

Written narrative of how the preliminary plat will meet development and/or level of service standards for:

- **water supply** – We are proposing to obtain water from Birch Bay Water & Sewer District. (See attached agreement)
- **sewage disposal** – We are proposing to obtain sewer from Birch Bay Water & Sewer District. (See attached agreement)
- **fire protection** – Fire District #21 will provide service to our plat. (see attached letter).
- **public school system** – We are proposing our plat be served by the Blaine School District.



2000101931

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1/19/2000 11:29 AM

AGR \$11.00

Whatcom County, WA

Request of: BIRCH BAY WATER & SEWER DIST



Birch Bay Water & Sewer District

7096 POINT WHITEHORN ROAD
BIRCH BAY, WASHINGTON 98230-9675
(360) 371-7100 FAX (360) 371-2806

GRANTOR(S):

LJ FRIESEN
PACIFIC QUEST INC

TITLE OF INSTRUMENT:

NO PROTEST/SEWER AGREEMENT

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

NONE

LEGAL DESCRIPTION OF PROPERTY:


ABBREVIATED LEGAL - TN 40 RN 1W SEC 15
SEE PAGE #4

PROPERTY TAX PARCEL NUMBER:

405115 320487

BIRCH BAY WATER AND SEWER DISTRICT
7096 PT. WHITEHORN RD., BIRCH BAY, WA 98230-9675
(360) 371-7100

AGREEMENT TO FUTURE
UTILITY LOCAL IMPROVEMENT DISTRICT
(SEWER)

WHEREAS,  (hereinafter called "Owner") is the owner of the property situated within the Boundaries of Birch Bay Water and Sewer District described hereinafter; and

WHEREAS, Owner desires to obtain water service to said property from Birch Bay Water and Sewer District (hereinafter called "District"); and

WHEREAS, sewer service is not now reasonably available to serve property; and

WHEREAS, the District wishes to assure that, as other property in the area of the property described herein is developed, sewer service is made available; and

WHEREAS, the District anticipates that a Utility Local Improvement District for installing a sewage collection system will at some time be proposed for the property described herein;

NOW, THEREFORE, the District and Owner hereby agree as follows:

1. Description: The property referred to herein is situated in Whatcom County, Washington and is more particularly described as follows:

40515 320487
TN 40 RN 1W Sec. 15 (see page 4)

2. Water Service. The District will provide a water service to the property described herein, upon payment of all fees and charges set by the District's Resolutions on the date of application for service and/or the date of payment of said fees.

3. ULID Formation. Owner, for himself, his heirs, executors, administrators, assigns or successors in interest, warrants and agrees to the District that he will, whenever requested by the District to do so, sign any letter, notice, petition or any other instrument initiating, furthering or accomplishing the formation of a Utility Local Improvement District for the purpose of providing sewer service to District standards to the property described herein. Owner further agrees to actively promote the formation of such ULID and covenants that Owner, or his successors in interest, will not protest the formation or assessment of such a ULID covering the property described herein.

