

October 30, 2009

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

Re: Submittal of Preliminary Long Subdivision Application for the Plat of Semiahmoo West

Dear Mr. Stalheim,

I am writing on behalf of my client, the Semiahmoo Company, who is herewith submitting an original and 10 copies of a project permit application for preliminary long subdivision approval for the Plat of Semiahmoo West. The Plat of Semiahmoo West covers about 624 acres of land in the City of Blaine's West Blaine Urban Growth Area. The proposed subdivision will create 28 single-family lots, 6 open space tracts and 5 residential development tracts.

This preliminary long subdivision submittal complies with all of the County's requirements for a fully completed application as set forth in WCC 21.050.120. Therefore, this complete subdivision application vests the development rights for the proposal as of this submittal date, pursuant to RCW 58.17.033 and WCC 21.05.033 (5). We request that the County confirm the vesting of this complete subdivision application at its earliest convenience and in any event no later than the 14 day period for determining completeness under WCC 2.33.050.B.

The elements of this application and a matrix showing how the application complies with all of the complete application requirements for WCC 21.050.120 are described as follows.

The submittal contains a description of the proposed Semiahmoo West subdivision together with supporting maps, drawings and other documentation consistent with the County's list of application information. The 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 – PrePlat: Preliminary Long Subdivision Application Forms:

- Master Land Use Application
- Preliminary Long Subdivision Supplemental Application
- Preliminary Long Subdivision Application Intake Checklist
- Fee Responsibility
- Preliminary Plat Submittal Requirements Matrix

Tab B – PrePlat: Exhibit List

Tab C – PrePlat: Exhibits PR1 – PR12

As mentioned above, our submittal includes a portfolio of drawings, which is Exhibit PR1 of our application. Exhibit PR1 is being submitted in two formats, an 11 x 17 inch format, which can be found at the Exhibit PR1 tab in the notebook and a 24 x 36 inch format, which is being submitted separately.

In addition to the Preliminary Long Subdivision Application Intake Checklist, we have included a Preliminary Plat Submittal Requirements Matrix, which demonstrates that this application meets all of the requirements for a complete application in WCC 21.05.120. The matrix is located under Tab A in the notebook. This matrix lists the preliminary plat application requirements from WCC 21.05.120 and identifies, and briefly comments on, where the information can be found in our submittal materials.

We note that while a pre-application conference is not a pre-requisite for vesting, we have also included a matrix showing that we have provided the information listed for a pre-application submittal set forth in WCC 21.05.031, in the event that the County finds this helpful.

In addition to this application for preliminary plat approval, we are also submitting a separate application for Planned Unit Development approval for the Semiahmoo West PUD. The Semiahmoo West PUD is a proposed residential community of 1,246 homes and up to 60,000 square feet of commercial space covering the same area included within the Plat of Semiahmoo West. The proposed lot and tracts in the Plat of West Semiahmoo conform to the site plan layout of the Semiahmoo West PUD.

We have included a SEPA Checklist with this application because it is listed as a submittal requirement. However, I am providing written notification to you that the applicant agrees to the preparation of an environmental impact statement for this project.

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

Very truly yours,


Amy L. Kosterlitz

Attachments