

Madeline Ottley

From: Will York <willameyork@gmail.com>
Sent: Wednesday, July 20, 2016 5:11 PM
To: Michael Jones
Subject: Re: Semiahmoo Zone 3 Proposal -- File #LOP-1-16 and PUD-2-16

Thank you. We are concerned about the appearance of any structure to treat storm water on the corner designated Tract E.

If we need to file additional comment, or if we need to address it differently, please let us know. I also appreciate very much your taking the time to describe what you anticipate to be the options with regard to design for that area. We are encouraged by your sensitivity to our concerns.

Will York and Cheryl Strong

On Jul 20, 2016, at 4:01 PM, Michael Jones <mjones@cityofblaine.com> wrote:

Mr. York/Ms. Strong

At this stage in the process the stormwater system is not designed to quite the level of detail needed to answer your question. The location you mention will contain a bioretention cell (meaning a natural area that can capture and treat water while it stays in place for a period of time before draining away.)

We have a preliminary stormwater study at this time. (I doubt you want to read it, but just in case, I've attached it.) If the project is approved, the final stormwater study and engineering will flesh out the details.

The worst of these things are concrete basins surrounded by chain link fences. We won't let one of those be constructed there. We won't allow a fenced pond there. It could be something that looks like a wetland. It could be a pond with gently sloped edges (not requiring fencing). In some instances it can be a meadow or other landscape area with specially enhanced soil. As I say, we do not have that level of detail yet, but these are examples of bioretention features.

I'm sure the owner has similar thoughts as you: that it is a high-profile location important to property values and neighborhood character. Regardless, we will require that the bioretention area is both naturalized and landscaped.

Please send in a comment saying that you are concerned about the appearance of that stormwater feature if that is the case.

Thanks,

Michael

All emails to or from me are considered public records and may be subject to disclosure.

From: Will York [<mailto:williameyork@gmail.com>]
Sent: Wednesday, July 20, 2016 3:31 PM
To: Michael Jones
Subject: Semiahmoo Zone 3 Proposal -- File #LOP-1-16 and PUD-2-16

Mr. Michael Jones

Community Development Director

City of Blaine

Dear Mr. Jones:

My wife Cheryl and I own a condominium unit in Gleneagle Villas, across the street from the proposed Zone 3 development, and we have a question.

In the Support Document (attached herewith) to the application, Page 2-3, there is a chart describing each tract noted on the site plan. The entry for Tract E reads as follows:

Tract E – Stormwater – “Stormwater treatment and possible detention for eastern 2/3 of site.”

And further on Page 4, item iii. 4. Stormwater: “The stormwater landscaping plan in Tracts E and J I primarily designed to create the treatment modality for stormwater runoff from the streets...”

Can you clarify for us what “Stormwater treatment” and “treatment modality” mean with reference to Tract E? Is this only a runoff detention area or does the development plan contemplate construction of treatment infrastructure on Tract E that would be visible from Semiahmoo Parkway?

Our concern is that Tract E is a highly visible corner which impacts the appearance of that segment of Semiahmoo Parkway and also impacts the view from Gleneagle Villas.

Thank you,

Will York and Cheryl Strong, Owners

9158 Gleneagle Drive

Gleneagle Condominiums

<Attachment M Resort Semiahmoo Zone 3 Preliminary Stormwater Plan.pdf>

Madeline Ottley

From: Bevan <bevanwilson@telus.net>
Sent: Saturday, July 23, 2016 6:43 PM
To: Michael Jones
Cc: janwilson@telus.net
Subject: reply to Notice Of Application July 20, 2016

City of Blaine City Council

Thank you for the opportunity to respond to this SEMIAHMOO ZONE 3 proposal

As residents in this area we want to strongly object to the inclusion of the indoor storage facility which is planned for on TRACT A of the development request.

The suggestion of storage units on tract A will present to the city several concerns. Some concerns are immediate and others will present themselves as time goes by and the units are no longer "New", freshly painted, landscaped etc. This beautiful, pristine land surely has better uses than these containers in the middle of this residential area .

There are many environmental and social concerns as well as the sight of the "boxes" ... What will be stored in these "personal and private units" ? Once the "blush is off the rose" so to speak, who will maintain these for graffiti, "dumping" of unwanted materials on the ground around the units and in the forest area surrounding TRACT 3? Unknown dangerous and harmful substances may be stored in the units which will need state environmental action. Police presence may be needed to maintain order where the large storage area provides places for unsavory meetings. The list could go on.....

I understand from the information meeting that the plan is also to offer these units for sale which would further erode any controls that could become necessary.

There are already many storage facilities around the City of Blaine which can help the few who need this service. This is the worst use of this beautiful residential setting.

I am shocked that the City of Blaine would even consider it.

Jan and Bevan Wilson
8997 Semiahmoo Drive
98230

Madeline Ottley

From: Grant Macdonald <grantmacd@shaw.ca>
Sent: Sunday, July 24, 2016 10:13 PM
To: Michael Jones
Subject: Semiahmoo - Zone 3

9054 Gleneagle Drive

Blaine, WA, 98230

July 25, 2016

Michael Jones

Community Development Director

3000 - 435 Martin Street

Blaine, WA, 98230

Re: Semiahmoo, Zone 3

-

We have owned a condo in Gleneagle Villas since 1993 and have always loved the peacefulness and natural beauty that drew us to Semiahmoo in the first place. Anything that threatens this atmosphere—so unique in modern developments, causes alarm bells to ring.

In studying the preliminary plan submitted several concerns have arisen. First of all—must the Parkway entrance be exactly across from the Gleneagle entrance effectively mimicking a city intersection? This is especially worrisome since the location of the proposed fourplex with its northeast corner touching the 20 ft. buffer is a mere driveway's width away from the mechanized gate and in full view of all passersby. In observing other entrances in the Semiahmoo development, it is apparent a generous treed space separates the gates from the nearest buildings giving the area a sense of rural charm and privacy. In this instance driveways and a bank of garage doors will confront anyone approaching or driving by and the tiny entrance garden, a pitiful green space allotment, will do little to ameliorate the 'raw' feeling of this development. This stands in sharp contrast to the countrified feeling of the other Semiahmoo communities. Surely this entry area should look inviting. A formidable fourplex so close at hand is not what is called for.

