

Michael Jones

From: Rick Beauregard <rick.beauregard@outlook.com>
Sent: Friday, August 19, 2016 5:28 PM
To: Michael Jones
Subject: PUBLIC COMMENTS: Semiahmoo Zone 3 Planned Unit Development and Plat

Mr. Jones,

Please consider my comments, below, with respect to the subject development.

The recent fire on Semiahmoo peninsula on August 5 brought my attention to the fire station on Semiahmoo Parkway in the Semiahmoo resort property. I called 911 several minutes after that fire had erupted to report it and was told "response was on the way." But there was no response from the fire station just miles away. I later found out, to my surprise, that this station is not, nor is it ever, staffed or equipped. The fire truck inside is obsolete.

We are recent residents to Semiahmoo, moving here in November 2015. We were led to believe that this station was an operating fire station, which gave us a sense of security for our property, health and safety, and we purchased our property on that belief. To find out that the station is not functioning was a surprise.

I feel that before any further development is permitted in the Semiahmoo Resort, including the new homes on the spit, this fire station should be adequately staffed and equipped to handle fire, safety and disaster relief concerns of the growing population, to include 24/7 EMT and fire rescue staff and first responders. Given the additional commercial activity and traffic this project, and other projects, will generate, it seems senseless and a liability risk not to do so. At a minimum, I would like to see a full technical evaluation of fire and safety response times to the community completed before this project is allowed to proceed. Lastly, there should be full disclosure to potential new property owners and all residents that the sense of security of a fire station minutes away is a false sense of security, and to take this fact into account in their purchase decisions.

Respectfully submitted:

Richard R. Beauregard

[Rick Beauregard](#)
[8961 Bald Eagle Drive](#)
[Blaine WA 98230](#)
[714-981-2871](#)
Rick.Beauregard@outlook.com

Michael Jones

From: Jan <janwilson@telus.net>
Sent: Friday, August 19, 2016 5:56 PM
To: Michael Jones
Subject: RE: Zone 3 at Semiahmoo Public Hearing Notice

I HOPE THAT THE PUBLIC SUBMISSIONS WHICH YOU HAVE RECEIVED WILL BE READ OUT AND CONSIDERED.
I KNOW THAT SEVERAL PEOPLE WILL BE LOOKING FOR THE FEEDBACK FROM THEIR SUBMISSIONS.
IT IS NOT APPROPRIATE TO BE PUTTING STORAGE UNITS IN A STRUCTURED RESIDENTIAL COMMUNITY. THESE UNITS, IN MY OPINION ARE NOT A COMMERCIAL USE, BUT BELONG IN A LIGHT INDUSTRIAL AREA.

Sent: Wednesday, August 17, 2016 10:57 AM
To: Michael Jones
Subject: Zone 3 at Semiahmoo Public Hearing Notice

Please see the attached public hearing notice.

Michael Jones, AICP
Community Development Director

City of Blaine, 435 Martin Street, Suite 3000, Blaine, WA 98230
360-543-9981

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

Michael Jones

From: rinkege@comcast.net
Sent: Saturday, August 20, 2016 10:58 PM
To: Michael Jones
Cc: Jim Hollaway
Subject: Semiahmoo Zone 3 - Sea Smoke Development (formerly Burnside)

Hello Michael Jones,

I live at 9039 Gleneagle Drive and am scheduled to be a neighbor to the Seasmoke Development. I realize that growth is required to avoid falling behind. And that the growth should be an enhancement to both the neighbors who live next to it, as well as the developer. It is with this rationale I come to you, the Community Development Director, City of Blaine. I just received my registered letter from Rimland Pacific. I have several concerns....

The proposed main entrance to Seasmoke, directly across from the Gleneagle Villas entrance, will create a pinch point for regular traffic and emergency vehicles. Two Seasmoke entrances onto Semiahmoo Drive would avoid both problems. In addition, the majority of the future traffic to and from Seasmoke would be parceled creating a safer traffic flow. Most of the traffic would go through the Semiahmoo Drive and Semiahmoo Parkway intersection which would help regulate the flow.

