



CITY OF BLAINE
COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, SUITE 3000 • BLAINE, WA • 98230
PHONE: (360) 332-8311 • FAX: (360) 543-9978
www.cityofblaine.com

PLANNED UNIT DEVELOPMENT
Application

FOR OFFICE USE ONLY	
	June 27, 2016
Application #	PUD-2-16
STAMP IN DATE	

Project Name:	Resort Semiahmoo Zone 3
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Applications that are incomplete (i.e., that do not include all of the information required below) will be returned.

APPLICATION REQUIREMENTS

- Land Use Master Invoice
- Owner Consent Form required if application is not signed by owner
- PUD Submittal Documents
 - Draft PUD Master Plan
 - PUD Site Plan
 - Draft CC&R's
- Site Plan Review, Short Plat, or Preliminary Plat Application as applicable for proposed development
- SEPA Checklist unless SEPA exempt

Site Plan, Short Plat or Preliminary Plat submittals shall meet the requirements of the Blaine Municipal Code Section 17.66 and/or Section 17.07. Development proposals that divide the land to create lots shall utilize a short plat or long (preliminary plat) as applicable. Development proposals that do not divide the land to create lots shall use a site plan review.

Planned Unit Development (PUD) submittals shall meet the requirements of Blaine Municipal Code Section 17.68.

A draft PUD Master Plan. "PUD master plan" means a bound document composed of text, photos, drawings, design plans, and specifications that describes the development concept for a PUD and provides enough information to determine if subsequent land development, grading, landscaping, and building plans are consistent with the approved PUD. The PUD master plan shall provide written descriptions and/or typical or conceptual illustrating examples of items that are impractical to illustrate to the detail required in the PUD site plan.

The draft PUD Master Plan shall include:

Conceptual Streetscape Plan – At a minimum the streetscape plan shall include detailed street cross-sections illustrating dimensions and design of all walking, cycling, driving, and surface drainage and landscape features. Text and other elements such as photographs of example streets shall be used to augment the cross-sections as needed to adequately illustrate the design concept proposed. This applies to new or improved public and private streets.

Preliminary Landscape Plan – At a minimum the landscape plan shall include detailed planting plans illustrating plant species, plant size, spacing dimensions, mulch and ground cover, planting specifications

and integration of all site elements such as buildings, trails, walkways, roads and parking facilities. A text list of plant species (common and scientific name) and other elements such as photographs of example landscape beds and treatments shall be used to augment the drawing as needed to adequately illustrate the design concept proposed.

Preliminary Open Space and Trail Plan – At a minimum the open space and trail plan shall illustrate the proposed recreational amenities including passive recreation amenities such as open space areas. All required elements such as those defined in BMC Table 17.68.D shall be illustrated and labeled on the plan. Either architectural or engineering drawings, manufacturer’s specifications, or photographs of the elements to be constructed shall be included with adequate detail to clearly define the proposed amenities.

Conceptual Architectural Renderings – Renderings shall adequately demonstrate the style of all residential and non-residential buildings, with greater detail for multiple-family residential, mixed-use and commercial structures and lesser detail for detached single-family dwellings and cottages. Renderings shall typically be color elevation drawings, or color, 3-D perspective drawings. Additional information shall be provided as required by the Department.

A draft PUD Site Plan. “PUD site plan” means a scaled and accurate drawing that demonstrates the location of facilities within a PUD including but not limited to buildings/building pads, roads, trails and sidewalks, open space, recreation amenities, and infrastructure. Independently, or in conjunction with a binding site plan or plat, the PUD site plan provides guidance supplemental to the PUD master plan for decisions related to dimensions and location of facilities. To a substantial extent the PUD Site Plan may be a combination of the information on the other drawings described above.

Preliminary covenants, conditions, and restrictions (CC&Rs) which clearly describe responsibilities for operation and maintenance of commonly owned elements of the PUD and describe design allowances, limits, and requirements.

