

Semiahmoo West

PUD Application Fee Schedule

Planning & Development Services

UFS #	Description	2009 Rate	Rate Basis	Authorization
8439	Critical Areas Application Fee	\$ 100.00	Per Application	Title 16, 20
8274	Planned Unit Development - Commercial and Residential	\$ 2,500.00	\$2,500 up to 18 hours then \$100/hr for each additional hour per application	WCC 20.85.400, 20.04.090, 091, 092

Engineering Development

7166	Development Plan Review	\$ 100.00	Per hour - \$50.00 min	WCC 20.04.090, 091, 092
7167	Drainage Review	\$ 100.00	Per hour - \$50.00 min	WCC 20.04.090, 091, 092

Public Works

7172	Preliminary Traffic Proposal	\$ 50.00	Per Proposal	WCC 12.08
7167	Stormwater Review - Preliminary Review	\$ 50.00	Per Review	WCC 20.80.630

Total \$ 2,900.00

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

Master Land Use Application

File #(s) _____

Project Name **Semiahmoo West PUD**

- | | |
|--|--|
| <input type="checkbox"/> Administrative | <input type="checkbox"/> Shoreline Substantial Development |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Shoreline Conditional Use |
| <input type="checkbox"/> Critical Areas Reasonable Use | <input type="checkbox"/> Shoreline Variance |
| <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zoning Conditional Use |
| <input type="checkbox"/> Long Subdivision | <input type="checkbox"/> Zoning Variance |

Receipt #: _____ Date Paid: _____ Total Fees: _____

Applicant Name: **Semiahmoo Company**

Mailing Address: **1329 N State Street, #201** City **Bellingham**

State **WA** Zip Code **98225** Phone # (**360**) **676-9400**

Fax # (**360**) **738-2910** Email **cmb@trilliumcorp.com**

Agent/Representative Name: **Chris Benner**

Mailing Address: **1329 N State Street, #201** City **Bellingham**

State **WA** Zip Code **98225** Phone # (**360**) **676-9400**

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Owner's Name **Trillium Corporation (largest land owner) - see attached sheet for additional owners**

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Deed attached: YES NO FLOOD ZONE: YES NO

Property interest of the applicant: Purchaser Lessee Other **owner**

Site address **8200 Block Birch Pt Rd Blaine, WA 98230**

Parcel size: **624 acres** in acres

Legal Description: Lot **-** Block **-** Div **-** Plat **-**

1/4 NE 1/4 Section 22, T 40 N, R 1 West W.M

NW 23 40 1 West

PTN 15 40 1 West

Assessor's Parcel Number see attached sheet

Zoning: UR 4 Comp. Plan: Blaine UGA Shoreline: N/A

Subarea: Blaine / Birch Bay Fire Dist. NWFRS #21 School Dist: Blaine SD #503

Water source: Well District/Association: Birch Bay Water & Sewer District

Sewage Disposal: Septic Sewer Birch Bay Water & Sewer District

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**Whatcom County
Planned Unit Development (PUD) Application
Semiahmoo West
Submittal Requirements Matrix**

