



June 24, 2016

Michael Jones, Director
Community Development
City of Blaine
435 Martin Street #3000
Blaine, Washington 98230

Re: Resort Semiahmoo Zone 3 PUD and Preliminary Plat Applications' Supplemental Document

Dear Mr. Jones:

This *Resort Semiahmoo Zone 3 PUD and Preliminary Plat Applications' Supplemental Document* (Supplemental Document) contains the PUD and Preliminary Plat information required by the City of Blaine for development of property in Resort Semiahmoo.

Resort Semiahmoo Zone 3¹ is a 19.4 +/- acre undeveloped parcel located in the uplands of Resort Semiahmoo at the southwest corner of the intersection of Semiahmoo Parkway and Semiahmoo Drive. The owners intend to develop the property for residential and commercial uses following recommendations provided in the comprehensive plan for the area contained in the Resort Semiahmoo Master Plan 2014 (RSMP 2014). The property is zoned Residential Planned Recreational (RPR) in which development is subject to the Planned Unit Development (PUD) section of Blaine Municipal Code (BMC) 17.68, which requires the submittal of a PUD Application. Because the project will create new lots and parcels, BMC 17.68 also requires the submittal of a Preliminary Sub-Division Application (BMC 17.60 and 17.66).

This Supplemental Document includes the following major sections.² Some sections require the same information. When that situation occurs, the reader is directed to Attachment that fulfills the requirement.

1. Planned Unit Development Application Form (*Rev. New FINAL 9-12*)
2. Land Use Master Invoice
3. Owner Consent Form
4. PUD Submittal Documents
 - a. Draft Resort Semiahmoo Zone 3 PUD Draft Master Plan (Master Plan)
 - i. Project Overview

¹ "Resort Semiahmoo Zone 3" is a place-holder name for the Project. The owners will identify a formal Project name before PUD and Preliminary Plat approval.

² The section topics are taken from the Blaine municipal code, application forms and information bulletins.

- ii. Conceptual Street Plan
- iii. Preliminary Landscape Plan
- iv. Preliminary Open Space and Trail Plan
- v. Conceptual Architectural Renderings
- vi. Draft Site Plan
- b. Covenants, Conditions and Restrictions (CC&R's)
 - i. Architectural Control Standards
 - ii. Landscape and Lighting Plan
 - iii. Private Street Maintenance Plan
- c. Homeowners Association Bylaws
- d. Additional Information
 - i. Economic Statement
 - ii. Additional Reports
 - 1. Traffic Impact Analysis
 - 2. Critical Area's Report
 - 3. Archeological/Cultural Survey and Report
 - iii. Community Conference Report
 - iv. Phasing Plan
 - v. Density Calculations
- e. Preliminary Plat Application
 - i. Title Report
 - ii. Assessor's Map & List of Property Owners within 300 feet
 - iii. Legal Description
 - iv. Vicinity Map
 - v. Existing Conditions Plan
 - vi. SEPA Checklist (*Rev 2003*)
 - vii. Sign Plan
 - viii. Preliminary Plat Map
 - ix. Landscape Plan
 - x. Parking, Loading & Internal Circulation Plan
 - xi. Lighting Plan
 - xii. Land Disturbance Plan
 - xiii. Reduced Copies of Oversized Plans
 - xiv. Engineering Plans
 - 1. Utility Plan
 - 2. Preliminary Stormwater Plan
 - 3. Erosion & Sedimentation Control Plan
 - 4. Conceptual Street Design Plan
 - xv. Additional Reports
 - 1. Traffic Impact Analysis
 - 2. Critical Area's Report
 - 3. Archeological/Cultural Survey and Report

This Supplemental Document is submitted in fulfillment of those requirements. It includes text, photos, drawings, design plans, and specifications that describe the development concept.

The Supplemental Document also provides the basis for City staff, planning commission, council and community's review of the project's development proposal. In addition, it will provide guidance for implementation of the terms and conditions for approval of the proposed PUD and Plat, construction of infrastructure and development and location of improvements including housing, commercial buildings, landscaping and amenities.

Thank you for the opportunity to submit the Supplemental Document. Questions or comments can be directed to us at the contact information below.

Sincerely,

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Enclosure: Resort Semiahmoo Zone 3 PUD and Preliminary Plat Applications' Supplemental Document