I am also concerned about the term 'open space' for the area surrounding the development. I trust this area will not actually be 'open' but rather 'densified' with more trees added to the ones already growing there to maintain a very natural look.

I also question why a 30 ft. building setback is stipulated for the southern border and merely a 20 ft. one along the Parkway.

Another concern is the drastic reduction of natural habitat for the birds and animals of the area. Rather than a 'city park' area for tract D, could this area not be left as it is with possibly trails winding throughout? Perhaps more native plants could be added or encouraged to grow as replacement greenery to compensate for the recently logged trees. Please don't let us lose the very things that make Semiahmoo so unique and appealing.

Sincerely,

June Macdonald

Madeline Ottley

From: Roy Pick <rjpick@telus.net>
Sent: Wednesday, July 27, 2016 10:15 PM
To: Michael Jones
Cc: rjpick@telus.net
Subject: Notice of Application,

Dear Mr. Jones: I am writing with respect to the copy of a Notice Application I received regarding File Numbers LOP-1-16 and PUD-2-16, Semiahmoo Zone 3. This 19.4 acre parcel is a very attractive development area. It is level and is heavily treed with mature evergreens. It will make a very attractive residential area if many of the trees will be retained.

However I note the inclusion of a prominent Indoor Storage area, designated as Tract A. In general, such areas are not attractive, often surrounded by wire fencing. Such storage facilities are generally located on less attractive land, adjacent to commercial and industrial developments. As a resident in the vicinity of this feature I find it appalling that such a facility would be considered. This could be a very attractive sub division with its proximity to the golf courses and the Semiahmoo Spit. The Indoor Storage Facility would greatly degrade the sub division and would only be acceptable if it is surrounded by properly maintained trees and shrubs.

In discussing this facility with neighbours who attended the June 27th meeting (I was away) they indicated that it was suggested that the storage units would be sold to individual owners. This is an even greater worry as who would look after the general maintenance. Without proper supervision such a facility would become a collection site for junk and unwanted articles.

In general I do not object to the development. But I strongly object to the Indoor Storage Facility (Tract A) as being inconsistent with the residential tone of the development. I also note the size of Open Space Tracts (Tract E and G). It would appear that Tract G is only for the use of residents and not the public. Tract E, being on a corner, would also not be useful to the public as parking near this busy corner would be difficult.

I also note the 20 ft. open space buffer around the development. I hope that "open space" does not mean the cutting down of the trees in the buffer area. I would like to know who maintains these buffer areas. Does this become the responsibility, with costs, of the City of Blaine.

Thank you for your consideration and I look forward to receiving notice of the public hearing.

Regards,
Roy and Sherry Pick
8993 Semiahmoo Drive.

Madeline Ottley

From: Blair & Teresa Smith <vincenvera@comcast.net>
Sent: Wednesday, July 27, 2016 5:15 PM
To: Michael Jones
Cc: ksussman@lcp2.net; gregwi@comcast.net; fastoggie@gmail.com; alberstein@aol.com; scullisn@hotmail.com; bethrtc@hotmail.com; billyrpearson@yahoo.com; rinkege@comcast.net; elcmbp@hotmail.com; Colin; Mavis Dalzell; mandfnewman@gmail.com; etdeamer@comcast.net; Janis; stanmonks; mariamonks915; Scott Brown; Ace; leeberan@hotmail.com; Alexander Johnson; Carol Fairman; msimpson105@cox.net; jeanne.landon@gmail.com; mrhagerman@gmail.com; ljhagerman@gmail.com; mekbart@yahoo.com; Berkowitz, Larry; Stubenrauch, Ann; vincenvera; junemacdonald@shaw.ca; Mary Ann; Will York; Strong, Cheryl; rctuthill@yahoo.com; Gary Reibman
Subject: Our Comments Regarding The Semiahmoo Zone 3 Proposal ~ File # LOP-1-16 and PUD-2-16
Attachments: PUD Image.jpg; Resort Semiahmoo Zone 3 PUD-Plat Application Support Document.pdf

Dear Mr. Jones:

First of all, thank you for sending us the additional information contained in the aforementioned attachments. We have reviewed them and have concerns regarding both the size and scope of this proposed project. Our concerns relate to environmental impacts on the wildlife, public safety concerns, and quality of life impacts on our existing residents.

Environmental Impacts:

We live directly across the street from the area marked as "Tract D" on a year-round basis. We walk and clean up trash nearly every day along the trails of Semiahmoo Parkway all the way from the abandoned Horizon development, down to the Semiahmoo Resort, including the beaches along the Semiahmoo Spit.

It should come as no surprise that we have seen/heard a great deal of wildlife activity in Resort Semiahmoo Zone 3 including deer, raccoons, coyotes, bald eagles, owls, and woodpeckers, etc. These birds and animals use this area to raise their young, which adds to the beauty and charm for existing residents and visitors, including tourists to the area. The loss of this habitat will have an obvious negative impact upon the resident and seasonal wildlife.

Sadly, we pick up several small grocery-sized bags of assorted plastic, metal and organic (primarily dog waste) trash nearly every day off of the beaches and trails of this area including along the Semiahmoo Drive and Semiahmoo Parkway bordering this proposed project. The litter comes from a variety of sources including: boats, passing automobiles, day trip visitors to the county park at the foot of the spit (which does not have garbage cans for public use), and dog walkers who leave pet waste (both bagged and unbagged) along the trails and beaches. During this past winter's windstorms we collected a large amount of obvious household trash that blew out of our own neighborhoods on garbage pick up day(s) and onto the streets, trails and beaches below.

The reason I mention the trash is that adding potentially 119 more homes in a windy area within a city that apparently is unable to place and maintain garbage cans in the existing public areas along the spit will not help with, and will in fact only exacerbate the existing pollution problems on the trails,

streets, and beaches of this area, including into Semiahmoo Bay/Drayton Harbor, which so many people depend upon economically with tourism, fishing, oyster farming, recreational walking, etc.

Public Safety Impacts:

On a daily basis, from our living room window we witness the effects of ever increasing traffic at the four-way stop where Semiahmoo Parkway and Semiahmoo Drive intersect. Other than the rare times that police are present, the majority of people driving through the four-way intersection usually slow down, but rarely stop for the stop signs. We have been nearly run over by people while walking in these marked crosswalks. We have people speeding and even obviously racing cars through these intersections. We have complained to the police, but they cannot seem to be here very much due to lack of resources.