Additional Information

- A commercial PUD or a residential PUD with commercial components shall include an economic study analyzing the trade area from which the commercial uses will draw the customer base necessary to support the commercial components, and the current and future feasibility of the commercial components of the PUD;
- Additional reports as determined by the Director necessary to understand the physical impacts of the PUD;
- A written report of the community conference held prior to submittal of the applications;
- Phasing plan, if applicable;
- Density calculations, that demonstrate the permitted and proposed density, and any density bonuses that are used to achieve the proposed density.

Affidavit

The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed planned unit development.

Wayu Scheidt, MANAGING DIRECTOR
APPLICANT'S SIGNATURE
Rimland Pacific, Inc

June 24, 2016
DATE



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LAND USE MASTER INVOICE

Total Fees \$ _____

FOR OFFICIAL USE ONLY June 27, 2016

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I attest that the information provided on this and supplemental application forms and materials is true and accurate. I also agree to provide access and right of entry to City of Blaine employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

PROJECT NAME:

Site Address or Location:

Contact Person:

Phone:

Email:

Mailing Address for Contact Person:

**Property
Owner
Name:**

Property Owners Signature

PLEASE CHECK ALL THAT APPLY

Supplemental applications or questionnaires are required for certain permits

Site Plan Review - \$250 Boundary Line Adjustment - \$250 Short Plat - \$500 Specific Binding Site Plan - \$500 Land Disturbance - Minor - \$200 Land Disturbance - Major - \$400	Hot Key - 219 Hot Key - 243 Hot Key - 243 Hot Key - 243 Hot Key - 243 Hot Key - 243	Shorelines Exemption - \$50 Home Occupation - \$50 SEPA Review - \$350 Critical Areas Review (Major)- \$250 Commercial (Downtown) Design Review \$200 + \$75/hour	Hot Key - 035 Hot Key - 048 Hot Key - 048 Hot Key - 048 Hot Key - 022
Building or Plat Variance - \$250 Conditional Use Permit - \$300 Shorelines Substantial Development < \$50K - \$250 Shorelines Substantial Development ≤ \$250K - \$500	Hot Key - 035 Hot Key - 035 Hot Key - 035 Hot Key - 035	Shorelines Substantial Development > \$250K \$800 Shorelines Conditional Use - \$500 Shorelines Variance - \$500	Hot Key - 035 Hot Key - 035 Hot Key - 035
Planned Unit Development - \$750 + \$100/lot Zoning Map Amendment - Variable \$ _____ Annexations - \$1,500 Preliminary Long Subdivision \$1,500 + \$100/lot	Hot Key - 243 Hot Key - 243 Hot Key - 243 Hot Key - 243	Land Use & Development Code Amendment - \$300 Comprehensive Plan Amendment Variable \$ _____ General Binding Site Plan - \$1,500 + \$100/acre for every acre over 3 Final Long Subdivision - \$500 + \$100/lot	Hot Key - 243 Hot Key - 048 Hot Key - 243 Hot Key - 243

DESCRIPTION OF PROPOSED PROJECT: (Add description on supplemental sheets, as necessary)

Resort Semiahmoo Zone 3 Project Description

The Project is located on a parcel of approximately 19.4 acres at the southwest corner of Semiahmoo Parkway and Semiahmoo Drive in Resort Semiahmoo, Blaine, Washington. The site is zoned Residential Planned Recreation. Development of the property requires Planned Unit Development (PUD) and Preliminary Plat subdivision approvals. The site development is also guided by the Resort Semiahmoo Master Plan 2014 (RSMP 2014), which is the City of Blaine's Comprehensive Plan sub-area document for Resort Semiahmoo.

RSMP 2014 identifies the site as containing between 114 and 136 multi-family units (RSMP 2014 also provides for single-family homes to be located in multi-family zones). Other uses identified for the site include: commercial/retail space, recreational vehicle parking, restaurants, and civic facilities. The City of Blaine Non-Motorized Transportation Plan identifies the site as the location for a city park.

The Project will be developed in multiple phases in order to best meet the needs of the community and marketplace. Construction Phase 1 along Semiahmoo Parkway will include 40 housing units available in a variety of configurations including 4 townhome-style multi-family units; 10 duplex units; and 26 single-family units. All units are proposed to be situated on fee-simple lots, with the townhome-style and duplex units on zero lot-line lots. Depending on market preference, some of the single-family units may also be situated on zero lot-line lots to provide for more usable outdoor space. Subsequent phases are configured to provide between 38 and 79 additional housing units.

