



Notice of Application

July 20, 2016

City of Blaine CDS *et* 435 Martin St., Ste. 3000 *et* Blaine, Washington 98230

Applicant

Wayne Schwandt
Rimland Pacific
965 Grand Ave
Bellingham WA 98229

Project Name

Semiahmoo Zone 3

File Number(s)

LOP-1-16 and PUD-2-16

Proposal

Notice is hereby given that on June 27, 2016 the Community Development Services Department received an application for permit to develop 19.4 acres at the southwest corner of Semiahmoo Parkway and Drayton Harbor Road. The development proposes 40 housing units in Phase 1 and up to an additional 79 units in future phases. The project also includes potential commercial space for various neighborhood commercial uses and a personal, indoor storage facility. Open space, roads, utilities and a potential park site are included in the project.

Location

Southwest corner of Semiahmoo Parkway and Drayton Harbor Road, a portion of the N ½ of the SE ¼ of Section 10 Township 40N, Range 1W, W.M.

Required Permits

Preliminary Plat
Planned Unit Development
Other permits may be required from local, state and federal agencies.

Environmental Review

Given the nature and scope of the proposed project, this proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Blaine SEPA Guidelines (Chapter 17.80 BMC). An environmental checklist was prepared and submitted with the application materials. **A Threshold Determination has not been made on this proposed project and, pursuant to Section 17.06.140.B, BMC, will not be made until the conclusion of a 14-day comment period beginning on the date of this notice.**

Required Studies

No additional

Existing Environmental Documents

SEPA Environmental Checklist plus transportation, critical areas, stormwater and archeological assessments.

Public Comments

The submitted application documents and the proposed project plan are on file for public review in the Department of Community Development office between 8:30 a.m. and 4:30 p.m. weekdays. Agencies and members of the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Please Note**, that written comments can and will be accepted by the City up to the close of the Planning Commission public hearing.

Public Hearing

A Public Hearing will be required for this project. **The date for the Public Hearing has not been set at this time.** A separate Notice of Public Hearing will be posted, mailed, and published at least ten days prior to the hearing.

Staff Contact

Michael Jones, Community Development Director, City of Blaine, 435 Martin Street, Ste. 3000, Blaine, Washington, 98230. Phone (360) 332-8311, e-mail: mjones@cityofblaine.com

Final Decision

Final Decision on the proposed development is made by the City of Blaine City Council. A Notice of Final Decision will be sent to those parties who request a copy of the Notice of Final Decision in writing and any party of record (those who have commented on the project).

Appeal Procedure

Pursuant to Section 17.06.180, Blaine Municipal Code, a Final Decision by the City Council shall be final and conclusive unless within fourteen (14) days following the mailing of such decision a written statement of appeal is filed with the Whatcom County Superior Court by the Applicant, a department of the City or a Party of Record. The statement shall set forth any alleged errors and/or the basis for appeal.