Again, the reason I mention this is that potentially adding 119 more homes, after all the new homes currently being added onto the Semiahmoo Spit and possibly also a business district up here, will only result in more automobile traffic and more impatient drivers, all into a city that is unable to provide needed infrastructure at this vital intersection nor the police resources to deal with the existing and future population driving out here. This will inevitably produce road rage, more speeding automobiles, and more vehicles running through stops signs, possibly resulting in injuries or worse to other drivers, cyclists, walkers, and wildlife. Putting in a traffic light does not fit with the rural charm of this area.

Quality of Life Impacts:

Loss of wildlife and their habitat, damage to the ecosystems from increased public garbage, increased traffic on roadways that cannot naturally handle any more, construction lasting several years in an area that already has several half finished developments such as Carnoustie and Horizon negatively affects the quality of life here for many residents, especially those of us in Gleneagle Villas. The residents of Semiahmoo contribute mightily to the property tax base of the city of Blaine and receive less services in return compared to the rest of the city due to the fact that we maintain our own neighborhoods and streets and use much less police and fire services than the rest of the city does.

Rather than allowing a developer to shoe horn in another 119 homes and create problems for existing residents here, the city should be ensuring the peace and repose of an existing citizenry that does so much for the city, not to mention maintain the tranquility of a resort area that also contributes greatly to the city's tax base as well.

Proposed Minimum Modifications to the Proposed Development:

- Increase the open space buffer surrounding the proposed development from 20' of open space to a minimum of 40'. This will allow for more of a "wildlife highway" for the animals to use and for the existing residents to continue to enjoy having them and their young move around freely.
- Require that the developer plant a wall of mature evergreen trees (native evergreens, possibly Western Cedars?) around the proposed development in the aforementioned open space buffer along with other native shrubs, plantings etc. This would make a natural barrier to stop any

garbage from blowing out of the new development on windy days into the streets, surrounding neighborhoods and worst of all, onto the beaches and waterways below.

- Ensure that the area shown on tract D on the proposed site plan is either converted into a low maintenance rugged park for neighborhood people to walk to (no parking needed or wanted) or better yet, left as an untouched green space for what will remain of the wildlife habitat to rest/forage with their young as they pass by, as they always have. If the decision is to turn tract D into a park, maintaining it is the very least this city can do for the local residents here, considering the new additional tax base the city would be getting with this development. Additionally, the Semiahmoo Resort Association should be able to have a large say in the design and use of this new open space area in tract D via its elected and/or appointed representatives. Under no circumstances should any housing or commercial development be put in tract D!
- Require the builder to plant, at their expense, a wall of large evergreen trees (again, native evergreens, possibly Western Cedars?) of no less than 10 feet in height, around the perimeter of Gleneagle Villas so as to shield existing residents of this community from the increased noise and unpleasant visual effects brought upon us by their development.
- Move the entrance gate and monument sign that is planned for Semiahmoo Parkway over to Semiahmoo Drive as was strongly suggested in all of previous meetings with the developer. Semiahmoo Parkway has become so busy that with all the added homes being built down on the spit right now, plus the requested additional 119 homes in this development, having northbound drivers making a left hand turn into the planned Semiahmoo Zone 3 development will result in multiple cars backing up and an increase in rear-end collisions, not to mention further delays for those of us attempting to make a right hand turn into our homes in Gleneagle Villas.
- Find some way to reduce the proposed density of this project down from 119 units. The whole community, including wildlife, ecosystems, neighborhood public safety and our roadways should not be negatively impacted forever so that a few individuals can attain a one-time profit.

We also would request that no threshold approval of this project be granted until such time as a mutually acceptable agreement is in place between the Resort Semiahmoo 3 and the Semiahmoo Resort Association.

Respectfully submitted,

Blair & Teresa Smith
9141 Gleneagle Drive
Blaine, WA. 98230

cc Gleneagle Villas homeowners

From: "Michael Jones" <mjones@cityofblaine.com>
To: "Blair & Teresa Smith" <vincenvera@comcast.net>

Sent: Tuesday, July 19, 2016 8:04:56 AM

Subject: RE: Semiahmoo Zone 3 Proposal ~ File # LOP-1-16 and PUD-2-16

Thanks for your interest. See responses below.

Michael

All emails to or from me are considered public records and may be subject to disclosure.

From: Blair & Teresa Smith [mailto:vincenvera@comcast.net]

Sent: Tuesday, July 19, 2016 7:57 AM

To: Michael Jones

Subject: Semiahmoo Zone 3 Proposal ~ File # LOP-1-16 and PUD-2-16

Sir:

We live across the street from this proposed development and received your notice of application letter in yesterday's mail. We have a couple of questions before we make comment:

1. Do we address our initial public comments within this 20 day window specifically to you as the city staff person, or should they be addressed to the planning commission or the city council, or all of the above ?

You can address them to me.

2. Can our comments be made by email or do they need to be a via a formal hand signed signed letter?

Email is fine.

3. At this juncture, can we comment on both the potential appropriateness of the proposed project (including size & scope) as well as the potential environmental impacts?

Any relevant topics you wish to address.

4. Can you tell us which tract is for the proposed commercial development and which tract is for the potential park site?

Tract A storage condominiums and Tract C mixed use with commercial and residential. Tract D is a potential future park site.

Thank you,

Blair & Teresa Smith

9141 Gleneagle Drive

Subject: RE: Semiahmoo Zone 3 Proposal ~ File # LOP-1-16 and PUD-2-16

From: Ann Stubenrauch (eannstubenrauch@yahoo.com)

To: mjones@cityofblaine.com;

Date: Thursday, July 28, 2016 5:14 PM

Dear Mr. Jones:

I have concerns regarding both the size and scope of this proposed project. These concerns relate to environmental impacts on the wildlife, public safety concerns, and quality of life impacts on our existing residences.

Environmental Impacts:

I live in Gleneagle Villas which is directly across the street from the area marked as "Tract D" on a year-round basis. Residents walk and clean up trash nearly every day along the trails of Semiahmoo Parkway all the way from the abandoned Horizon development, down to the Semiahmoo Resort, including the beaches along the Semiahmoo Spit.

