



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

435 MARTIN STREET, STE. 3000 • BLAINE, WA • 98230

PHONE: (360) 332-8311 • FAX: (360) 543-9978 • WEBSITE: www.cityofblaine.com

May 13, 2021

Re: Carnoustie PUD and Plat Multifamily Tracts

To whom it may concern,

The [Carnoustie Plat](#) was approved by the City of Blaine as a Planned Unit Development (PUD) in 2006. In addition to the applicable development standards contained in Blaine Municipal Code (BMC), all development within the Carnoustie Plat is subject to the conditions of approval for the PUD and Plat (**Attachment A**); [The Resort Semiahmoo Master Plan](#) (RSMP) and the [Covenants, Conditions, and Restrictions](#) (CC&Rs) adopted by reference on the face of the plat. The purpose of this letter is to provide a synopsis of how these standards and approvals work in concert with one another and to provide a clearer pathway for developing the remaining multifamily tracts.

The PUD and Preliminary Plat Approval did not address site specific development for multi-family tracts. Prior to submitting building permit application(s) for the project, a separate critical areas and site plan review is required for all multi-family projects. The following standards will need to be address through the review of the Site Plan and Critical Areas.

Land Use and Development Standards.

1. The property is zoned Residential Planned Recreation and is subject to the standards contained in [Chapter 17.38 of the BMC](#). This section of municipal code adopts by reference the RSMP and the development standards pursuant to each individual phase of development.
2. The Carnoustie PUD approved the following maximum densities for each multifamily tract (Referenced under Section 3.02 in the Declaration of CC&Rs):
 - a. Tract B – 0 Units (open space and storm water easement)
 - b. Tract C – 24 Units;
 - c. Tract D – 8 Units;
 - d. Tract E – 4 Units;
 - e. Tract F – 10 Units;

Disclaimer: Please note that the information provided herein is non-binding in nature and provided as a courtesy.

The original conceptual drawings that were approved allotted fourplex style townhomes on Tracts C, D, and E. Duplex style buildings were designated on Tract F.

2. Setbacks, impervious surface allowances, height restrictions and driveway/access requirements for multi-family lots are described in Article 3 and Exhibits C-F of the CC&Rs.

Critical Area Review.

1. A report was prepared by Geo Engineers, Inc., dated January 10, 2006, and submitted to the City of Blaine for the preliminary approval of the subdivision. Pursuant to BMC 17.82.250, a critical areas determination is valid for up to 5 years. A new Critical Areas Review will be required prior to authorizing development on any tract. In addition to application and fees for Critical Areas Review, a geologically hazardous detailed study will need to be required pursuant to [BMC 17.82.470](#).

Site Plan Review.

1. Please refer to [BMC 17.07.030](#) for submission requirements.
2. Landscaping. A detailed landscaping plan consistent with [BMC 17.126.050](#) shall be submitted for review. All landscaping plans should be consistent with the approved Landscaping Plan, dated 3/24/2008. Please be aware that the SRA have separate detailed landscaping standards and guidelines for the requirements in the Semiahmoo master planned subdivision that will have to be approved by the ASC.

Stormwater report and site-plan.

1. The storm water report dated 7/18/07 was prepared by David Evans and Assoc. and was submitted to the City of Blaine for the pre-liminary approval of the subdivision. The site has been designed and allocated impervious coverage areas that are on Exhibit F in Declaration of Covenants, Conditions, and Restrictions.
2. Stormwater is regulated under BMC 13.01 and administered by the City's Public Works Department. Onsite stormwater management for new development shall be consistent with the City's standards and the most current edition of the Washington State Department of Ecology (DOE) "Stormwater Management Manual for Western Washington."

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Application forms are available at <https://www.ci.blaine.wa.us/689/Permits>. Please refer to the Unified Fee Schedule for list of application fees.

Land use applications can be applied for simultaneously. Proposed site plan shall be consistent with recommendation of geotechnical report and any required stormwater report stormwater report. Let me know if you have questions about permitting requirements.

Feel free to contact me with any questions.

Best regards,

A handwritten signature in blue ink, appearing to read "Mike Lupton", with a stylized flourish at the end.

Attachments.