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AGR \$11.00

Whatcom County, WA

Request of: BIRCH BAY WATER & SEWER DIST

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WHATCOM COUNTY

REAL PROPERTY DESCRIPTION LIST

DESCRIPTION

THAT PTN OF NE 1/4 LY ELY OF CO RD 694-LY NLY-WLY OF LI DAF-BEG AT INTERS OF W LI OF NE 1/4 WI ELY LI OF SEMIAHMOO DR SD PT BEING S 00 DEG 42'00" W 462.22 FT FR N 1/4 COR-TH CONT S 00 DEG 42'00" W 350.88 FT-TH S 89 DEG 29'00" E 555.63 FT-TH N 37 DEG 37'16" E 732.96 FT TO SW COR OF TR OWNED BY WHATCOM CO WATER DISTRICT 6-TH N 00 DEG 26'00" E ALG W LI OF SD TR 230 FT TO N SEC LI-TERMINATION PT OF SD LI-EXC TR IN NE 1/4 DAF-BEG AT N 1/4 COR-TH S 89 DEG 34'00" E 486.79 FT ALG N SEC BNDRY-TH S 00 DEG 26'00" W 30 FT TO TPOB-TH S 00 DEG 26'00" W 90 FT-TH S 89 DEG 34'00" E 130 FT-TH N 00 DEG 26'00" E 90 FT-TH N 89 DEG 34'00" W 130 FT TO POB-EXC TR IN NE 1/4 DAF-BEG AT N 1/4 COR-TH S 89 DEG 34'00" E 486.79 FT ALG N SEC BNDRY-TH S 00 DEG 26'00" W 220 FT-TH N 89 DEG 34'00" W 130 FT TO TPOB-TH N 66 DEG 21'00" W 148.63 FT TO SELY R/W LI OF BIRCH POINT RD-TH S 22 DEG 39'00" W ALG SD R/W LI 91.90 FT-TH S 66 DEG 21'00" E 188.05 FT-TH N 00 DEG 26'00" E 100 FT TO TPOB-EXC TR IN NW NE DAF-BEG AT N 1/4 COR-TH S 89 DEG 34'00" E ALG N BNDRY 486.79 FT-TH S 00 DEG 26'00" W 220 FT TO TPOB-TH S 00 DEG 26'00" W 100 FT-TH N 89 DEG 34'00" W 130 FT-TH N 00 DEG 26'00" E 100 FT-TH S 89 DEG 34'00" E 130 FT TO TPOB-EXC PTN OF NE 1/4 DAF-BEG AT INTERS OF WLY LI OF NE 1/4 WI ELY LI OF SEMIAHMOO DR SD PT BEING S 00 DEG 42'00" W 462.22 FT FR N 1/4 COR-TH N 44 DEG 03'00" E 121 FT ALG SD ELY LI TAP-TH S 45 DEG 57'00" E 360 FT AT R/A TO SEMIAHMOO DR-TH S 44 DEG 03'00" W 121 FT PAR TO SEMIAHMOO DR-TH N 45 DEG 57'00" W 360 FT TO POB-SUBJ TO RESERVATIONS OF RECORD

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1/15/2000 11:29 AM

AGR \$11.00

Whatcom County, WA

Request of: BIRCH BAY WATER & SEWER DIST



January 7, 2010

VIA E-MAIL & REGULAR MAIL

tschroed@co.whatcom.wa.us

Tyler Schroeder, Current Planning Supervisor
Whatcom County
Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226-9097

**Re: Ridge at Semiahmoo Plat – Notice of Pre-Application for a Long Subdivision
(PRE2009-00167)**

Dear Tyler,

This letter is to formally request notice of any decisions, hearings, State Environmental Policy Act review, or any other actions on, or relating to, the above referenced development. In addition, please forward a copy of the SEPA Checklist to my office, as well as a copy of the SEPA Threshold Determination when made. Also, please forward a copy of the staff report when prepared.

The District has adopted and approved a Capital Facilities Plan ("CFP"). Whatcom County has adopted and incorporated by reference the District's CFP into the County's Comprehensive Plan. See *Ordinance No. 2009-071, Chapter 4, Policy 4A-4*. The CFP is incorporated into these comments by reference. The District designed its CFP in an effort to provide an urban level of service under the NFPA 1720 standard response time of 8 minutes 80% of the time. The CFP examined potential mitigation measures that could be required of a developer to provide the proportional mitigation assurance that urban levels of service could be provided or would likely be attainable at the NFPA 1720 standard. That is set forth in Adjusted Table No. 41 of the CFP, and is included by reference in the County's Comprehensive Plan. In this case, with single family lots proposed, this would be a mitigation fee of \$995.27 per single family residence.

The County may require mitigation, pursuant to the County's SEPA authority, as a condition necessary to make a finding that the applicable approval criteria are satisfied (see RCW 58.17.100-.110, and WCC 21.05.037), and as a condition for finding that concurrency exists pursuant to WCC 20.80.212 – the County's concurrency ordinance.

Providing quality service for a safe community

The County's SEPA ordinance has adopted by reference the County Comprehensive Plan. See WCC 16.08.160.D.3. The County's SEPA ordinance also requires that the County "shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

...

b. Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;

c. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

...

f. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities."