It should come as no surprise that we have seen/heard a great deal of wildlife activity in Resort Semiahmoo Zone 3 including deer, raccoons, coyotes, bald eagles, owls, and woodpeckers, etc. These birds and animals use this area to raise their young, which adds to the beauty and charm for existing residents and visitors, including tourists to the area. The loss of this habitat will have an obvious negative impact upon the resident and seasonal wildlife.

Sadly, *every day* several small grocery-sized bags of assorted plastic, metal and organic (primarily dog waste) trash are picked up off the beaches and trails of this area including along the Semiahmoo Drive and Semiahmoo Parkway bordering this proposed project. The litter comes from a variety of sources including: boats, passing automobiles, day trip visitors to the county park at the foot of the spit (which does not have garbage cans for public use), and dog walkers who leave pet waste (both bagged and unbagged) along the trails and beaches. During this past winter's windstorms we collected a large amount of obvious household trash that blew out of our own neighborhoods on garbage pick up day(s) and onto the streets, trails and beaches below.

The reason I mention the trash is that adding potentially 119 more homes in a windy area within a city that apparently is unable to place and maintain garbage cans in the existing public areas along the spit will not help with, and will in fact only exacerbate the existing pollution problems on the trails, streets, and beaches of this area, including into Semiahmoo Bay/Drayton Harbor, which so many people depend upon economically with tourism, fishing, oyster farming, recreational walking, etc.

Public Safety Impacts:

On a daily basis, from our home, we see *AND HEAR* the effects of ever increasing traffic at the four-way stop where Semiahmoo Parkway and Semiahmoo Drive intersect. Other than the rare times that police are present, the majority of people driving through the four-way intersection usually slow down, but rarely stop for the stop signs. We, and our neighbors, have been nearly run over by people while walking in these marked crosswalks. We have people speeding and even obviously racing cars through these intersections. We have complained to the police, but they cannot seem to be here very much due to lack of resources.

Again, the reason I mention this is that potentially adding 119 more homes, after all the new homes currently being added onto the Semiahmoo Spit, the rapidly increasing activities at the Semiahmoo Resort, and possibly also a business district up here, will only result in more automobile and heavy construction vehicle traffic and more impatient drivers, all into a city that is unable to provide needed infrastructure at this vital intersection nor the police resources to deal with the existing and future population driving out here. This will inevitably produce road rage, more speeding automobiles/trucks, and more vehicles running through stops signs, possibly resulting in injuries or worse to other drivers, cyclists, walkers, and wildlife. Putting in a traffic light does not fit with the rural charm of this area.

Quality of Life Impacts:

Loss of wildlife and their habitat, damage to the ecosystems from increased public garbage, increased traffic on roadways that cannot naturally handle any more, construction lasting several years in an area that already has several half finished developments such as Carnoustie and Horizon negatively affects the quality of life here for many residents, especially those of us in Gleneagle Villas. The residents of Semiahmoo contribute mightily to the property tax base of the city of Blaine and receive less services in return compared to the rest of the city due to the fact that we maintain our own neighborhoods and streets and use much less police and fire services than the rest of the city does.

Rather than allowing a developer to shoe horn in another 119 homes and create problems for existing residents here, the city should be ensuring the peace and repose of an existing citizenry that does so much for the city, not to mention maintain the tranquility of a resort area that also contributes greatly to the city's tax base as well.

Proposed Minimum Modifications to the Proposed Development:

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- Require that the developer plant a wall of mature evergreen trees (native evergreens, possibly Western Cedars?) around the proposed development in the aforementioned open space buffer along with other native (non-invasive) shrubs, plantings etc. This would make a natural barrier to stop any garbage from blowing out of the new development on windy days into the streets, surrounding neighborhoods and worst of all, onto the beaches and waterways below.
- Ensure that the area shown on tract D on the proposed site plan is either converted into a low maintenance rugged park for neighborhood people to walk to (no parking needed or wanted) or better yet, left as an untouched green space for what will remain of the wildlife habitat to rest/forage with their young as they pass by, as they always have. If the decision is to turn tract D into a park, maintaining it is the very least this city can do for the local residents here, considering the new additional tax base the city would be getting with this development. Additionally, the Semiahmoo Resort Association should be able to have a large say in the design and use of this new open space area in tract D via its elected and/or appointed representatives. Under no circumstances should any housing or commercial development be put in tract D!
- Require the builder to plant, at their expense, a wall of large evergreen trees (again, native evergreens, possibly Western Cedars?) of no less than 10 feet in height, around the perimeter of Gleneagle Villas so as to shield existing residents of this community from the increased noise and unpleasant visual effects brought upon us by their development.

- Move the entrance gate and monument sign that is planned for Semiahmoo Parkway over to Semiahmoo Drive as was strongly suggested in all of previous meetings with the developer. Semiahmoo Parkway has become so busy that with all the added homes being built down on the spit right now, plus the requested additional 119 homes in this development, having northbound drivers making a left hand turn into the planned Semiahmoo Zone 3 development will result in multiple cars backing up and an increase in rear-end collisions, not to mention further delays for those of us attempting to make a right hand turn into our homes in Gleneagle Villas.
- Find some way to reduce the proposed density of this project down from 119 units. The whole community, including wildlife, ecosystems, neighborhood public safety and our roadways should not be negatively impacted forever so that a few individuals can attain a one-time profit.
- Require the developer to submit a detailed project construction plan -- from commencement to completion -- with deadlines for completion of each phase of entire development. Failure to meet each deadline should carry a significant fine payable to either the SRA or the City of Blaine. Developer should have proof of insurance to cover these fines if necessary. This should help in eliminating additional development failures -- such as Horizon and Carnoustie -- in the Semiahmoo area.
- All of the above should address the valid concerns that
 - a) this development will depreciate existing property values;
 - b) there will be years of living in a construction zone that is ongoing with no end in sight; and
 - c) that the development architecture is in sync with the existing architectural integrity of Semiahmoo and approved by the ASC of the SRA.

I also would request that no threshold approval of this project be granted until such time as a mutually acceptable agreement is in place between the Resort Semiahmoo 3 and the Semiahmoo Resort Association.