	Document	Comments
Master Land Use Application Form	County Application Form	The Master Land Use Application form is located in the notebook immediately after the cover letter
Textual Information WCC 20.85.202		
(1) General Data:		
(a) The title and location of the proposed development, together with the names, addresses and telephone numbers of the record owner or owners of the land and the application, and, if applicable, the names, addresses and telephone numbers of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant.	Sheet PD 1.1 & Master Land Use Application Form	Project name, location and applicant and owner information is shown on Sheet PD 1.1 and on the County's Master Land Use Permit Application Form.
(b) The legal description of the subject property.	Sheet PD 1.2 Exhibit PUD 12	Legal description of PUD area is provided on Sheet PD 1.2. Legal description of each parcel can be found in the Title report in Exhibit PUD 12.
(c) Identify, if known, all special service districts, including fire, school (for residential projects only), drainage and flood control in which the site is located.	Sheet PD 1.1	See Special Service District listing on Sheet PD 1.1
(d) Description of the proposed PUD including: (i) Total area of the PUD; (ii) Total area of open space and percentage it represents of the total project area; (iii) Total area of impervious surfacing; (iv) Number of parcels and/or lease areas, range of parcel size and the size of the smallest parcel; (v) Proposed ownership of land areas within the PUD both during and after construction; (vi) Method of achieving compatibility between the PUD and off-site uses and between potentially incompatible on-site uses; (vii) How density bonus requirements are being met including, when applicable, description of recreation facilities and the proposed method to protect adequate access to sunlight for use by each of the proposed solar energy systems; and (viii) Development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed.	Sheet PD 1.1 Sheet PD 1.3 Exhibit PUD 2	The Table on Sheet PD 1.1 provides information on total area, open space acreage and percentage, area of impervious surfacing and other area and density information. Sheet PD 1.3 provides information in table format on number of residential units by neighborhood and development zone and by housing type. The project narrative, Exhibit PUD 2 provides a detailed description of the proposed PUD including the remaining information requested under this item. No density bonus is being requested.
(e) Copy of all existing deeds, and existing restrictive covenants or other existing legal restrictions which apply to the project site. The applicant may submit a copy of any proposed restrictive covenants that have been drafted.	Exhibit PUD 9 Exhibit PUD 12	Exhibit PUD 9 includes a preliminary draft of the proposed CC&R's for the PUD. Exhibit PUD 12 includes copies of the deeds and a Title report for the subject property.

(f) The names and addresses of all property owners within 300 feet of the site taken from the latest equalized tax roles.	Exhibit PUD 13	Exhibit PUD 13 contains the names of property owners within 300 feet of the site and includes a parcel map showing parcels within 300 feet and their tax numbers.
(2) Data for Residential Development		
(a) Proposed number of dwelling units by type and the amount of site area devoted to each type.	Sheet PD 1.3 Exhibit PUD 2 Exhibit PUD 3	The table in the upper right hand corner of Sheet PUD 1.3 provide information on number of dwelling units by type and the amount of acreage devoted to each. Section C of the project narrative, Exhibit PUD 2, discusses housing type in more detail. Exhibit PUD 3 provides site character images and additional information about housing types.
(b) Gross density of the dwelling units.	Sheet PD 1.1	Included in the Land Use table on Sheet PD 1.1
(3) Data for Non Residential Development		
(a) Description of each type of proposed commercial and industrial use and amount of site area devoted to each type of use.	Exhibit PUD 2 Exhibit PUD 3	Section D of Exhibit PUD 2 provides a narrative description of the range of proposed commercial uses, their location and the area planned for commercial use. No industrial development is proposed.
(b) The proposed number of square feet in gross floor area for each type of commercial and industrial use.	Sheet PUD 1.3 Exhibit PUD 2 Exhibit PUD 3	The table in the upper right hand corner of Sheet PUD 1.3 shows the amount of commercial square footage proposed. A preliminary design for the commercial area mixed use site with building layout is provided in Exhibit PUD 3. Section D of Exhibit PUD 2 provides information on anticipated building sizes.