Other uses planned in Phase 1 are a commercial center for indoor, off-site storage for a variety of customers whose storage needs could range from recreational vehicles and large boats to room and garage size facilities. This center containing a planned development of approximately 25,000 sf of enclosed buildings is located at the western edge of the site with its own secure access from Semiahmoo Drive. It will be effectively screened by natural vegetation from the remainder of the Project and the roadways surrounding the site.

Subsequent phases may also include a multi-use building with a 5,000 sf footprint with commercial or retail uses on the ground floor and commercial or residential uses on the upper 3 floors. In addition, the developers will continue to pursue the potential for locating a city park of approximately 1.75 acres at the northeast corner of the site following discussions with the Resort Semiahmoo neighborhood and the City of Blaine. In the event the stakeholders decide to not locate a city park at the site, a neighborhood park and additional recreational amenities will be provided to the Project.



OWNER CONSENT FORM

City of Blaine Community Development Services Department
435 Martin Street Suite 3000
Blaine, WA 98230 (360) 332-8311
www.cityofblaine.com

OFFICE USE ONLY
June 27, 2016
PERMIT NUMBER(S)
PUD-2-16

The legal property owner must complete this form. If you are a legal property owner authorizing an agent to apply for permits on your behalf you must also complete the "Designation of Agent" portion of this form. This form is required for the protection of the property owner. The City will not accept an application that is not accompanied by this form, unless the owner is the applicant.

NOTE: Official correspondence related to the permit application will be sent to the Applicant only.

STATEMENT OF OWNERSHIP

I/we the undersigned property owners, under penalty of perjury, state that I/we am/are the legal owner(s) of the property described as follows:

Legal Description :

That portion of Gov Lot 2 of S 10, T 40N, R 1W of WM lying wstrly of Semiahmoo Parkway and southerly of Serniahrnoo Dr except that portion lying within the boundaries of Serniahrnoo Firehall Shortplat, recorded under File# 910605122

Tax Assessor Parcel Number(s): 1405110 510169

DESIGNATION OF AGENT

I/we hereby designate the following party to act as my/our agent with respect to submitting an application with the City of Blaine.

Name of Designated Agent (please print): M-KOV, Inc.

AUTHORITY TO ENTER PROPERTY

I UNDERSTAND THAT, BY SIGNING THIS FORM, I AM CONSENTING TO ALLOW THE CITY STAFF INVOLVED IN THIS APPLICATION OR THEIR DESIGNEES TO ENTER ONTO AND INSPECT THE SUBJECT PROPERTY FOR THE SOLE PURPOSE OF MAKING ANY EXAMINATION OF THE PROPERTY WHICH IS DEEMED NECESSARY BY STAFF TO PROCESS THIS APPLICATION.

OWNER INFORMATION / SIGNATURE

Owner Name (print): Razorhone LLC

Mailing Address: 1500 Railroad Avenue, Bellingham, WA 98225

Telephone: 360. 303.3285

Alternate Contact: _____

Email Address: angela@razorhoneLLC.com

Angela Miscel

_____, Managing Member

OWNER SIGNATURE

DATE June 15, 2016

June 21, 2016

Re: Resort Semiahmoo Zone 3
PUD and Preliminary Plat application

To Whom It May Concern,

Please accept this as confirmation that M:KOV, Inc is the authorized representative for Razorhone, LLC for the PUD and Preliminary Plat application for the Resort Semiahmoo Zone 3 project.



Angela Mischaikov
Managing Member
Razorhone, LLC

June 21, 2016

Re: Resort Semiahmoo Zone 3
PUD and Preliminary Plat application

To Whom It May Concern,

Please accept this as confirmation that Rimland Pacific, Inc is the authorized representative for M:KOV, Inc for the PUD and Preliminary Plat application for the Resort Semiahmoo Zone 3 project.



Theodore Mischaikov
President
M:KOV, Inc