- Notice of Decision Preliminary Plat, PUD and SEPA Determination.
- Approved Landscaping Plan

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NOTICE OF DECISION

APPROVAL OF PRELIMINARY SUBDIVISION

PERMIT # LOP-1-06

APPROVAL OF PLANNED UNIT DEVELOPMENT PERMIT

Permit # PUD-1-06

SEPA DETERMINATION

Permit # SEP-1-06

PURSUANT TO SECTION 17.02.050.D.1.D AND CHAPTER 17.81, BLAINE MUNICIPAL CODE, APPROVAL HAS BEEN GRANTED BY THE CITY COUNCIL FOR THE FOLLOWING PERMITS:

A PLANNED UNIT DEVELOPMENT PERMIT IS HEREBY GRANTED TO:

Applicant: Trillium Corporation, 4350 Cordata Parkway,
Bellingham, Washington 98226

A PRELIMINARY SUBDIVISION PERMIT IS HEREBY GRANTED TO:

Applicant: Trillium Corporation, 4350 Cordata Parkway,
Bellingham, Washington 98226

TO UNDERTAKE THE FOLLOWING:

Preparation for Final Plat application to subdivide 16.25 acres, identified as Zone 26 in the Semiahmoo Master Plan, to create Carnoustie, consisting of 18 single family lots and 3 multi-family lots, with 65 dwelling units in accordance with plans and conditions approved by the Blaine City Council on October 9, 2006.

UPON THE FOLLOWING PROPERTY/LOCATION:

The subdivision will be located at Zone 26, Semiahmoo Gate 2, Drayton Harbor Road, Blaine Washington.

ENVIRONMENTAL REVIEW WAS COMPLETED FOR THE PROPOSAL:

An environmental checklist was prepared and signed on January 10, 2006, and was submitted with the application materials. The City of Blaine has been designated as the lead agency for SEPA review. A Mitigated Determination of Nonsignificance (MDNS) was issued on September 7, 2006. This decision was made after review of a completed environmental checklist and other information on file with the City.

THE CITY COUNCIL DECISION WAS DETERMINED:

Through a Public Hearing process, the members of the Planning Commission considered and deliberated over all relevant information and a staff report that was provided to them. At the conclusion of the Public Hearing, the Planning Commission recommended approval of the Findings identified in the City's Staff Report and recommended approval of the Preliminary Subdivision and Shoreline Substantial Development Permit with conditions. The City Council held a closed record hearing and approved the proposal on October 9, 2006.

FINDINGS OF FACT:

Considering the policies and development regulations analyzed in the staff report of July 13, 2006, and the report of the Land Use Committee, the Planning Commission has made the following findings and conclusions with respect to the subject application:

A. Comprehensive Plan

1. The proposal is generally consistent with relevant Comprehensive Plan goals and policies. The relationship to each chapter of the Comprehensive Plan is described below.
 - a. Population. The proposal includes 64 housing units, 18 single family and 46 multi-family. Population at build out would be approximately 147 people, assuming an average of 2.3 persons per household. The Comprehensive Plan projects that 714 housing units (40 percent of the city-wide projection) will locate in Semiahmoo by 2015. The proposal would accommodate a portion of this projected growth.
 - b. Housing. The Carnoustie proposal includes a combination of single family (attached and detached) and multi-family housing (townhomes). This combination reflects a variety of housing types and would be consistent with the Comprehensive Plan's policy of encouraging a greater amount of townhouse and medium density multi-family development to accommodate the City's projected growth. The proposal includes less housing than indicated in the Master Plan for zone 26, which was projected to contain 202-243 multi-family units at a density of 10-12 units per acre.
 - c. Economic Development. The proposal is not directly related to the Plan's economic development goals. Indirectly, however, construction and operation of the proposal would support the local construction sector and new population would increase the local market for goods and services.
 - d. Land Use. Density on individual lots or tracts in Carnoustie would average approximately 1/3 acre for single family units, and approximately 8 dwelling units per acre for multi-family units. See Exhibit B2. The gross density of the proposal (based on the entire 16.25-acre site area) would be approximately 4 dwelling units per acre, and net density (including all areas developed for residential uses) would be approximately 8 dwelling units per acre. This density is within the range identified as medium density residential in the Comprehensive Plan, but lower than initially projected in the Master Plan.