Site plan and supporting maps and graphics. WCC 20.85.203		
<p>An initial site plan, at a minimum scale of one inch equals 100 feet or such other scale as may be convenient based on the area covered by the proposal with approval of the administrator, and any supporting graphics, narrative descriptions and maps, to show major details of the proposed PUD. If the initial plan is based on a survey or existing survey data of the subject site, the survey data shall be prepared by a registered land surveyor, registered civil engineer or other professional licensed to conduct surveys. The initial site plan and supporting graphics and maps in combination shall provide a level of detail appropriate to the scale and timing of the project and sufficient to demonstrate how the project complies with the provisions of this chapter.</p>	<p>Sheet Set PD 1.3 Exhibit PUD 3</p>	<p>Because of the size of the site, the site plan is provided at a number of scales. An overall site plan at a scale of 1" to 500' is shown on Sheet PUD 1.3. A separate sheet (Sheets 1.3.1 through 1.3.7) for each of the seven neighborhoods is provided at scales varying from 1" to 100' to 1" to 200' depending on the size of the neighborhood. Where the scale of the neighborhood maps is greater than 1' to 100', the neighborhood sheet has been broken down into subneighborhood sheets at a scale of 1" to 100'. Exhibit PUD 3 shows typical site layouts by housing type and associated landscaping.</p>
<p>(1) Proposed name of the development, northpoint, scale, date and address, and telephone number of the preparer of the site plan/supporting maps.</p>	<p>Sheet PD 1.1</p>	<p>This information is provided on Sheet PD 1.1</p>
<p>(2) Existing site conditions including water courses, wetland area, floodplains, unique natural features, forest cover and elevation contours of sufficient intervals to indicate the topography of the entire tract for a sufficient distance beyond the boundaries of the proposed development to depict any features within 300 feet which may affect site development. Unless otherwise approved by the administrator, contour information shall be as follows: (a) Up to 10 percent slopes, two-foot contours. (b) Over 10 percent to less than 20 percent slopes, five-foot contours. (c) Twenty percent or greater slopes, 10-foot contours.</p>	<p>Sheet PD 1.2</p>	<p>The information requested is shown on Sheet PD 1.2. Contours and wetland information is provided as an overlay on a recent aerial photo (flown June 2008) that shows forest cover and open areas. Topography, wetland information, as well as aerial photo coverage for adjacent properties is included and extends beyond the 300 feet requested.</p>
<p>(3) Location of all existing lot lines, lease areas and easements, and the location of all proposed lot lines, lease areas, and easements, if known.</p>	<p>Sheet PD 1.2 Sheet PD 1.5</p>	<p>Existing lots lines are shown on Sheet PD 1.2. Proposed lot lines for Phase 1 are shown on Sheet PD 1.5.</p>
<p>(4) The locations and identification of all existing buildings, structures and other improvements. The location or approximate location of proposed buildings including maximum height and type of use.</p>	<p>Sheet PD 1.2 Exhibit PUD 2 Exhibit PUD 3</p>	<p>There are no existing buildings or other structures on the property. Existing drainage improvements are shown on Figure 1 of Exhibit PUD 4. Location of proposed buildings is described in Sections C and D of Exhibit PUD 2 and shown in Exhibit PUD 3.</p>
<p>(5) For residential structures, provide the types and number of residential units in each structure or the range of residential structures proposed together with the range of the type and number of units per structure.</p>	<p>Sheet PD 1.3 Exhibit PUD 2 Exhibit PUD 3</p>	<p>Housing types and numbers are shown on Sheet PD 1.3 and described in Section D of Exhibit PUD 2. Exhibit PUD 3 provides illustrations of typical housing types.</p>
<p>(6) For nonresidential buildings, the gross floor area of each building.</p>	<p>Exhibit PUD 2 Exhibit PUD 3</p>	<p>Section D of Exhibit PUD 2 provides information on anticipated building sizes.</p>