That intersection could be designed to slow down all traffic, but not force it to stop unless another vehicle was also approaching from another direction. It should be possible to design this intersection, without occupying additional land. (or at least very little extra land.)

Yesterday, Friday, I noticed surveyors doing work at the main entrance of Gleneagle. If a third lane for turning were proposed for the current entrance, then I would be against that idea if it required land from the east side of Semiahmoo Parkway.

In the letter that Rimland Pacific sent, the plan contains a white area adjacent to the firehouse, which is labeled, "serves as 20' open space buffer", this area should have vegetation in it from the fire station to the future park. I've noticed that the vegetation between the Stonehaven group of homes and the Semiahmoo Parkway is really dense, while it uses a relatively narrow corridor of land. Those evergreen trees or Western Red Cedar would be good choices for the visual buffer between Seasmoke and Gleneagle Villas.

In any event, I will be expecting the developer to follow the rules and regulations of the SRA, as do all of the neighbors.

We all have to live with Mother Nature, and we best not be disappointing her.

Glenn Rinkel
9039 Gleneagle Drive
Blaine, WA 98230

360-371-5445 home
360-303-0472 cell

Michael Jones

From: Jeff Johnston <boundaryridge1@gmail.com>
Sent: Monday, August 22, 2016 3:05 PM
To: Michael Jones
Cc: John Binns
Subject: Resort Semiahmoo Zone 3 Plat.

My preliminary comments on the Resort Semiahmoo Zone 3 Plat application. Thanks Jeff

1. ***Semiahmoo Resort Association:** Resolve the “relationship between the Property and the Resort Semiahmoo Community Association prior to any approvals on the Resort Semiahmoo Zone 3 Plat” to preserve the architectural and aesthetic appearance of Semiahmoo.
2. **Open space:** All open space buffers on Semiahmoo Drive and Parkway should be 30’ with additional setbacks for buildings measured from lot line. (20 feet is only six or seven paces and makes this a high visibility development from the street for commercial tract A and Lots 1-12 that are adjacent to streets.)
3. **Lighting:** Address light intrusion issues
4. **Park:** Resolve size, access and management/ownership issues for Tract E prior to any development approvals.

****Without a substantial open space buffer and resort association architectural / landscaping restrictions to “to preserve the natural setting and beauty of the Development, to establish and preserve a harmonious and aesthetically pleasing design for the Development, and to protect and promote the value of the Development...,”the Zone 3 Plat application should not be approved.***

Jeff Johnston
Boundary Ridge-1
9144 Belted Kingfisher Rd
Blaine, WA 98230
360-656-5053

Sent from [Mail](#) for Windows 10

Michael Jones

From: Michel Paquin <mpaq22@gmail.com>
Sent: Tuesday, August 23, 2016 7:07 PM
To: Michael Jones
Subject: Zone 3 (Sea Smoke) Public Hearing on August 25, 2016 at 7:00 pm.

Dear Mr. Jones,

My opinion about this project is that it clashes with the surrounding area. We live by the Semiahmoo Golf Course, the homes are generally between 2,500 to 4,500 Sq Ft on a lot of about a third of an acre. The lots are beautifully landscape with many mature trees and a complement of flowers and vegetation. The value of the single homes are around \$450,000 on the low side and the upper end is over 2 millions, there are a few duplexes at a slightly lower value. If this project is allowed to proceed, the value of our homes will decrease.

The idea of having a commercial building has to be well thought out. There are many dogs and cats in our area, a veterinary clinic or a grooming store would be logical. But not a storage business, it just doesn't fit at all in our area.

There are at least 7 storage businesses already established within a five miles radius, that is more than enough. We are told that it will be a state of the art facility that will blend in and well hidden behind trees. It's just putting lipstick on a pig.

I oppose the project. The area should be developed with single homes with the lots of about a third of an acre to be consistent with what is in the area presently. And no storage facility.