Respectfully submitted,

E. Ann Stubenrauch
9138 Gleneagle Drive, Blaine, WA 98230
360-393-3066
eannstubenrauch@yahoo.com

Madeline Ottley

From: stanmonks@comcast.net
Sent: Friday, July 29, 2016 4:22 PM
To: Michael Jones
Cc: Monks, Maria; Ken & Karen; gregwi@comcast.net; fastoggie@gmail.com; scullsn@hotmail.com; alberstein@aol.com; billyrpearson@yahoo.com; rinkege@comcast.net; elcmbp@hotmail.com; Dalzell, Colin; mandfnewman@gmail.com; etdeamer@comcast.net; j jhollaway; Scott Brown; lois brown; leeberan@hotmail.com; abj3@comcast.net; cfairman@me.com; msimpson105@cox.net; jeanne landon; Mike & Linda; ytaldb@gmail.com; vincenvera@comcast.net; galmarazl@hotmail.com; grantmacd@shaw.ca; junemacdonald@shaw.ca; dmafell@hotmail.com; williameyork@gmail.com; rctuthill@yahoo.com; azfox@aol.com; InCAM@live.com
Subject: Resort Semihamoo Zone 3

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Jones:

I received a Notice of Application, dated July 20, 2016, a few days ago regarding Resort Semihamoo Zone 3.

I'm a resident of Blaine living in the Gleneagle Villas area of the Semihamoo Resort. The planned unit development is important as it will have a major impact on the area and the quality of life of the local residents.

I recognise the need for development. This need has to be tempered with both maintaining and enhancing life's quality.

I've reviewed the plan and have the following comments.

1. The planned entrance to the development on Semihamoo Parkway is a potential traffic hazard due to its very close proximity to the entrance of Gleneagle Villas and the fact that Semihamoo Parkway is, along with Drayton Harbor Rd, the major route onto Semihamoo Spit. This route is highly travelled when compared with the traffic on Semihamoo Drive - a traffic survey indicates that there is twice the amount of traffic on Semihamoo Parkway compared with Semihamoo Drive.

To resolve this potential problem I would like to suggest that the proposed entrance on Semihamoo Parkway be moved to Semihamoo Drive. As the plan already indicates an entrance on Semihamoo Drive this will give two entrances on the Drive, which I don't believe will be a problem, though possibly one entrance may suffice.

2. To protect and maintain the ambience and nature of the neighborhood I would like to suggest having a **30 ft** "green" buffer strip between the planned development and Semihamoo Parkway and Semihamoo Drive. This buffer strip be stocked with a mixture of **mature** deciduous and conifer trees that provide shielding of the development from the roadway **at all times of the year**. This will protect the neighborhood's natural ambience as well as making the development a more desirable place to live due to blocking out views of traffic and its associated noise.

3. There's a substantial amount of wildlife in the area. Over the years, as the area has been developed, the amount of land in the area available for wildlife and Blaine residents' - men, women and children - use of woodland trails and experiencing nature has decreased. Rather than the commercial plan for phase 1, I would like to suggest that, other than the unit development, a major portion of Resort Semihamoo Zone 3 be left in a natural state devoted to a wildlife and recreational park for the benefit of the wildlife and where humans can unwind, relax and experience nature.

4. I strongly believe that there are enough commercial and retail businesses - coffee shops, restaurants, gas stations etc. - in the area to satisfy residents' both current and foreseeable future needs. My concerns regarding commercial use of the area are for ventures that do not benefit residents and the environment. Any commercial uses within the planned zone should be controlled by the Semihamoo Residents Association to ensure that any commercial uses are beneficial both to the City and especially to the Semihamoo community.

I trust that my comments and concerns will assist you, the Planning Department and the Blaine City Council in planning and implementing an appropriate course of action in this matter.

I believe my suggestions will benefit the City, the Semihamoo community and the owner of this property.

Sincerely,

Stan Monks

Madeline Ottley

From: Larry <ytaldb@gmail.com>
Sent: Sunday, July 31, 2016 2:16 PM
To: Michael Jones
Subject: COMMENTS ON THE PROJECT NAMED "SEMIAHMOO ZONE 3", FILE # LOP-1-16 AND PUD-2-16

TO: MICHAEL JONES, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF BLAINE, WA

FROM: LAWRENCE BERKOWITZ AND ANN STUBENRAUCH
9138 GLENEAGLE DR, BLAINE [\(360\)393-3066](tel:3603933066)

RE: COMMENTS ON THE PROJECT NAMED "SEMIAHMOO ZONE 3"
FILE # LOP-1-16 AND PUD-2-16

DEAR MR JONES

THE FOLLOWING COMMENTS ARE IN REGARD TO THE STATE ENVIRONMENTAL POLICY ACT (SEPA) CONSIDERATIONS FOR THE ABOVE REFERENCED PROJECT

1. THE LAND HAS A SIGNIFICANT SLOPE DOWN TOWARDS THE "BOUNDARY BAY" SUBDIVISION AND TOWARDS SEMIAHMOO BAY AND DRAYTON HARBOR. THE INTENSIVE DEVELOPMENT PLANNED FOR THIS PROJECT MAY CAUSE MUCH MORE AND FASTER RUNOFF. THIS COULD HAVE SUBSTANTIAL IMPACT ON WATER QUALITY, EROSION AND ON THE HOMES IN BOUNDARY BAY.
2. THE ADDITIONAL AIR, DUST AND NOISE POLLUTION CAUSED BY CONSTRUCTION AND THE HIGH NUMBER OF ADDED VEHICLES THAT WILL FREQUENT THE AREA, DURING AND AFTER PROJECT COMPLETION, ARE SIGNIFICANT PROBLEMS. THIS IS AN AREA THAT ALREADY ATTRACTS SUBSTANTIAL NON-RESIDENT TRAFFIC. ADDING A LARGE NUMBER OF DAILY VEHICLE TRIPS, ESPECIALLY IN THE SUMMER MONTHS, WILL NEGATIVELY IMPACT AIR QUALITY AND REDUCE THE QUALITY OF LIFE FOR THE RESIDENTS OF THE CITY OF BLAINE.

THIS IS A MAJOR DEVELOPMENT WHOSE NEGATIVE IMPACT ON THE ENVIRONMENT SHOULD BE CAREFULLY CONSIDERED. THE ENVIRONMENTAL IMPACT IS MUCH GREATER AND MUCH MORE PERMANENT THAN THE LOGGING OPERATION DONE ON THE PROPERTY EARLIER. NEW STUDIES SHOULD BE PERFORMED USING UP TO DATE INFORMATION. WE MUST TAKE OUR TIME TO ENSURE EVERYBODY'S INTERESTS ARE FAIRLY TREATED.

