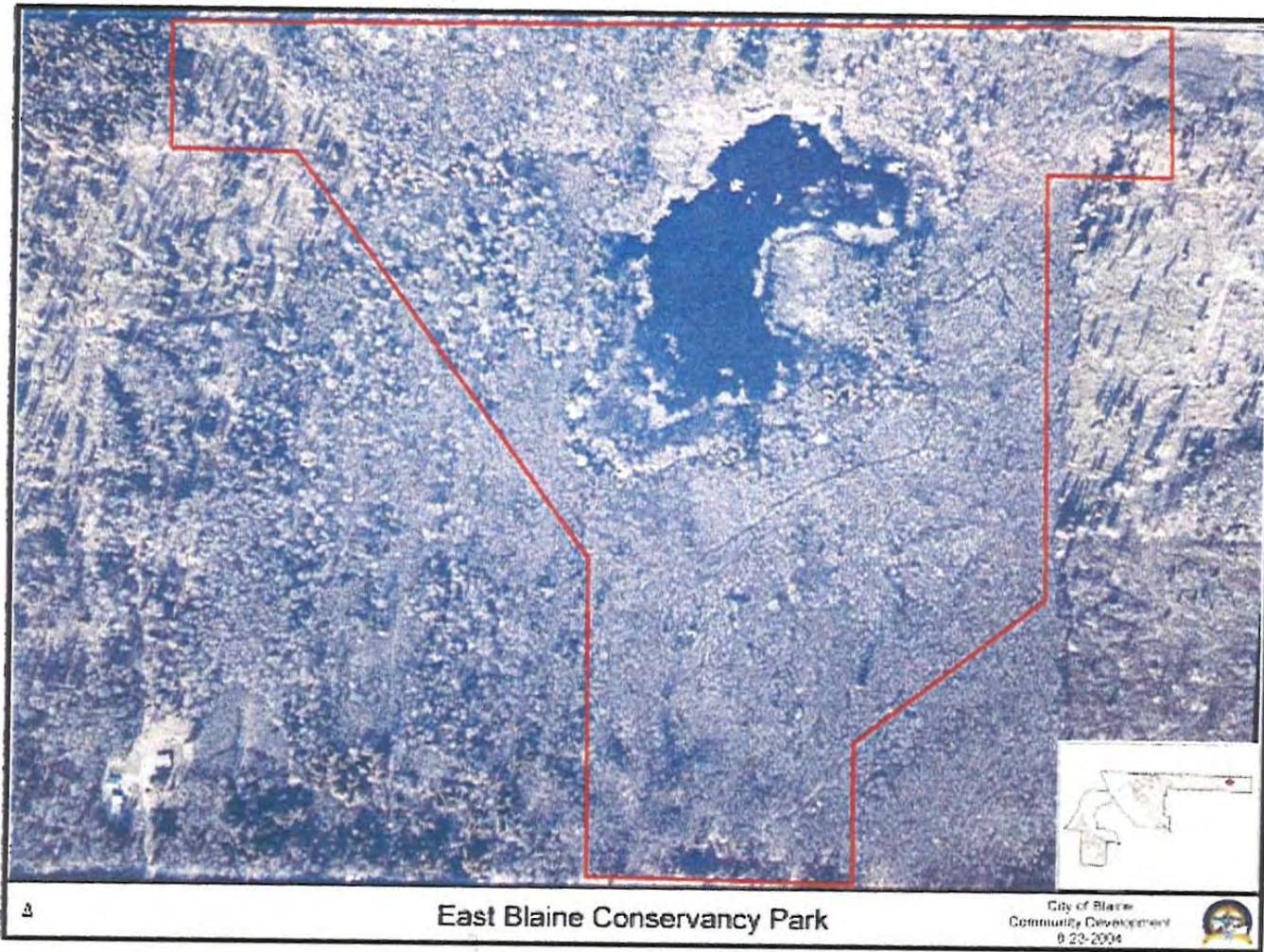
- Hydrology and Geotech
- Traffic
- Stormwater
- Wetlands and Wildlife
- Cultural Resources
- Landscaping
- Recreation

Comprehensive Plan

- Population
- Housing
- Land Use
- Transportation
- Utilities
- Public Services and Facilities