The proposal would be consistent with the criteria in Policy 2.3 for siting medium density residential development. The site is not significantly constrained by critical areas, has adequate access and can be served with existing utilities. Proposed multi-family townhomes would generally be located adjacent to Drayton Harbor Road, transitioning (from north to south) to duplexes and single family lots.

As discussed in greater detail below, the proposal would be consistent with *Land Use* policies encouraging minimizing impacts to critical areas (4.1), retention/replacement of vegetation (4.2), and minimizing impacts to cultural resources (4.4).

- e. Transportation. Based on a supplemental traffic impact analysis submitted by the applicant (Transpo Group, July 5, 2006), the proposed subdivision would generate approximately 442 average daily trips, and 42 PM peak hour trips. The PM peak hour level of service at the intersection of Drayton Harbor Road and Bald Eagle Drive is projected to be LOS B in 2009 (10 seconds of delay). This LOS is consistent with adopted City standards. A stop

sign is recommended at this intersection. A cross-walk is also recommended on the east leg of the proposed new intersection of Bald Eagle Drive and Wood Duck Way to ensure pedestrian safety.

The applicant will participate in preparation of an area-wide traffic study to determine whether cumulative off-site traffic associated with Carnoustie and the Semiahmoo master planned resort will meet the City's adopted level of service standards and/or whether unanticipated improvements will be needed.

f. Utilities. The proposed subdivision would be served by City water and sewer systems and would provide a stormwater management system that meets City and Department of Ecology standards. More detailed information about utilities is provided below.

g. Public Services and Facilities. The proposed subdivision would contain a small resident population and would generate incremental demands for fire or emergency medical service, police service, schools and parks. Public services and facilities are adequate to serve the proposed subdivision. The Resort Semiahmoo has previously dedicated a site for a fire station. The resort as a whole contains substantial open space and recreational facilities. An approximate 1-acre neighborhood park is included within the proposed subdivision.

B. Land Use & Development Regulations

Subdivisions

2. A preliminary plat application containing the information required by BMC 17.56.030 was submitted to the City on January 12, 2006 and was determined to be complete on January 24, 2006.
3. In reviewing the application and making a recommendation to the City Council, BMC 17.56.060 requires that the Planning Commission consider the following factors:
 - (a) whether the preliminary subdivision conforms to the City's Comprehensive Plan and development regulations;
 - (b) as required by RCW 58.17, whether the preliminary subdivision makes adequate provision for open space, drainage, streets and roads, transit, potable water supply, sanitary waste, parks and recreation, schools and other facilities; and
 - (c) whether the plat adequately protects the public health, safety and general welfare.

Zoning & PUD

4. The RPR zone, which applies to the Carnoustie site and to the entire Uplands portion of Semiahmoo, permits single family (attached and detached) and multi-family residential land uses. The proposed preliminary plat is consistent with permitted uses.
5. The adopted Semiahmoo Master Plan satisfies the master planning requirement of the RPR classification and meets the target density of 3 dwelling units per acre. The RPR zone permits flexibility in densities and housing types within individual development the overall site, subject to the provisions of the Master Plan.
6. A planned unit development (PUD) application containing the information required by BMC 17.48.060 was submitted to the City on January 12, 2006 and was determined to be complete on January 24, 2006.
7. Land uses permitted uses within a PUD are those allowed in the underlying zone. As noted above, the RPR zone permits single family detached and attached units and multi-family residential uses. Uses proposed in Carnoustie are consistent with those allowed in the RPR zone.
8. For a PUD located in the RPR zone, density and dimensional requirements, including setbacks, height, and lot coverage, are determined by the adopted master plan (per BMC 17.58.340.A). The consistency of the proposal with Semiahmoo Master Plan standards are considered below.
9. A conceptual landscape plan has not been submitted at this time but is described in narrative form in the PUD application. Landscaping will generally be consistent with the guidelines in the Semiahmoo Master Plan. The applicant initially proposed to submit a landscape plan at the time of building permit application. However, this

staff report recommends an earlier submittal of a conceptual landscape plan (See Section 5), and a landscape plan is in preparation at the time of staff report distribution.

Major Development

10. Carnoustie is a residential subdivision containing 25 lots and is therefore subject to the Major Development provisions of BMC 17.64. Review criteria that will be considered by the City Council include: (a) whether the proposal is permitted within the applicable zoning district; and (b) whether the proposal complies with all applicable development regulations, standards and design guidelines. Consistency of the proposal with such standards are considered throughout this staff report.

