

October 30, 2009

Mr. David Stalheim  
Director  
Whatcom County Planning & Development Services  
Northwest Annex  
5280 Northwest Drive  
Bellingham, WA 98226-9013

Re: Submittal of Planned Unit Development (PUD) Application for Semiahmoo West

Dear Mr. Stalheim,

This letter is submitted on behalf of my client, the Semiahmoo Company, who is herewith submitting an original and 10 copies of a project permit application for a Planned Unit Development (PUD) called Semiahmoo West. Semiahmoo West is a proposed residential community of 1,246 homes and up to 60,000 square feet of commercial space on a site of approximately 624 acres in the City of Blaine's West Blaine Urban Growth Area.

In addition to this application for Planned Unit Development approval, we are also submitting under separate cover, an application for long subdivision approval for the Plat of Semiahmoo West covering the subject property. As more fully described in the subdivision application, the Plat of Semiahmoo West will create 28 individual single-family residential lots, 6 open space tracts and 5 residential development tracts. The residential development tracts will be further divided into residential lots in the future as each phase of the PUD is developed.

This PUD submittal complies with all of the County's requirements for a complete PUD application as set forth in WCC Chapter 20.85. Therefore, this complete PUD application vests the development rights for the proposal as of this submittal date, pursuant to WCC 20.04.031(3). We request that the County confirm the vesting of this complete PUD application at its earliest convenience and in any event no later than the 14 day period for determining completeness set forth in WCC 2.33.050.B.

A description of the proposed Semiahmoo West PUD together with supporting site plans and other documentation consistent with the County's PUD application requirements can be found in our submittal. Our application materials are being provided in a tabbed three ring notebook with

a portfolio of larger drawings submitted separately. The application notebook includes the following:

- A Copy of this cover letter.

Tab A – PUD: Application Forms and Tables in the order shown below:

- Master Land Use Application
- PUD Submittal Requirements Matrix

Tab B – PUD: Exhibit List

Tab C – PUD: Exhibits PD1 – PD13

As mentioned above, our submittal includes a portfolio of drawings, which is Exhibit PD1 of our application. Exhibit PD1 is being submitted in two formats, an 11 x 17 inch format, which can be found at the Exhibit PD1 tab in the notebook and a 24 x 36 inch format, which is being submitted separately.

In addition to the information required for our application, we have included a PUD Submittal Requirements Matrix located under Tab A in the notebook. This matrix lists the PUD application requirements from Chapter 20.85 WCC and identifies, and briefly comments on, where the information can be found in our submittal materials.

We have not included a SEPA Checklist with this application because I am providing written notification to you that the applicant agrees to the preparation of an environmental impact statement for this project and pursuant to WCC 20.85.204(1) and WAC 197-11-315, no checklist is therefore required.

We appreciate your assistance in confirming that this application is complete for purposes of vesting and look forward to working with you through the approval process.

Very truly yours,



Amy L. Kosterlitz

Attachments