Michel Paquin
8608 Great Horned Owl Lane
Blaine, WA
98230

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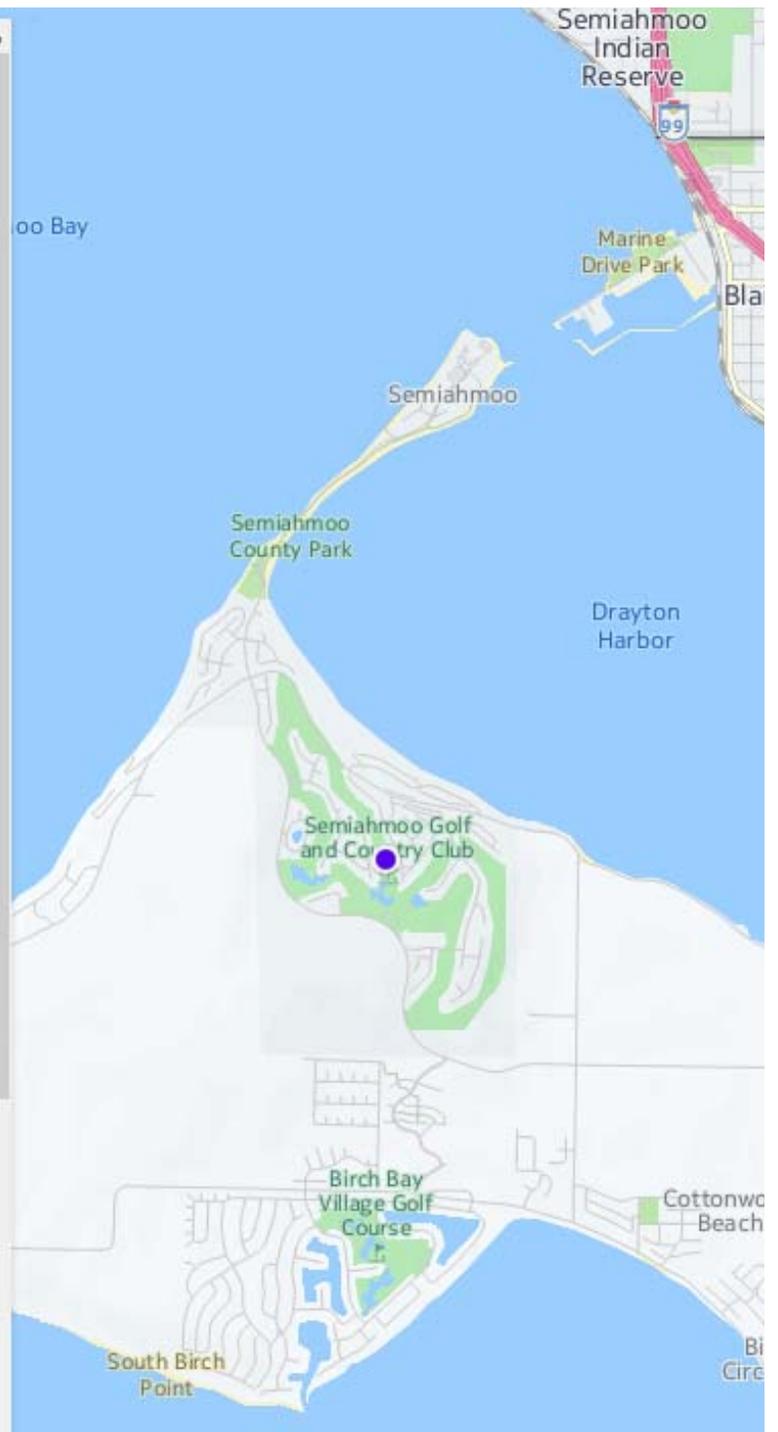
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Michael Jones

From: lois.brown@comcast.net
Sent: Tuesday, August 23, 2016 4:43 PM
To: Michael Jones
Subject: Sea Smoke development

Importance: High

Dear Michael:

As owners of property in Gleneagle Villas for over 25 years, we are very concerned with the proposed development known as Burnside / Zone 3/ Sea Smoke

We are in complete agreement with all points and suggestions raised in letters you have received from our neighbors on Gleneagle Drive.