Critical Areas

11. The Carnoustie site does not contain wetlands or fish and wildlife habitat conservation areas, as those critical areas are defined and classified by BMC 17.82 and 17.83. (Refer to the Carnoustie Application – [Exhibit 6] and Exhibit E [SEPA Checklist] attached to this staff report.) While removal of some existing vegetation would occur to permit development, this would not significantly or adversely affect regulated habitat or species, or identified biological functions and values. The extent of permitted clearing will be determined by the City's Land Disturbance regulations and applicable Master Plan standards, which are discussed below.

12. The site contains geologically hazardous areas, including landslide, erosion and seismic hazards, which are subject to the City's critical area regulations (BMC 17.82). A geotechnical report has been prepared for the site (see Carnoustie Application - Exhibit 5) as required by BMC 17.82. The report identifies the location and severity of on-site critical areas, and recommends engineering, design and construction techniques that will minimize risks and potential impacts by reducing erosion and managing stormwater, including avoiding infiltration of stormwater. These measures are included in Section V of this Staff Report.

Infrastructure Improvements

13. Infrastructure improvements – including but not limited to roads and streets, alleys and pedestrian ways, sewer and water utilities and drainage systems and associated easements, power and communication facilities, and street lighting – must be designed and constructed to meet or exceed adopted City standards.

Land Disturbance

14. A land disturbance permit will be required prior to final plat approval. The City standards for land disturbance applicable to the proposal include (a) implementation of Department of Ecology Best Management Practices (BMPs), to control erosion and sedimentation and protect water quality; (b) maintenance of a minimum canopy cover of 20 percent, including retained and replacement trees; (c) requirements for soil stabilization; and (d) grading standards.

15. City subdivision regulations do not require submittal of a landscape plan for a preliminary plat application, and a plan has not been submitted at this time. Specific locations of retained vegetation, therefore, is not indicated in the application. The applicant proposes to submit landscape plans, consistent with the guidelines in the Semiahmoo Master Plan, at the time of building permit applications. This staff report (Section 5) recommends that a conceptual landscape plan be submitted in conjunction with preliminary plat approval.

16. Approximately 80 percent of the site's trees and vegetation will be cleared or altered. Approximately 35 percent of the site (5.04 acres) will be cleared of vegetation to construct buildings, roads and other impervious surfaces. Trees and vegetation on an additional 45 percent of the site (6.5 acres) will be altered and replaced with lawns, shrubs and ornamental vegetation. These quantities appear to be consistent with applicable City standards; however, review of the landscape plan will be required to make a final determination .

Master Plan Standards and Guidelines

17. Carnoustie is located in Zone 26 of the Semiahmoo Master Plan and was originally planned for development of 202-243 multi-family units at a density of 10-12 dwelling units per acre. The preliminary plat is significantly smaller – 64 units total – and lower in density, averaging approximately 8 dwelling units per acre.

18. Site planning and design guidelines suggest that lower multi-family densities (6-8 du/acre) should be planned adjacent to single family areas with an adequate visual buffer. The Carnoustie *Site Plan Concept* included in the application, and as Exhibit B6 of this staff report, indicates that the highest residential densities (townhomes) would be located along Drayton Harbor Road. As one travels south, uses and densities would transition to lower density duplexes, and then to detached single family units. However, two multi-family buildings (T7 and T9) would be located adjacent to single family lots to the east.

19. Minimum setbacks established in the Semiahmoo Master Plan are 25 feet front, 30 feet rear, and 10 feet side. Based on the review of Sheet 2 (Utility Plan) of the Carnoustie preliminary plat (See Exhibits B2 and B6) which conceptually depicts duplex and townhome building footprints, the plat would for the most part meet applicable setback standards. However, the eastern building in Tract D (T9 on the *Site Plan Concept* graphic) may be closer than 30 feet from the closest single family lot in St. Andrews.

20. The Master Plan limits total impervious surface coverage to 35 percent, with 25 percent for buildings. Based on calculations included on the preliminary plat (Exhibit B1), total impervious surface area would be 5.04 acres, which is approximately 31 percent. Total area of buildings has not been calculated at this time.