Park Plan

East Blaine Conservancy Park

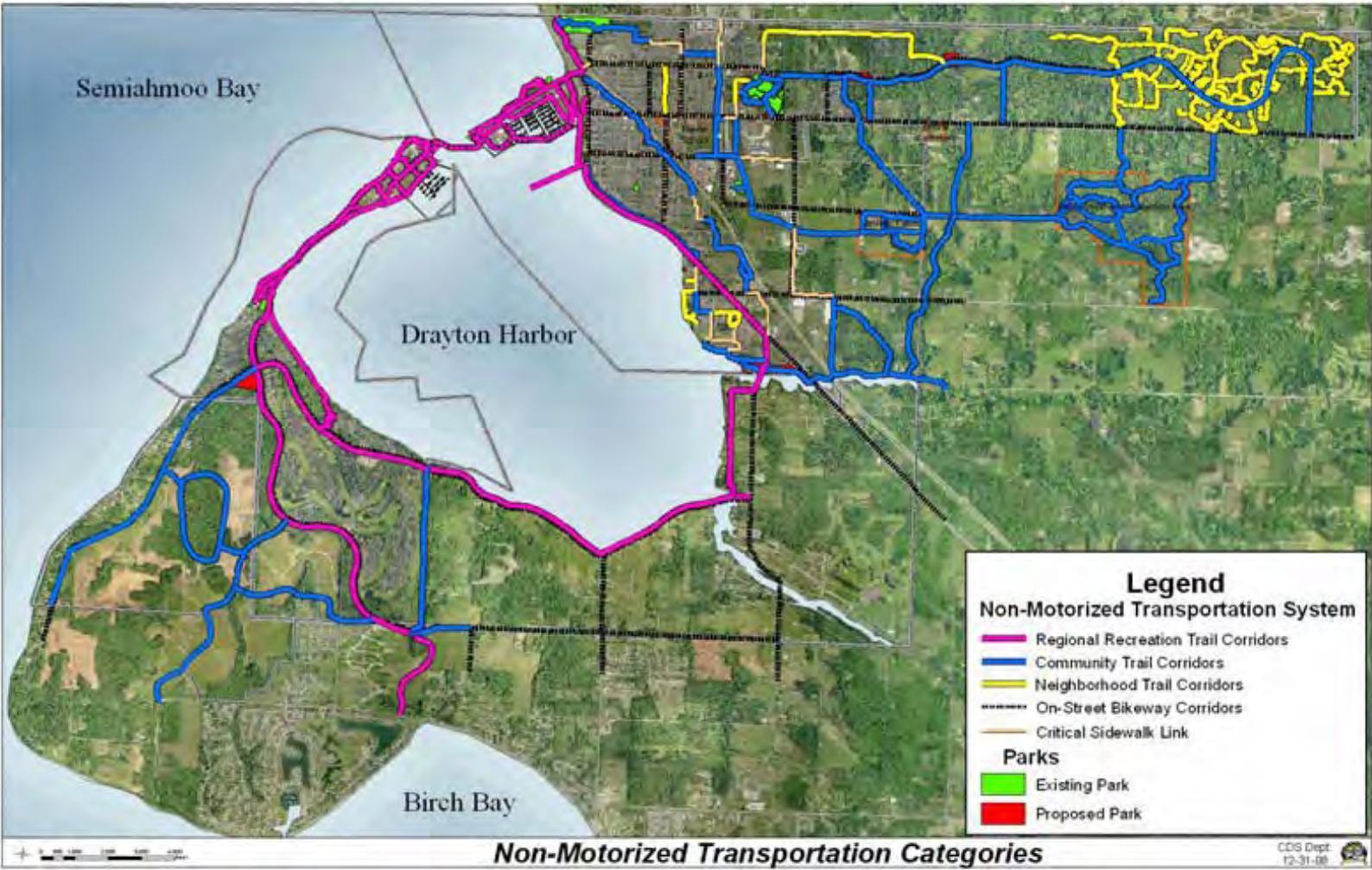


East Blaine Conservancy Park

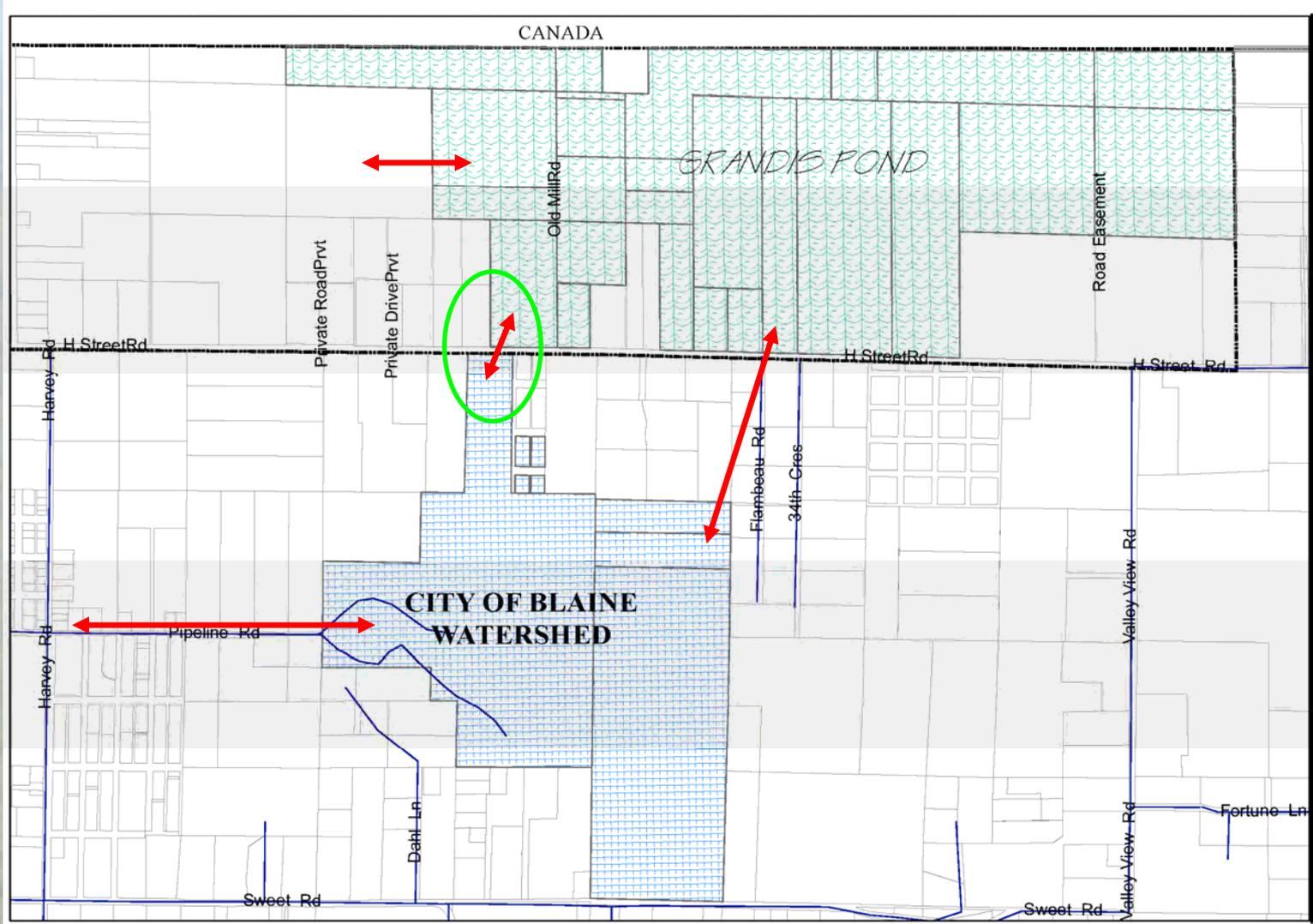
City of Blaine
Community Development
8-23-2004



Trail Plan



Trail Connections



East Blaine Infrastructure Plan

- Utilities and road connection along Parkway
- Phased improvements
- Developer responsibility
- City support for LIDs
- City support for Latecomers Agreements
- Overall guidance for future growth

Process

- Public Hearing
 - Staff request to continue hearing
 - Written Comments
- Applicant Presentation
- Public Comment
- Additional Staff Report
- Public Comment