As this proposed development is directly across the street from our community, we and all of our neighbors will be significantly impacted by the development of this beautiful piece of property. We are concerned about the loss of quiet enjoyment and the potential reduction in property value, based on the Developers proposal for a storage facility, commercial area, and potential rental units. Also, there is no part of the Semiahmoo area that has anywhere near the high density residential that he is planning.

Of specific concern is the danger that will be created if the gate is on Semiahmoo Parkway directly opposite us.

This property is currently home to significant numbers of birds and wildlife. There is also the impact on the current environment.

We suggest that if approval is received that Council ensures that the Developer be required to immediately plant a tree buffer of sufficient height to ensure the privacy of all neighbors .

The Semiahmoo Community has lived in harmony with Nature for many years, and our request is that Council understand this and ensure that this will continue for future generations.

We do not want to end up with another failed real estate development that leaves a blight on our community.

Regards
Scott & Lois Brown
9114 Gleneagle Drive
Blaine, Wa.98230

Michael Jones

From: j.jhollaway@comcast.net
Sent: Tuesday, August 23, 2016 10:04 AM
To: Michael Jones
Subject: Re: Semiahmoo Zone 3, LOP-1-16 and PUD-2-16 [Sea smoke]

Dear Mr. Jones:

Our names are James P. and Janis W. Hollaway. We live at 9053 Gleneagle Drive, Blaine. Our condo, which we have occupied as our principal residence for 12 years, is across the street [Semiahmoo Parkway] from Lot 6 of the proposed project. We attended each of the preliminary meetings held by the developers. We reviewed the Supplemental Document submitted by the developers and the material found at <http://www.ci.blaine.wa.us/886/Resort-Semiahmoo-Zone-3>. We have number of concerns, as follows:

1.) In general, we remain mystified by the developers' ambitious hope that the market will respond favorably to their project. It has taken over 9 years for 16 of the 18 condos in Gleneagle Villas, Phase III, to sell. [We're in Phase II.] And nearly all of those that did finally sell face the golf course. The developers' property offers no views. It seems unlikely that many buyers will want to drive all the way our here to live in a small house on a small lot that is situated in very close proximity to their neighbors; condo buyers being the exception, of course. Its scale and density are wholly unlike anything near it.

There are 49 units in all of Gleneagle Villas. The developers want to put as many as 139 units on property that is not much larger than that occupied by Gleneagle Villas. Look at Google Earth to see what we mean. The proposed density of the project is far greater than its neighboring properties in Semiahmoo [Boundary Ridge and the condos of Gleneagle Villas]. Far too dense in our view. It appears to us to be the sort of design more suited to "urban infill," as opposed to one located out in the country.

What's more, it appears that in order to have the number of lots sought, the developers will have to clear-cut the property for roads and building sites. Unfortunately most of the hardwoods were recently logged off by the previous owner. Have the roads within the project been routed so as to preserve as many of the remaining large trees as possible? If not, we fear the whole thing will become an empty, treeless expanse [like Horizons] that is totally out of keeping with the way the build-out of other areas within Semiahmoo has evolved; not counting Carnoustie, that is. [As an aside, we question the road as shown within the project, in particular that portion behind Lots 25, 27, and 28. There's no land left between the road and the back of those lots. What does that mean for future development?]

2.) The main entrance, now shown on Semiahmoo Parkway, directly across the street from ours, needs to be relocated to Semiahmoo Drive, perhaps to between Tracts C & D or within Tract D itself. This would allow the developers to make more sensible use of what they now show as Lots 1-4, and it would preserve two large maple trees. As an aside, I'd ask the developers why they think anyone would want to live in a four-plex that is located immediately adjacent to the entrance. Every vehicle entering and exiting the development would pass by. The gate, opening for each, would creak and groan. Worse, the gate openers for Zone 3's gate most likely would open ours, even though no one was using it. This sort of thing already happens at the entrance to Boundary Ridge and Drayton Cove. It would be most annoying.