21. Maximum heights established in the Master Plan are 25 feet for single family residences and 50 feet for multi-family structures. Multi-family units with heights greater than 40 feet (including Zone 26) are subject to PUD review procedures. As stated in the application, building heights would comply with these standards. See Exhibit B7.

22. The landscaping concept for the Uplands recognizes the forest as a major design element. Landscaping should be informal and naturalistic, creating a sense of community nestled into the dense natural forest. Submittal of a conceptual landscape plan was requested and is being prepared by the applicant.

CONDITIONS OF APPROVAL

The Blaine City Council has granted **approval** of the preliminary plat and planned unit development for Carnoustie, **as revised on September 11, 2006**. The recommendation for approval is subject to the following conditions:

General Conditions of Approval

1. The applicant shall implement all appropriate conditions associated with the approved Semiahmoo Master Plan and identified in the Semiahmoo Master Plan Final EIS (1986).

Geotechnical/Critical Areas

2. The applicant shall implement all recommendations of the geotechnical engineering report (January 10, 2006) relating to earthwork, foundation design, slab-on-grade support, lateral resistance, retaining walls and drainage. Detailed plans shall be submitted in conjunction with building permit approval.

3. The applicant shall identify on-site areas that meet the definition of geologic hazards pursuant to BMC 17.82.090, including erosion and steep slope areas, in application materials. Geologic hazards shall be mitigated in a manner consistent with the geotechnical engineering report.

4. The applicant shall design and construct foundations and structures in accordance with IBC seismic standards.

Stormwater Management

5. Phase 1 – Planned Unit Development Site Preparation/Public Facilities Installation.

- a. The applicant shall apply to the Department of Ecology for a *General Permit to Discharge Stormwater Associated with Construction Activity*.

- b. The applicant shall also prepare and submit to the Department of Public Works a Construction Stormwater Pollution Prevention Plan consistent with the current edition of the Washington State Department of Ecology *Stormwater Management Manual for Western Washington*.
6. Phase 2 – Permanent System.
 - a. The applicant shall prepare and submit to the Department of Public Works a Stormwater Site Plan consistent with the current edition of the Washington State Department of Ecology *Stormwater Management Manual for Western Washington* that addresses permanent management for all planned private and public structures (e.g., dwellings) and facilities (e.g., roads).
 - b. The applicant shall ensure that all stormwater system components account for and ensure slope stability on and adjacent to the site.

Plants & Animals/Trees and Vegetation

7. No threatened or endangered species are located on the Carnoustie site (See Attachment E). The applicant will provide the City with documentation regarding recent studies, consultation and mitigation requirements relating to threatened and endangered species on or near the Resort Semiahmoo site.
8. Mass clearing of the site shall not occur. Clearing of the site and of individual lots shall be consistent with the requirements of BMC 17.84, including but not limited to the vegetation preservation requirements of 17.84.050. The applicant will also implement the clearing limitations contained in the Semiahmoo Resort Design Guidelines. Copies of the preliminary plat and the recorded final plat shall be provided to the Semiahmoo Architectural Standards Committee to verify compliance with all conditions of approval.
9. Prior to preliminary subdivision approval, the applicant shall submit a conceptual landscape plan to verify compliance with BMC 17.84 and the guidelines of the approved Master Plan. The applicant shall prepare and submit a tree survey prior to preliminary plat approval to verify compliance with City tree retention requirements, and consistency with the proposed landscape plan. Copies of the tree survey and landscape plan shall be provided to the Semiahmoo Architectural Standards Committee.

Land Use & Housing

10. As required by BMC 17.38 and 17.48, the applicant shall implement the setback and yard requirements of the approved Master Plan, typically a 30-foot vegetated buffer between the site and adjacent lots. Building coverage shall also comply with the maximum limitations of the adopted Master Plan; compliance will be determined at the time of final plat approval. Additionally:
 - a. The Carnoustie development shall maintain a 90' building setback from the Southeast property line of Tract D (that portion of Tract D that abuts the rear property line of the lots addressed 5410 and 5416 Canvasback Road).
 - b. The Carnoustie development shall maintain a 50-foot building setback from the east property line of multi-family Tract B, most specifically where it abuts 5400 Canvasback Road.
 - c. Create and maintain a 40' building setback along the rear yards of Single Family Lots 1- 11. The first 20 feet from the lot line will be left with natural vegetation. Vegetation standards will be governed by the resort Semiahmoo Master Plan as implemented by the SRA and ASC.