In order to achieve the fulfillment of these policies and assure the safety of the current and future citizens of the District and Whatcom County, the County must consider the mitigation measures in the CFP that provide for the payment of the mitigation fee set forth in Adjusted Table No. 41 of the CFP as a SEPA mitigating condition.

Please include this letter as part of the SEPA file and the application file. The District reserves the right to make additional comments as part of the SEPA review process, and as part of the application review and hearing processes.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Chief Tom Fields

cc: Jason Stoner, applicant's representative (via e-mail at jason@larrystoner.net)



February 1, 2010

VIA E-MAIL & REGULAR MAIL

tschroed@co.whatcom.wa.us

Tyler Schroeder, Current Planning Supervisor
Whatcom County
Planning & Development Services
5280 Northwest Drive
Bellingham, WA 98226-9097

**Re: Ridge at Semiahmoo Plat – Notice of Pre-Application for a Long Subdivision
(PRE2009-00167) (“Project”)**

Dear Tyler,

On January 7, 2010, I submitted written comments (the “Comment Letter”) on the Project on behalf of the District. This letter corrects a scrivener’s error contained in the Comment Letter. The Comment Letter should have stated that the District’s Capital Facilities Plan examined potential mitigation measures that could be required of a developer to provide the proportional mitigation assurance that urban levels of service could be provided or would likely be attainable at a response time of 8 minutes 90% of the time, not 80% of the time.

The reference to 80% instead of 90% was a scrivener’s error.

I apologize for any inconvenience or confusion caused by the inadvertent error. Please note the correction and include this letter as part of the Project file.

If you have any questions, please feel free to contact me at your convenience.

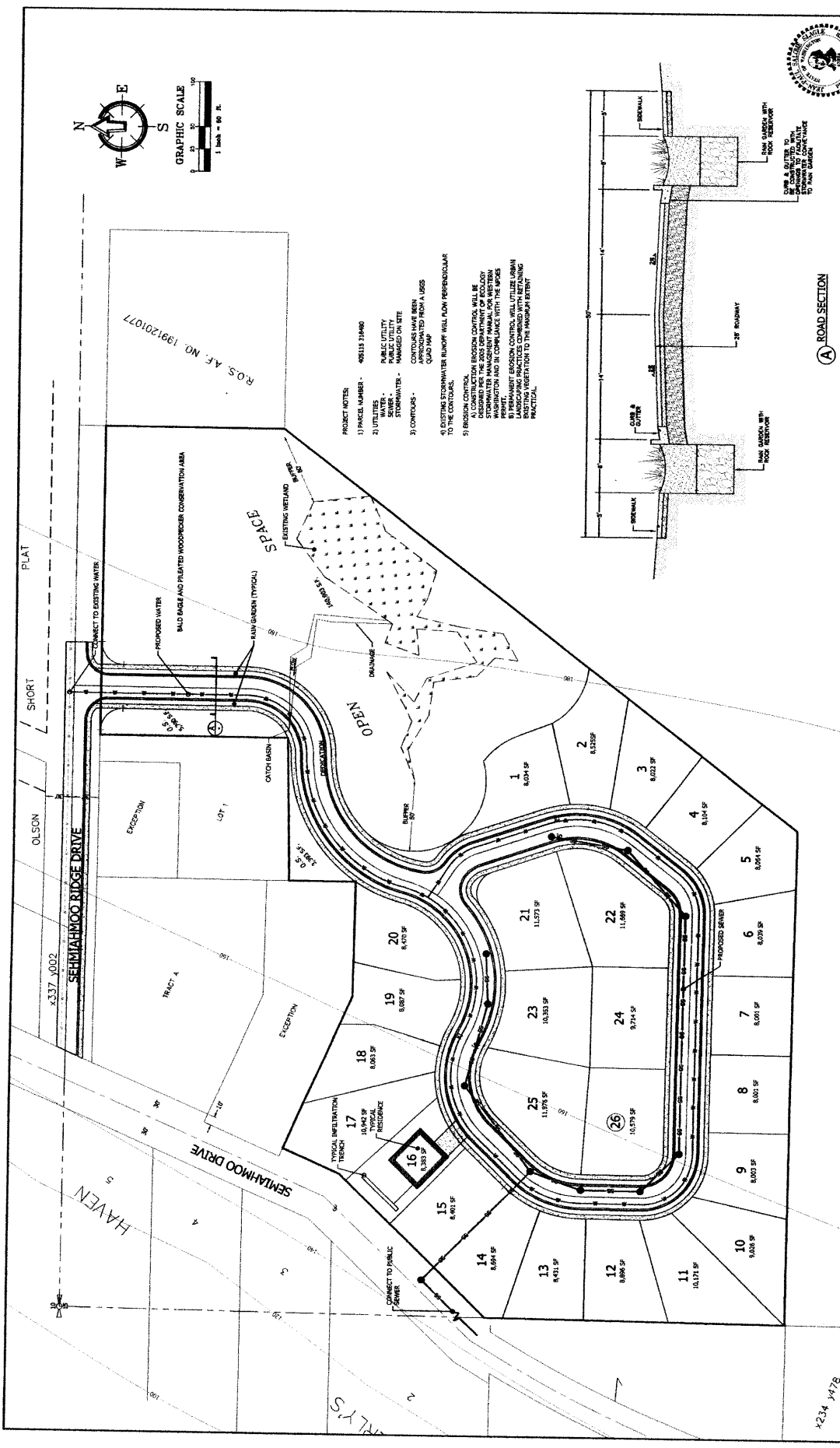
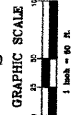
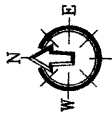
Sincerely,

