



## *Appendix J: Community Meeting Summary*

## East Maple Ridge Community Meeting Summary

A community conference for the East Maple Ridge Planned Unit Development (PUD) was held on July 17, 2019 at 5:30 pm at the Blaine Boating Center. City of Blaine Planning Director Stacie Pratschner presented a summary of the City’s preliminary plat and PUD review and approval process, and answered questions regarding the City policy and process. Nathan Row, APC Engineers, presented an overview outline of the development proposal and answered questions regarding the design and project plans.

Many of the questions and comments centered around a few general concerns, summarized on the following table along with an outline of how the project addresses each item.

Question / Discussion Item	How the Item is Addressed
Traffic / Site Access	A Traffic Impact Study was prepared by Gibson Traffic Consulting, dated July 2019, detailing the analysis of the site and surrounding traffic and potential for impacts and mitigation as City Traffic Impact Fees.
Stormwater design / Mosquitoes	The preliminary stormwater design by APC Engineers addresses pond design in accordance with the DOE Stormwater Management Manual for Western Washington including design features to reduce mosquito potential.
Project design and density	The site design and proposed density are consistent with the Blaine Comprehensive Plan and Zoning code which requires a density of 4 dwelling units per acre.
Fencing	Standards and guidelines for fencing and landscaping are included in the East Maple Ridge Development Guidebook, including provisions in the site design for perimeter landscape buffering and fencing where appropriate.
Project schedule and timing	The project development is proposed to begin in the Fall of 2019 and continuing for at least several years as a phased project as outlined in the Guidebook and shown on the proposed Phasing Plan.
Utility Services	Water, sewer, and electrical utilities are available on the site, with construction of the City’s East Blaine Infrastructure Phase 1 project in 2019. Other utilities such as natural gas, phone, internet, will be extended by private utility purveyors as available.