And then, of course, there's the traffic and inevitable disruption that comes when meeting oncoming and turning vehicles as drivers jockey for position in and out of the opposing gates. We'd move the other entrance, currently

projected for Semiahmoo Drive, farther west, perhaps to where it would link directly to the internal road that is shown to be in the westerly portion of Tract F.

The four-plex itself should be located elsewhere, as well. It's too big and too close to the edge of the development. It would loom large and totally out of place in relation to its surroundings and nearby structures.

3.) We would be greatly disappointed if the developers were not required to add sufficient native landscaping [Western Red Cedars and the like] to screen the structures from the parkway. Our condo and those of our neighbors face the parkway. We'd prefer not to look across the street into someone's back yard or into treeless space. Moreover, the addition of native trees might to some degree mitigate the loss of those removed during construction.

4.) Apart from the use as shown for Tract A, about which we are not hopeful, we have no idea why anyone would now conceive of trying to develop commercial space along Semiahmoo Drive, as shown in Tract C. There are countless empty storefronts in Birch Bay Square, a location that sees thousands of vehicles pass by every day. Who would patronize a business located in Tract C? We think it's ludicrous for the developers to suggest that there might be a 4 story building on that tract, with 4-10 housing units on floors 2 through 4. We'd expect to see something like that in Fairhaven or downtown Bellingham, but not out where we live. We would be adamantly opposed to a mini-market or gas station.

5.) Tract D. The park or open space. We prefer open space with a split rail fence that mimics that which borders the Boundary Ridge border with Semiahmoo Drive. A roadside park simply invites misuse by passersby. It's too far from the city to be adequately policed. We question how well it would be maintained.

6.) It is essential to us that at the very least, the residential tracts of the development be subject to the CC&R's of the Semiahmoo Resort Association.

In conclusion, we believe that the developers' plan is far too optimistic in scope; that they propose a development that is far too dense for its location. We recognize that the developers have the right to develop their property. However, we think their proposal does little to improve or enhance the neighborhood. We wonder how many commenters have written to say that they think the pending proposal is a good idea.

Sincerely,

James P. Hollaway and Janis W. Hollaway

Michael Jones

From: rinkege@comcast.net
Sent: Wednesday, August 24, 2016 8:44 PM
To: Michael Jones
Cc: Jim Hollaway
Subject: Semiahmoo Zone 3 - Sea Smoke Development (formerly Burnside)

Dear Michael Jones,

This is a follow-up to the letter that I emailed to you on August 20. Yesterday, I received a 93 page attachment and email from the Semiahmoo Resort Association.

Upon review of the attachment, I am even more convinced that the entrances to the Sea Smoke development should be on Semiahmoo Drive, and not the Semiahmoo Parkway.

Let me explain. Page 5 of 20 of the Staff Report to the Planning Commission states that having both entrances into Sea Smoke from the Semiahmoo Drive was dismissed from the Blaine Staff of the Planning Commission thinking because: "That would create more traffic congestion at that intersection , and it causes inconvenience with little, if any benefit."

I believe that it would improve traffic safety and smooth out traffic flow. At the 4-way stop intersection of Semiahmoo Parkway and Semiahmoo Drive, a small rotary with a "traffic calming island" could mitigate many of the hazards.

According to studies by the Transpo Group 2016, the addition of a Sea Smoke entrance opposite the current Gleneagle entrance would only increase the "level of service" by **three** seconds by 2020, and that was considered acceptable by the Staff of the Blaine Planning Commission. If two entrances were provided on Semiahmoo Drive the "level of service" increase, in the same study, becomes **zero** seconds by 2020.