A handwritten signature in black ink, appearing to read "Tom Fields".

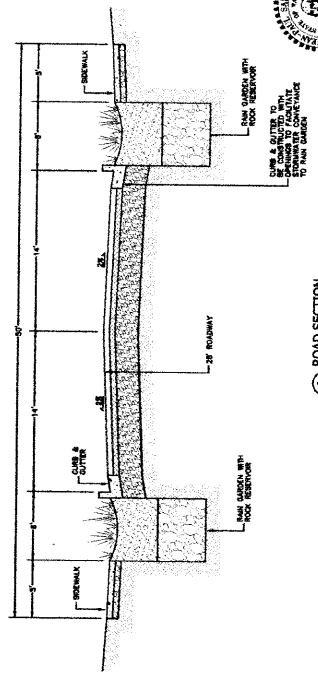
Chief Tom Fields

cc: Jason Stoner, applicant’s representative (via e-mail at jason@larrystoner.net)

Providing quality service for a safe community



- PROJECT NOTES:**
- 1) PARCEL NUMBER - 405113 21840
 - 2) UTILITIES - PUBLIC UTILITY SEWER - MARKED ON SITE
 - 3) CONTOURS - CONTOURS HAVE BEEN OBTAINED FROM A USGS QUAD MAP
 - 4) EXISTING STORMWATER RUNOFF WILL FLOW PERPENDICULAR TO THE CONTOURS.
 - 5) EROSION CONTROL -
 - A) CONSTRUCTION EROSION CONTROL WILL BE PERFORMED IN ACCORDANCE WITH THE WASHINGTON STATE EROSION CONTROL MANUAL OR WETTER JURISDICTION AND IN COMPLIANCE WITH THE WSPDES PERMIT.
 - B) PERMANENT EROSION CONTROL WILL UTILIZE URBAN VEGETATION TO STABILIZE SOILS AND MAINTAIN EXISTING VEGETATION TO THE MAXIMUM EXTENT PRACTICAL.



(A) ROAD SECTION

		PROJECT LOCATION: SEMAHOOD RIDGE DRIVE BLAINE, WA 98230
DESIGNED BY: JMS CHECKED BY: JMS	DATE: 11/17/10	SHEET CONTENT: PRELIMINARY SITE PLAN
NO. _____ DATE _____ REVISION _____	PROJECT NO. 4478	SCALE: 1" = 40'