FOLLOWING ARE ADDITIONAL COMMENTS REGARDING THE PROJECT WHICH WOULD IMPROVE IT AND MAKE IT A MORE WELCOMED ADDITION TO THE SEMIAHMOO RESORT COMMUNITY

1. ELIMINATE THE COMMERCIAL PORTIONS OF THE PROJECT TO KEEP IT CONSISTENT WITH THE EXISTING NEIGHBORHOOD WHICH IS EXCLUSIVELY RESIDENTIAL.
2. REDUCE THE DENSITY BY INCREASING MINIMUM LOT SIZE AND PROVIDING MORE UNDEVELOPED GREEN SPACE. THIS WOULD MAKE IT BOTH MORE ATTRACTIVE FOR THE RESIDENTS AND THE SURROUNDING NEIGHBORS.

3. ADD MORE LANDSCAPE BUFFERING TO ENHANCE THE APPEARANCE OF THE PROJECT AND REDUCE THE IMPACT OF CONSTRUCTION AND THE ONGOING NOISE, DUST AND PRIVACY ISSUES.
4. ELIMINATE THE SEMIAHMOO PARKWAY ENTRANCE AND PROVIDE FOR 2 ENTRANCES ON SEMIAHMOO DRIVE. THE OPPOSING DRIVEWAYS ON PARKWAY ARE CLEARLY A SAFETY ISSUE. THIS CHANGE BECOMES MORE FEASIBLE IF THE PROJECT IS LIMITED TO RESIDENTIAL USE ONLY.
5. IT IS IMPORTANT THAT THE MOST UP TO DATE TRAFFIC INFORMATION BE USED. AT AN INITIAL MEETING THE DEVELOPERS INDICATED THEY WERE USING A SURVEY THAT I SUBSEQUENTLY REALIZED WAS OUTDATED.
6. DEVELOPERS SHOULD AGREE THAT THE ENTIRE PROJECT BE PART OF THE SEMIAHMOO RESORT ASSOCIATION AND BE SUBJECT TO THE SAME REVIEW PROCESS WHICH ALL THE REST OF THE SRA COMMUNITY MUST ABIDE. **THIS SHOULD BE AN ABSOLUTE NO COMPROMISE REQUIREMENT IF THIS PROJECT IS TO BE ALLOWED TO GO FORWARD.**

THANK YOU FOR YOUR ATTENTION TO THIS COMMUNICATION. WE KNOW YOU WILL GIVE THIS THE CAREFUL CONSIDERATION IT DESERVES.

Madeline Ottley

From: Alexander Johnson <abj3@comcast.net>
Sent: Sunday, July 31, 2016 6:03 PM
To: Michael Jones
Subject: Resort Semiahmoo Zone 3

Dear Mr. Jones:

My wife and I, who are residents of Glen Eagle Villas at Semiahmoo, would like to go on record with the following requests concerning the planned unit development of Resort Semiahmoo Zone 3.

- We feel strongly that the proposed entry to Zone 3 from Semiahmoo Parkway constitutes a serious danger to vehicular and pedestrian traffic on Semiahmoo Parkway. We urge you to consider access to Zone 3 only from the safer proposed entry gate on Semiahmoo Drive.
- Please ensure that Tracts that are not included in the first phase of the Planned Unit Development are left in their natural states until their scheduled times for development. We make this request for the sake of the natural environment, its beauty, and the wellbeing of the wildlife who inhabit this area.
- We request that the buffer between Zone 3 and Semiahmoo Parkway and Semiahmoo Drive, be expanded from 20 feet to 30 feet. Additionally, we would like to see the mandated building setback from the interior edge of the buffer retained.
- We request that all recommendations that are issued by your office require that the developer agrees that all of Zone 3 be subject to the CC & R's of the Semiahmoo Resort Association before the project can be submitted to the Blaine City Council for consideration.

Thank for your consideration.

Sincerely yours,

Bryan & Daphne Johnson

9118 GlenEagle Drive

Blaine, WA 98230

RECEIVED

AUG 01 2016

By

July 31, 2016

Michael Jones
Community Development Director
City of Blaine
435 Martin Street., Ste. 3000
Blaine, WA 98230

Re: Resort Semiahmoo Zone 3 PUD Preliminary Plot Application

Dear Mr. Jones,

My husband and I moved to Gleneagle Community in May, 1996. We were both retired and found it a totally beautiful and delightful place to live. We walked on Semiahmoo Parkway and loved the wildlife, deer, rabbits and a great many types of birds. We walked to the spit and found the views of Boundary Bay, Drayton Harbor, the Marina, the Canadian mountains and Mt. Baker, breathtaking. Frank, my husband, died in January, 2010. My condo still suits me to a tee.

I recently received the Notice of Application of the Planned Unit Development of Zone 3, Resort Semiahmoo. I attended a meeting of the Gleneagle Community on July 27th. Many residents believe the main entrance of the new development on Semiahmoo Parkway must be relocated to the entrance between Tract B and Tract C on Semiahmoo DRIVE.

The entrance on Semiahmoo Parkway is directly across from the Gate of Gleneagle Villas. A dangerous, unsafe situation will come about due to

vehicles slowing down to go to the entrances on both sides of the street. There is also a four way stop a few feet from the gate area at the intersection of Semiahmoo Parkway and Semiahmoo Drive. It would be a perfect rear end collision situation. There is no such problem on Semiahmoo Drive.

I have a concern with the commercial building mentioned for Tract C. A four story building in our tranquil development is not appropriate and would have a negative impact on the environment of the area.

Heavy truck traffic will bring noise, dust and dirt with each phase of building. Residents of Gleneagle, Boundary Ridge, and Drayton Hillside communities will be subjected to this.

40 foot buffers throughout the area will be better than 20 foot buffers. Please preserve all existing evergreen trees and add good plants and 10 Foot Cedar trees for the future.

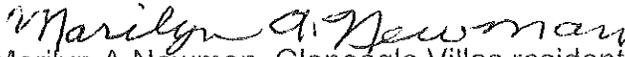
Semiahmoo residents receive CC&R's which are guidelines for developing property. I am quite sure much of the Zone 3 Planned Unit Development does not come up to those standards.