(7) The location and square footage or approximate location and square footage or acreage of all areas of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses with notations of proposed ownership included where appropriate.	Sheet PD 1.3 Sheet PD 1.4	Sheets PD 1.3 and Sheets PD 1.4 show areas proposed for open space and parks.
(8) Landscaping and open space improvements plan or concept.	Exhibit PUD 3	Landscape design character is shown in Exhibit PUD 3.
(9) The existing and proposed circulation system of arterial, collector and/or local streets, including right-of-way street widths, off-street parking areas, service areas, loading areas and major points of access to public rights-of-way (including major point of ingress and egress to the development). Notations of proposed ownership, public or private, shall be included where appropriate.	Sheet PD 1.5 Exhibit PUD 7	Sheet PD 1.5 shows the proposed internal road system and surrounding road network. This sheet includes proposed cross sections for the interior roads. Exhibit PUD 7 is the County's Draft Birch Bay Transportation Study which provides additional information about roadways and roadway capacities in the vicinity of the site.
(10) Location and width of existing and proposed sidewalks and trails.	Sheet PD 1.4 Sheet PD 1.5	Sheet PD 1.4 shows the preliminary trail layout and trail cross section. Sheet PD 1.5 shows proposed sidewalk widths on the road cross sections.
(11) The proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences and walls.	Exhibit PUD 2 Exhibit PUD 3	Perimeter treatment is described in Exhibit PUD 2 with examples shown in Exhibit PUD 3
(12) The location of adjacent utilities including sanitary sewers, water lines and storm drainage facilities intended to serve the development, and a layout of the existing and proposed utilities within the development, if utility plans have been completed. Otherwise indicate the general location of utilities, i.e., roadways, easements, etc.	Sheet PD 1.6	Existing and proposed sanitary sewer and water lines and proposed storm drainage system is shown on Sheet set PD 1.6. The existing stormwater system is shown in Figure 1 of Exhibit 4.
(13) Existing zoning and Comprehensive Plan boundaries for the site and adjacent property.	Sheet PD 1.5	Existing Zoning and Comp Plan boundaries are shown on Sheet PD 1.5.
(14) Information of contiguous properties within 300 feet of the proposed PUD including: (a) Existing and, if known, proposed land use and streets; and (b) Existing structures excluding accessory buildings, ownership tracts and unique natural features of the landscape, if readily accessible.	Sheet PD 1.2	Sheet set PD 1.2 provides an aerial photoview of the site and surrounding properties at a scale of 1" to 100 feet. Lot lines have also been provided. Streets, buildings and vegetation on adjoining properties are clearly shown.
(15) A vicinity map showing the location of the site and its relationship to surrounding areas, including existing streets, major physiographic and cultural features such as railroads, lakes, streams, shorelines, schools, parks or other prominent features.	Sheet PD 1.1	Sheet 1.1 includes a location map inset showing the regional location of the project site and a larger map showing the project area overlain on an aerial photograph with cultural and natural features labeled.

<p>(16) If the applicant wishes to incorporate renewable energy features into the PUD, information shall be submitted which will describe the long-term usability of the energy source including:</p> <p>(a) Solar:</p> <p>(i) Solar site survey including solar sun chart;</p> <p>(ii) Shadow diagrams including schematic elevations of pertinent vegetation and structures, and existing major topographical features;</p> <p>(iii) General description of the solar system identifying type (passive or active), location and size (surface area);</p> <p>(b) Wind:</p> <p>(i) Wind data including direction, frequency and intensity;</p> <p>(ii) Wind disruption information including potential on and off-site building construction, and major topographical features;</p> <p>(iii) Wind machine location and visual description;</p> <p>(c) Micro or small scale hydro:</p> <p>(i) Estimated annual energy output using flow duration curves;</p> <p>(ii) Stream data including low and average flows;</p> <p>(iii) Hydro site location and design;</p> <p>(iv) Status of Federal Energy Regulatory Commission (FERC) approval;</p> <p>(d) Geothermal: source of energy.</p>	<p>Not Applicable</p>	<p>No renewable energy features are proposed for this Planned Unit Development</p>
<p>Supplemental Information. WCC 20.85.204</p>		
<p>(1) A completed environmental checklist; provided, that if the applicant has agreed in writing to the preparation of an environmental impact statement, no checklist shall be required.</p>	<p>The applicant is proposing that Environmental Review under SEPA be completed by the preparation of an Environmental Impact Statement.</p>	<p>In the cover letter to this application, the applicant has agreed in writing to the preparation of an environmental impact statement.</p>
<p>(2) Where water and/or sanitation service is to be obtained from an existing public system, including a water association, a letter from the service purveyor indicating the availability and requirements for the service shall be included.</p>	<p>Exhibit PUD 10</p>	<p>The property lies within the sewer and water service area of the Birch Bay Water and Sewer District. A letter from Birch Bay Water and Sewer District dated October 26, 2009 is provided in Exhibit PUD 10. The letter states that the district will provide sewer and water service to the site under their usual terms.</p>
<p>(3) Where a new water system is proposed, include the source of the water, the estimated amount of water available from a ground water or surface water source, the status of water rights application, and the general location and size of the proposed pipe and other major appurtenances for development of community or public systems. The description shall also include improvements for fire protection.</p>	<p>Not Applicable</p>	<p>The entire site lies within the boundary of the Birch Bay Sewer and Water District Service Area. Water will be provided by the District.</p>