The setbacks specified in a., b., and c., above, shall be noted on the final plat, including a notes on the face of the plat and on the deeds of each lot or tract to ensure maintenance of the setbacks and buffer zones.

11. Approval is based on plans revised 9/11/06, sheets 1, 2, and 3, which show changes to setback on the rear and sides of Single Family Lots 1 through 11, and Tract D: to siting and number of multifamily units; and to configuration of interior roads, specifically:
 - a. Building T9 reduced from 4 to 3 dwelling units and relocated from Tract D to Tract E.
 - b. Building T7, located on Tract B, and at the northeast corner of the property, reduced to three dwelling units

- c. Location of a new townhouse building on Tract E to accommodate the two dwelling units that have been subtracted from buildings T9 and T7 in the interest of providing a larger buffer to the properties adjacent to the Carnoustie development.
- d. Reduce Single Family Lot 1 width to 100 feet at the rear of the lot.
- e. Add square footage from reducing Lot 1 to increase the size of Syre Park to allow a configuration that will better accommodate parking and emergency access.
- f. The cul-de-sac access to Single Family Lots 6, 7, 8 is replaced by a shared driveway, subject to approval by the Department of Public Works.

12. The applicant shall provide an update of historic development and anticipated build out of the master plan, including the number and types of housing units that are expected. This update may be provided as part of the 10-Year Milestone Report.

Light & Glare

13. To prevent light from vehicles on internal roads from adversely affecting existing residences, the applicant shall retain a dense vegetative buffer on Tract D, in the triangular-shaped portion of the property abutting existing lots in St. Andrews.

Recreation

14. An emergency access is proposed through the southern portion of Syre Park (Tract F). Disturbance and reduction in area of the existing park could possibly be reduced by relocating some parking and reclaiming a portion of this area for park use. The applicant shall consult with the Department of Public Works to determine whether alternative emergency access locations are feasible and/or whether some parking spaces could be relocated. Any modification shall be included on the final plat. The applicant will increase the size of the existing park and reduce potential disturbance by adding area and relocating some parking spaces. The preliminary plat map shall be revised to reflect the adjusted boundaries of the park. The applicant will consult with the Department of Public Works to determine whether alternative emergency access locations are feasible and determine an acceptable area for relocation of some parking spaces.

Historic Resources

15. In compliance with state and local laws, the applicant shall implement the construction monitoring recommendations and procedures contained in the Cultural Resources Assessment dated September 15, 2005 (Pages 20-22). These procedures include provisions for inspection monitoring, inadvertent discovery, cessation of construction, assessment, and notification of and consultation with state, local and tribal authorities as appropriate.

Transportation

16. Site access will be provided via an extension of Wood Duck Way westward through the site and will terminate at a T-intersection with Bald Eagle Drive. Based on the findings of the transportation impact analysis (Transpo Group, July 5, 2006), and subject to review and concurrence by the Department of Public Works, the following improvements shall be implemented:

- a. an east facing stop sign shall be installed at the new Wood Duck Way/Bald Eagle Drive intersection; and
- b. a pedestrian cross-walk shall be installed on the east leg to allow pedestrians walking along Bald Eagle Drive to cross Wood Duck Way.

17. Prior to preliminary plat approval, the applicant shall commit to participate in the development and implementation of a comprehensive transportation plan for the South Blaine/North Birch Bay area. The Plan shall fully address the cumulative impact of both existing and projected development to the local and regional transportation system in this area. It shall also provide priority recommendations related to corresponding improvements and a funding mechanism. The applicant shall commit to pay its pro rata share of both the plan and road improvements in the form and timing directed in the plan. The study shall be coordinated between the City and Whatcom County.

18. The applicant shall design and construct public and private streets, roads and pedestrian facilities consistent with City standards and the requirements of the approved master plan.

19. The applicant shall construct a pedestrian path along Wood Duck Way consistent with standards in the approved Master Plan.
20. The applicant shall identify driveway and garage access for the proposed townhome units that are consistent with City standards and approved master plan guidelines.