Our Group discussed the following concerns:

- *The sizes of the lots are not defined. The density should be reduced.
- * We have concerns about Water Runoff and Sewage.
- * Heights of Buildings

It is hard to understand why more housing units are planned when there are several underway including Carnoustie and Horizon.

Respectively submitted,


Marilyn A Newman, Gleneagle Villas resident
9048 Gleneagle Drive
Blaine WA 98230 Phone: 360- 371- 4050

Madeline Ottley

From: Will York <willameyork@gmail.com>
Sent: Monday, August 01, 2016 9:41 AM
To: Michael Jones
Cc: Blair & Teresa Smith; Cheryl Strong; Larry Berkowitz; Ann Stubenrauch; Colin; Janis; mekbart@yahoo.com; junemacdonald@shaw.ca; Alexander Johnson
Subject: Regarding The Semiahmoo Zone 3 Proposal ~ File # LOP-1-16 and PUD-2-16

Dear Mr. Jones:

As residents of Gleneagle Villas, across the street from the proposed Zone 3 development, we fully support all the points made in the 7/27/16 statement by Blair and Teresa Smith, attached.

We would especially like to emphasize the importance of their remarks concerning 1) Tract D, the corner area currently designated for development as a park; 2) Tract H, the perimeter green space buffer around Zone 3; and 3) that a formal agreement between the Zone 3 development and Semiahmoo Resort Association be reached before threshold approval is considered.

1) The SEPA checklist accompanying the developer's application recognizes hawks, songbirds and deer as wildlife species observed on and near the site. From personal experience living here, we would add cottontail rabbits, raccoons, coyotes, owls, great blue herons and bald eagles to the list of animals we've observed there. Deer especially depend on the area--does with fawns can regularly be seen browsing and bedding on the property.

The presence of wildlife in Semiahmoo is a crucial amenity. A primary benefit of living here is the forested feel afforded by ample green space preserved throughout the development. Wild creatures and birds living in that green space are among its most charming features. In defense of this environment, and especially in view of the high housing density contemplated for Zone 3, it is imperative that this significant loss of habitat be mitigated by protecting Tract D from any further development. The developer's application suggests if a park is not approved by the city for development on Tract D that the developer would be allowed to build additional housing units there. In our view the creation of a park would have limited value at best for the neighborhood, due to loss of wildlife habitat and natural green space so characteristic of Semiahmoo. The only thing worse would be the loss of the Tract D open space altogether, to even more housing units.

2) As Mr. and Mrs. Smith point out, an important benefit would be gained by widening the perimeter Tract H from 20 feet to 40 feet, to serve as a protective corridor for wildlife traveling to and from other green space in the area. This would also enhance the screening function of the Tract H buffer zone, which currently has only sparse vegetation and is very lightly forested.

Whatever the width of the Tract H margin, the developers should be required to complete ALL fill planting of screening vegetation within it BEFORE ANY construction/preparation on site is allowed to begin. This will achieve three things: a) wildlife will be least impacted if new vegetation is planted before existing vegetation is disturbed; b) construction noise and dust will be screened as much as possible from the surrounding communities by pre-planting the buffer margin; and c) if the development should run out of money before showing a profit, as many in the Semiahmoo area have, the scars left on the land will at least be masked from view unlike Horizon, Carnoustie and others.

3) Finally, in the interest of protecting vital cohesiveness across Semiahmoo, we strongly support the last point made in the Smith statement that no threshold approval of this project be considered until such time as a mutually acceptable governing agreement is in place between the Zone 3 developers and Semiahmoo Resort Association.

Very respectfully,
Will York & Cheryl Strong

9158 Gleneagle Drive

----- Forwarded message -----

From: **Blair & Teresa Smith** <vincenvera@comcast.net>

Date: Wed, Jul 27, 2016 at 5:15 PM

Subject: Our Comments Regarding The Semiahmoo Zone 3 Proposal ~ File # LOP-1-16 and PUD-2-16

To: mjones@cityofblaine.com

Cc: ksussman@lcp2.net, gregwi@comcast.net, fastoggie@gmail.com, alberstein@aol.com, scullisn@hotmail.com, bethrtc@hotmail.com, billyrpearson@yahoo.com, rinkege@comcast.net, elcmbp@hotmail.com, Colin <ccdazell@comcast.net>, Mavis Dalzell <mcdalzell@comcast.net>, mandfnewman@gmail.com, etdeamer@comcast.net, Janis <j.jhollaway@comcast.net>, stanmonks <stanmonks@comcast.net>, mariamonks915 <mariamonks915@yahoo.com>, sabco <sabco@comcast.net>, Ace <lois.brown@comcast.net>, leeberan@hotmail.com, Alexander Johnson <abj3@comcast.net>, Carol Fairman <cjfairman@me.com>, msimpson105@cox.net, jeanne.landon@gmail.com, mrhagerman@gmail.com, ljhagerman@gmail.com, mekbart@yahoo.com, "Berkowitz, Larry" <ytaldb@gmail.com>, "Stubenrauch, Ann" <eannstubenrauch@yahoo.com>, vincenvera <vincenvera@comcast.net>, junemacdonald@shaw.ca, Mary Ann <dmafell@hotmail.com>, Will York <willameyork@gmail.com>, "Strong, Cheryl" <cherylmstrong@gmail.com>, rtuthill@yahoo.com, Gary Reibman <azfox@aol.com>

Dear Mr. Jones:

First of all, thank you for sending us the additional information contained in the aforementioned attachments. We have reviewed them and have concerns regarding both the size and scope of this proposed project. Our concerns relate to environmental impacts on the wildlife, public safety concerns, and quality of life impacts on our existing residents.

Environmental Impacts:

We live directly across the street from the area marked as "Tract D" on a year-round basis. We walk and clean up trash nearly every day along the trails of Semiahmoo Parkway all the way from the abandoned Horizon development, down to the Semiahmoo Resort, including the beaches along the Semiahmoo Spit.

It should come as no surprise that we have seen/heard a great deal of wildlife activity in Resort Semiahmoo Zone 3 including deer, raccoons, coyotes, bald eagles, owls, and woodpeckers, etc. These birds and animals use this area to raise their young, which adds to the beauty and charm for existing residents and visitors, including tourists to the area. The loss of this habitat will have an obvious negative impact upon the resident and seasonal wildlife.