There are already two entrances planned on Semiahmoo Drive, and both could become usable if the proposed entrance to Tract A were moved several feet east to where Tract J and Tract B meet. That entrance could then provide service to both the residential portion of Phase 1, and to the commercial Tract A.

I really do believe that many groups would be better served, in the long term, by this change.

Glenn Rinkel
9039 Gleneagle Drive
Blaine, WA 98230

360-371-5445 home
360-303-0472 cell

Michael Jones

From: bob.l.selby@gmail.com on behalf of Bob Selby <rselby@uoregon.edu>
Sent: Thursday, August 25, 2016 1:07 PM
To: Michael Jones
Subject: Rimland Pacific Development Proposal

Dear Mr Jones:

I write to express two concerns about the proposed Rimland Pacific development in Semiahmoo. Unless they are both addressed to the satisfaction of adjacent neighborhoods, the project should not be allowed to continue in the manner presented to the Semiahmoo Resort Association.

First, construction of many smaller, less expensive units in Semiahmoo threatens to devalue the adjoining properties. In the end, this not only sucks wealth out of the community in terms of reduced property values, but may mean lower tax valuations for the entire community. Everyone loses except the developer.

Second--and even more fundamental to the issues, Rimland Pacific should not expect better reception from the local community than the respect it concedes to the SRA. If it does not wish to become part of the SRA and conform to SRA standards, then Rimland Pacific should be treated with similar disavowal and contempt. Its explanation that the "SRA lacks expertise" is obviously fallacious since even the Semiahmoo Resort agreed to join the Association. Everyone here agrees to become a conforming/contributing member; otherwise "stay out."

When my wife and I moved to Washington, we searched long and hard to find a community with strong zoning codes. Without them, both life style and property investment are at risk. It will be a dreadful event if, after all, Blaine City officials fail to protect the very substance that makes Semiahmoo a valued and valuable community.

Respectfully,
Bob and Carol Selby

Michael Jones

From: Cheryl Strong <cherylmstrong@gmail.com>
Sent: Wednesday, August 24, 2016 3:38 PM
To: Michael Jones
Subject: Semiahmoo Zone 3 Project

Dear Mr. Jones,

Thank you for meeting with Ann Stubenrauch and me on Thursday, August 4th regarding the Semiahmoo Zone 3 project. You were very helpful explaining a number of issues we wanted clarified.

As I am a resident of Gleneagle Villas, I have been following the development closely. I am sincerely hoping for a project that will add to our community and especially to our neighborhood. Toward that end I am suggesting the following:

1) A Traffic Calming Island at the intersection of Semiahmoo Parkway and Drayton Harbor would seriously help the traffic issues experienced frequently. These issues include vehicles not stopping, speeding, and bicyclists not even pausing at the stop signs. I have personally witnessed one very close call (a black Toyota SUV barely missed a man riding a bicycle) in the last two days. My neighbors repeatedly talk about problems at this intersection.

2) Locating both entrances to the project on Semiahmoo Drive would be much preferred and a much safer alternative.

Additionally I fully support the recommendations outlined in the letter to you from Blair and Teresa Smith, July 27th.

Thank you for your attention,

Cheryl Strong
9158 Gleneagle Drive
Blaine, Washington
360-325-3061

Michael Jones

From: J E Thompson <jet8@comcast.net>
Sent: Thursday, August 25, 2016 1:25 PM
To: Michael Jones
Cc: Jim Thompson; 'Kerry Thompson'
Subject: Comments on Zone 3 Proposal, File No PUD-2-16 and LOP-1-16

TO: Michael Jones
Community Development Director
City of Blaine

Thank you for your response earlier this week and explanation of the review process and location of documents on the city website. Having now reviewed that information, I am writing to outline my concerns about the development proposal for Zone 3 at Semiahmoo. I am a lot owner in Boundary Ridge and current resident pending construction of our new home here in Semiahmoo.

There are a number of specific design proposals within the overall project proposal that if allowed, will detract from the overall look and feel of the Semiahmoo community, to the detriment of current residents as well as future residents of this part of the City of Blaine.