Utilities

21. Sewer Service. Existing remaining and planned additional capacity of the City's sewer system is adequate to serve the proposed PUD but site-specific improvements are necessary. The applicant shall execute a *Public Facilities Construction Agreement* with the City and shall construct, at its own cost, all sewage collection and conveyance facility improvements to serve the proposed PUD. Prior to preliminary plat approval, the applicant shall determine Sewage Pump Station No. 8's capacity to accommodate additional sewage flows that will result from full build-out of the proposed PUD. The applicant shall include all existing platted lots in Sewage Pump Station No. 8's service area (whether built or vacant) to determine their "used" capacity calculation. If the analysis reveals that there is insufficient capacity for full build-out of the proposed PUD, then the applicant shall improve Pump Station No. 8 and shall include those improvements into the design which shall be included in the *Public Facilities Construction Agreement*.
22. Water Service. Existing remaining and planned additional capacity of the City's water supply and distribution system is adequate to serve the proposed PUD plat but site-specific improvements are necessary. The applicant shall execute a *Public Facilities Construction Agreement* with the City and shall construct, at its own cost, all water distribution facility improvements, except that the Department of Public Works will determine appropriate improvements to resolve the existing capacity deficiency in the 360 pressure zone (a part of which lies within the proposed PUD). The applicant shall pay its pro rata share of any improvements that the Department of Public Works deems necessary. The applicant shall also convey an easement to the City for the property currently occupied by the existing Water Pump Station No. 4.
23. Electrical System. In conjunction with building permit approval, the applicant shall prepare and submit to the Department of Public Works an engineered drawing of the proposed electrical system to feed future homes from primary switch SWW1001.
24. Street Lights. The applicant shall install lights, poles and fixtures consistent with City of Blaine *Development Guidelines and Public Works Standards*.
25. All utilities and public facilities shall be located within public right-of-way or on property subject to an easement benefiting the City.

MDNS CONDITIONS

1. General Conditions. Implement all appropriate conditions associated with the approved Semiahmoo Master Plan and identified in the Semiahmoo Master Plan Final EIS (1986).
2. Conditions Associated with Specific Environmental Elements
 - A. Earth
 - i. The applicant shall implement all recommendations of the geotechnical engineering report (January 10, 2006) relating to earthwork, foundation design, slab-on-grade support, lateral resistance, retaining walls and drainage.
 - ii. On-site areas that meet the definition of geologic hazards pursuant to BMC 17.82.090, including erosion and steep slope areas, should be identified in application materials and mitigated consistent with the geotechnical engineering report.

iii. The applicant shall implement Best Management Practices consistent with City of Blaine stormwater drainage requirements, during construction to prevent erosion. In conjunction with application for a building permit, submit a temporary erosion and sedimentation control plan (TESCP).

iv. Foundations and structures shall be designed and constructed in accordance with IBC seismic standards.

B. Stormwater Management

i. The applicant will apply to the Department of Ecology for a Construction Stormwater General Permit. The applicant will also prepare and submit to the Department of Public Works a Construction Stormwater Pollution Prevention Plan (SWPPP) consistent with the City's stormwater management standards.

ii. Prior to final subdivision approval, the applicant shall submit a monitoring report evaluating water quality conditions in Drayton Harbor. This report will be submitted in conjunction with the currently planned periodic Update Report for the Semiahmoo Master Plan.

iii. The water quality swale proposed as part of the stormwater management system should be lined to prevent infiltration and potential effects on slope stability.

C. Plants & Animals/Trees and Vegetation

i. No threatened or endangered species are located on the Carnoustie site. The applicant will provide the City with documentation regarding studies, consultation and mitigation requirements relating to threatened and endangered species on or near the Resort Semiahmoo site.

ii. Mass clearing of the site shall not occur. Clearing of the site and of individual lots shall be consistent with the requirements of BMC 17.84, including but not limited to the vegetation preservation requirements of 17.84.050. Clearing of individual lots shall not occur prior to approval of individual building designs for those by the Semiahmoo Architectural Review Committee, and issuance of applicable permits by the City of Blaine. The applicant will also implement the clearing limitations contained in the Semiahmoo Resort Design Guidelines. The applicant shall submit copies of the approved preliminary plat and the recorded final plat to the Semiahmoo Architectural Review Committee to verify compliance with all conditions of approval.

iii. Prior to preliminary subdivision approval, the applicant shall submit a landscape plan to verify compliance with BMC 17.84 and the guidelines of the approved Master Plan.

iv. The applicant shall prepare and submit a tree survey prior to preliminary plat approval to verify compliance with City tree retention requirements, and consistency with the proposed landscape plan.