Sadly, we pick up several small grocery-sized bags of assorted plastic, metal and organic (primarily dog waste) trash nearly every day off of the beaches and trails of this area including along the Semiahmoo Drive and Semiahmoo Parkway bordering this proposed project. The litter comes from a variety of sources including: boats, passing automobiles, day trip visitors to the county park at the foot of the spit (which does not have garbage cans for public use), and dog walkers who leave pet waste (both bagged and unbagged) along the trails and beaches. During this past winter's windstorms we collected a large amount of obvious household trash that blew out of our own neighborhoods on garbage pick up day(s) and onto the streets, trails and beaches below.

The reason I mention the trash is that adding potentially 119 more homes in a windy area within a city that apparently is unable to place and maintain garbage cans in the existing public areas along the spit will not help with, and will in fact only exacerbate the existing pollution problems on the trails,

streets, and beaches of this area, including into Semiahmoo Bay/Drayton Harbor, which so many people depend upon economically with tourism, fishing, oyster farming, recreational walking, etc.

Public Safety Impacts:

On a daily basis, from our living room window we witness the effects of ever increasing traffic at the four-way stop where Semiahmoo Parkway and Semiahmoo Drive intersect. Other than the rare times that police are present, the majority of people driving through the four-way intersection usually slow down, but rarely stop for the stop signs. We have been nearly run over by people while walking in these marked crosswalks. We have people speeding and even obviously racing cars through these intersections. We have complained to the police, but they cannot seem to be here very much due to lack of resources.

Again, the reason I mention this is that potentially adding 119 more homes, after all the new homes currently being added onto the Semiahmoo Spit and possibly also a business district up here, will only result in more automobile traffic and more impatient drivers, all into a city that is unable to provide needed infrastructure at this vital intersection nor the police resources to deal with the existing and future population driving out here. This will inevitably produce road rage, more speeding automobiles, and more vehicles running through stops signs, possibly resulting in injuries or worse to other drivers, cyclists, walkers, and wildlife. Putting in a traffic light does not fit with the rural charm of this area.

Quality of Life Impacts:

Loss of wildlife and their habitat, damage to the ecosystems from increased public garbage, increased traffic on roadways that cannot naturally handle any more, construction lasting several years in an area that already has several half finished developments such as Carnoustie and Horizon negatively affects the quality of life here for many residents, especially those of us in Gleneagle Villas. The residents of Semiahmoo contribute mightily to the property tax base of the city of Blaine and receive less services in return compared to the rest of the city due to the fact that we maintain our own neighborhoods and streets and use much less police and fire services than the rest of the city does.

Rather than allowing a developer to shoe horn in another 119 homes and create problems for existing residents here, the city should be ensuring the peace and repose of an existing citizenry that does so much for the city, not to mention maintain the tranquility of a resort area that also contributes greatly to the city's tax base as well.

Proposed Minimum Modifications to the Proposed Development:

- Increase the open space buffer surrounding the proposed development from 20' of open space to a minimum of 40'. This will allow for more of a "wildlife highway" for the animals to use and for the existing residents to continue to enjoy having them and their young move around freely.
- Require that the developer plant a wall of mature evergreen trees (native evergreens, possibly Western Cedars?) around the proposed development in the aforementioned open space buffer along with other native shrubs, plantings etc. This would make a natural barrier to stop any garbage from blowing out of the new development on windy days into the streets, surrounding neighborhoods and worst of all, onto the beaches and waterways below.

- Ensure that the area shown on tract D on the proposed site plan is either converted into a low maintenance rugged park for neighborhood people to walk to (no parking needed or wanted) or better yet, left as an untouched green space for what will remain of the wildlife habitat to rest/forage with their young as they pass by, as they always have. If the decision is to turn tract D into a park, maintaining it is the very least this city can do for the local residents here, considering the new additional tax base the city would be getting with this development. Additionally, the Semiahmoo Resort Association should be able to have a large say in the design and use of this new open space area in tract D via its elected and/or appointed representatives. Under no circumstances should any housing or commercial development be put in tract D!
- Require the builder to plant, at their expense, a wall of large evergreen trees (again, native evergreens, possibly Western Cedars?) of no less than 10 feet in height, around the perimeter of Gleneagle Villas so as to shield existing residents of this community from the increased noise and unpleasant visual effects brought upon us by their development.
- Move the entrance gate and monument sign that is planned for Semiahmoo Parkway over to Semiahmoo Drive as was strongly suggested in all of previous meetings with the developer. Semiahmoo Parkway has become so busy that with all the added homes being built down on the spit right now, plus the requested additional 119 homes in this development, having northbound drivers making a left hand turn into the planned Semiahmoo Zone 3 development will result in multiple cars backing up and an increase in rear-end collisions, not to mention further delays for those of us attempting to make a right hand turn into our homes in Gleneagle Villas.
- Find some way to reduce the proposed density of this project down from 119 units. The whole community, including wildlife, ecosystems, neighborhood public safety and our roadways should not be negatively impacted forever so that a few individuals can attain a one-time profit.

We also would request that no threshold approval of this project be granted until such time as a mutually acceptable agreement is in place between the Resort Semiahmoo 3 and the Semiahmoo Resort Association.

Respectfully submitted,

Blair & Teresa Smith
9141 Gleneagle Drive
Blaine, WA. 98230

cc Gleneagle Villas homeowners

Madeline Ottley

From: Alexander Johnson <abj3@comcast.net>
Sent: Tuesday, August 02, 2016 9:47 AM
To: Michael Jones
Subject: Resort Semiahmoo Zone 3

I am a resident of Gleneagle Villas and have looked carefully at the plans for Zone 3. I am concerned by the extreme danger that I believe would be caused by the current location of the entrance to Zone 3 from Semiahmoo Parkway. It is located on a curve on a hill approaching a four way stop. It is difficult enough slowing down to enter the Gleneagle gate when being followed closely by other vehicles. I believe that having left turn traffic in the same location would be a hazzard, especially considering the increased traffic that would accompany the new development and its period of construction. I would request that the entrance location be changed to Semiahmoo Drive which has better sight lines, is more level and has less traffic.

Thank you,

Daphne Johnson

9118 Gleneagle Drive