The multi-use building, currently described in various documents as only having a footprint of 5000 square feet, is planned to be four (4) stories high. Located on the northwest side of the development, along Semiahmoo Drive, it will seem totally out of place and tower over the single family homes in Boundary Ridge as well as those in the Zone 3 development. A building this height in this location is totally inappropriate for the Semiahmoo community.

The 25,000 square foot storage facility with some 60 units, planned for the southwest corner of Zone 3 seems ill-suited to the location, unnecessary and a blight on the Zone 3 development as well as Semiahmoo in general. The notion that people will buy these units when they can rent storage units at a reasonable price in many other nearby locations towards I5 makes no sense. The argument that they will be "high end" units where people will want to use windowless rooms to recreate is not convincing. Individual ownership will only exacerbate the many known problems that occur with storage facilities. Who will manage, ensure security and maintain such a facility?

The appearance of the storage facility will detract from this development as well as the residential neighborhood across the street. Chain link fences, the additional area lighting and an entrance unlike any others in Semiahmoo will bother residents and visitors on a daily basis. How will the noise and lighting that comes with such facilities be mitigated? While the storage units have been described as looking like commercial office buildings, the windowless walls facing outwards will really only be welcomed by the local graffiti artists. No amount of landscaping will adequately conceal such ugly structures. And all the best intentions will not make the problems associated with storage facilities go away.

Just because the RSMP suggested commercial uses, such as storage facilities, might be considered does not mandate that one is needed now or in this location. Will Semiahmoo residents fully use such a large facility or will it attract outsiders from farther away or will units just stand empty? Why not at least consider a smaller facility at a less visible location?

The stormwater plan suggests that there will be a fenced-in treatment and detention pond also on the northwest side of Zone 3 just north of the proposed storage facility along Semiahmoo Drive. That means that the visual appearance of the Zone 3 development along the 1500 feet or so of Semiahmoo Drive, that borders Zone 3, will include the blank walls of a storage facility, a fenced-in detention pond, two entrances, some kind of commercial signs and a 4 story building, if this proposal goes forward as currently planned. The comment that this is OK because Semiahmoo Drive is a much less visible location would seem to be insensitive to the fact that this is highly visible to the residences across the street in Boundary Ridge as well as any visitors who do come along Semiahmoo Drive. Just as importantly, property values in the area are likely to decrease because of these issues.

All of these aesthetic and design issues could be addressed in ways that would result in another desirable neighborhood in Semiahmoo and the City of Blaine. It is critical that these issues be addressed prior to approval being given by the City of Blaine. It is also important that the entire Zone 3 construction process be conducted and then be operated according to the established CC&R's of the Semiahmoo Resort Association. There should be no exclusions for the commercial areas since those areas also impact Semiahmoo and any exclusions will result in ongoing confusion, loopholes and continuing discord. One obvious example of this is the protection of the many beautiful trees in the Zone 3 area. The developer/builders should be required to follow the same procedures to remove any trees as any other builder on any other lot in Semiahmoo. The City of Blaine would be wise to ensure that this issue is resolved prior to approval. Otherwise, it will bear the brunt of multiple organizations in the same area, with differing rules and standards.

I would also suggest that the City of Blaine take whatever steps are prudent to ensure the long term financial viability of this project. It would appear that this developer is a relatively small family organization without an extensive track record on projects of this size. Do they have the financial resources and contingency plans to see this project through to the end of the final phase? This means taking into account slower than expected sales, additional expenses for meeting regulatory requirements, cost overruns and so on. If this is not addressed prior to approval, both the City of Blaine and Semiahmoo will quite likely have another unfinished development project in its midst, like Marin, Carnoustie and Horizon. What happens if phases 2, 3 and 4 never get started or finished?

I trust that these issues will be addressed in the City of Blaine's review and decision process. We all want Zone 3 to have a positive impact on both Semiahmoo and the City of Blaine.

Jim Thompson