D. Land Use & Housing:

i. The type of land use and density of housing are consistent with the approved Semiahmoo Master Plan and applicable zoning regulations.

ii. As required by BMC 17.38 and 17.48, the applicant will implement the setback and yard requirements of the approved Master Plan. The 30-foot setback between the site and adjacent lots, which is required by the Semiahmoo Master Plan, shall retain significant trees and enhance vegetation as necessary to create a dense buffer. To provide additional separation between proposed town home units and existing adjacent single family residences, the applicant shall provide an additional buffer area and/or enhance the setback/buffer by retaining significant trees and providing additional plantings to achieve a dense vegetative screen.

ii. The applicant shall provide an update of historic development and anticipated build out of the master plan, including the number and types of housing units that are expected. This update may be provided as part of the periodic Update Report now being prepared.

E. Light & Glare: To prevent light from vehicles on internal roads from affecting existing residences, the applicant shall retain a dense vegetative buffer on Tract D, in the triangular-shaped portion of the property abutting existing lots in St. Andrews. The buffer shall consist of retained significant trees and any supplemental vegetation necessary to effectively mitigate light spillage.

F. Recreation: An emergency access is proposed through the southern portion of Syre Park (Tract F). The applicant will increase the size of the existing park and reduce disturbance by adding area and relocating some parking spaces. The applicant will consult with the Department of Public Works to determine whether alternative emergency access locations are feasible and/or whether some parking spaces could be relocated. The preliminary plat map shall be revised to reflect the proposed boundaries of the park.

G. Historic Resources: In compliance with state and local laws, the applicant will implement the construction monitoring recommendations and procedures contained in the Cultural Resources Assessment dated September 15, 2005 (Pages 20-22). These procedures include provisions for inspection monitoring, inadvertent discovery, cessation of construction, assessment, and notification of and consultation with state, local and tribal authorities as appropriate.

H. Transportation

- i. Prior to preliminary approval, the applicant will submit a brief traffic report that addresses at a minimum how the development will impact traffic flows on the existing transportation system within the Semiahmoo Development. This should include average number of daily trips, peak periods, the estimated numbers of left and right turns, maximum/minimum grades of proposed roads, required crosswalks and other traffic controls.
- ii. Prior to preliminary plat approval the developer will commit to participate in the development and implementation of a comprehensive transportation plan for the South Blaine/North Birch Bay area. The Plan shall fully address the cumulative impact of both existing and projected development to the local and regional transportation system in this area. It shall also provide priority recommendations related to corresponding improvements and a funding mechanism. The applicant shall commit to pay their pro rata share of both the plan and road improvements in the form and timing directed in the plan. The study shall be coordinated between the City and Whatcom County.
- iii. Public and private streets, roads and pedestrian facilities will be designed and provided that are consistent with City standards and the requirements of the approved master plan.
- iv. Provide a pedestrian path along Wood Duck Way consistent with standards in the approved Master Plan.
- v. Identify driveway and garage access for the proposed four-plex units.

I. Utilities

- i. Sewer Service. Existing and planned capacity of the City's sewage treatment system is adequate to serve the proposed plat. The applicant will enter into a Public Facilities Construction Agreement with the City and will construct, at its own cost, all necessary sewer collection and distribution facilities. Prior to building permit issuance, the applicant and the City will determine whether Sewage Pump Station 8 requires improvement. Such improvement, if necessary, shall be addressed in the aforementioned agreement.
- ii. Water Service. Existing and planned capacity of the City's water system is adequate to serve the proposed plat but site-specific improvements are necessary. Water distribution pipes will be extended to the plat consistent with Department of Public Works standards. The Department of Public Works will determine appropriate improvements to address the existing deficiency in the 360 pressure zone; the applicant will pay a pro rata share of any improvements deemed necessary.

THIS approval is granted pursuant to the Chapter 17.81, Blaine Municipal Code and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes ordinances, or regulations applicable to this project.

Approved this 9th day of October, 2006


Mike Myers, City Mayor