<p>(4) A description of the sanitation facilities which shall include the method of sanitation and, where applicable, the location of community on-site sewage waste disposal systems, location of soil log holes, percolation rate data, and the general location and size of proposed pipe and other major appurtenances. Where on-site sanitation systems are proposed, the applicant shall provide evidence demonstrating the suitability therefore of all lots or any single lot. Percolation tests shall be performed by a licensed perc tester.</p>	<p>Not Applicable</p>	<p>The entire site lies within the boundary of the Birch Bay Sewer and Water District Service Area. Sanitary sewer service will be provided by the District.</p>
<p>(5) One copy of the water and sanitation information, particularly the soil log hole and percolation rate data, is recommended to be submitted directly to the health department prior to submittal of the planned unit development.</p>	<p>Not Applicable</p>	<p>The entire site lies within the boundary of the Birch Bay Sewer and Water District Service Area. Water and Sanitary sewer service will be provided by the District.</p>
<p>(6) A preliminary drainage study consistent with the requirements of the Whatcom County Development Standards. A traffic study if required by the department of public works at the preapplication conference. The traffic study does not need to be submitted with the application if an environmental impact statement is being prepared for the project and a traffic study will be completed for the EIS.</p>	<p>Exhibit PUD 4 Exhibit PUD 7</p>	<p>Exhibit PUD 4 is the preliminary drainage study. Exhibit PUD 7 is a copy of the County's recently completed Draft Birch Bay Planning Transportation Study. The applicant is proposing that an EIS be prepared for this project and that the EIS include a project specific traffic study to be completed as part of the EIS.</p>
<p>(7) The proposed method of providing long-term maintenance of improvements or facilities, including roads and sidewalks, drainage, on-site fire protection improvements, water and sanitation systems, and community or public open space. The purpose of this paragraph is to generally identify the method of maintenance and not to require detailed agreements. (a) If to be maintained by a governmental jurisdiction or existing water association, a letter from the jurisdiction or association shall be submitted specifying acceptance of maintenance responsibility and indicating the conditions, if any, upon which the acceptance is contingent. (b) If the maintenance is to be provided privately, the developer shall indicate the organization to provide the maintenance and the method and approximate amount of funding required therefor.</p>	<p>Exhibit PUD 2 Exhibit PUD 9</p>	<p>Section E of Exhibit PUD 2 discusses the proposed method for providing long-term maintenance. The Preliminary Draft CC&Rs provided as Exhibit PUD 9 include provisions for establishing a community association to collect fees for the maintenance of common areas and other community facilities.</p>
<p>(8) Additional information, in the form of detailed studies or surveys, may be reasonably required by the county if any portion of the site of a proposed PUD is within an unsuitable land area as defined by WCC 20.97.443. This information should be identified to the applicant at a preapplication conference.</p>	<p>Exhibit PUD 5 Exhibit PUD 6 Exhibit PUD 7 Exhibit PUD 8</p>	<p>We are submitting the additional supplemental information including: Wetland Map & Letter Report: Exhibit PUD 5 Archaeologic Reports: Exhibit PUD 6 Transportation Study: Exhibit PUD 7 Draft EIS Documents from previously proposed development on the subject properties: Exhibit PUD 8.</p>

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