



LAND USE MASTER INVOICE

COMMUNITY DEVELOPMENT SERVICES

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RECEIVED

AUG 15 2019

By *SNP*

Total Fees

\$ _____

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2019062

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I attest that the information provided on this and supplemental application forms and materials is true and accurate. I also agree to provide access and right of entry to City of Blaine employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

Project Name: Grandis Pond

Site Address/Location/Parcel Number: 410133 333288 0000, 410133 462214 0000, 410133 458148 0000, 410133 495100 0000, 410134 025284 0000, 410134 032259 0000, 410134 032225 0000, 410134 034164 0000, 410134 034104 0000

Contact Person: Ali Taysi

Phone: 360 527-9445

Email: ali@avtplanning.com

Mailing Address for Contact Person: 1708 F St, Bellingham, WA 98225

Property Owner Name: Kenneth D. Hertz

Property Owner Signature: *Kenneth D. Hertz*

PLEASE CHECK ALL THAT APPLY

<input type="checkbox"/> Boundary Line Adjustment - \$275 <input checked="" type="checkbox"/> Critical Areas Review (major) - \$275 <input type="checkbox"/> Commercial (Downtown) Design Review - \$200 +\$75/hour <input type="checkbox"/> Covenant to Bind <input type="checkbox"/> Flood Area Development - \$100 <input type="checkbox"/> Land Disturbance (minor) - \$200 <input type="checkbox"/> Land Disturbance (major) - \$500	Hot Key - 243 Hot Key - 048 Hot Key - 022 No Charge Hot Key - 035 Hot Key - 243 Hot Key - 243	<input type="checkbox"/> Pre-Application (1 st free, \$250 after) <input type="checkbox"/> Short Plat - \$525 <input type="checkbox"/> Site Plan Review - \$275 <input type="checkbox"/> Specific Binding Site Plan - \$525 <input type="checkbox"/> Shorelines Exemption - \$50 <input checked="" type="checkbox"/> SEPA Review - \$375 <input type="checkbox"/> SEPA Exemption Request - \$75 <input type="checkbox"/> Signs - \$50 for first 3, \$25 per add.	Hot Key - 243 Hot Key - 243 Hot Key - 219 Hot Key - 243 Hot Key - 035 Hot Key - 048 Hot Key - 023
<input type="checkbox"/> Building or Plat Variance - \$300 <input type="checkbox"/> Conditional Use - \$350 <input type="checkbox"/> Shorelines Conditional Use - \$500 <input type="checkbox"/> Shorelines Variance - \$500	Hot Key - 035 Hot Key - 035 Hot Key - 035 Hot Key - 035	<input type="checkbox"/> Shorelines Substantial Development <\$50K - \$275 <input type="checkbox"/> Shorelines Substantial Development ≤ \$250K - \$550 <input type="checkbox"/> Shorelines Substantial Development > \$250K - \$900	Hot Key - 035 Hot Key - 035 Hot Key - 035
<input type="checkbox"/> General Binding Site Plan - \$1,500 + \$100/acre for every acre over 3 <input type="checkbox"/> Planned Unit Development - \$800 + \$100/lot or tract <input checked="" type="checkbox"/> Preliminary Long Subdivision \$1,500 + \$100/lot or tract <input type="checkbox"/> Final Long Subdivision \$525 + \$50/lot or tract	Hot Key - 243 Hot Key - 243 Hot Key - 243 Hot Key - 243	<input type="checkbox"/> Annexation - \$1,500 + \$50/acre + <input type="checkbox"/> Comprehensive Plan Amendment - Variable \$ _____ <input type="checkbox"/> Land Use & Development Code Amendment - \$500 <input type="checkbox"/> Zoning Map Amendment - Variable \$ _____	Hot Key - 243 Hot Key - 043 Hot Key - 243 Hot Key - 243

PUD MODIFICATION \$300.00

DESCRIPTION OF PROPOSED PROJECT: (Attach supplemental sheets as necessary)

The applicant, Grandis Pond, LLC is proposing to develop a Preliminary Plat encompassing Development Area 1 of the approved Grandis Pond Planned Unit Development (PUD) and Master Planned community, in Blaine, Washington within Sections 33 and 34, Township 41 North, Range 1 East, W.M. in Whatcom County. The overall PUD development site is approximately 438 acres and is located one mile east of Harvey Road, between the north site of H Street Road and the Canadian border. The proposed Preliminary Plat is a resubmittal for all of Development Area 1 of the PUD, which was previously platted through a prior application. The prior Preliminary Plat is set to expire and the applicant wishes to submit a new Preliminary Plat over the same area. The proposed Preliminary Plat is substantially similar to the existing approved Preliminary Plat, however since the prior application approval, various regulations and ordinances have changed within the City of Blaine, and this has resulted in a need to update certain components of the Plat. These updates are predominantly centered on critical areas and storm water updates, to reflect the current critical areas and storm water regulations applicable in Blaine. The project biologist has updated the wetland delineation for the site, resulting in only minor changes in wetlands and buffers, and corresponding changes in the layout of roads and lots. This has eliminated a small number of lots, reducing the overall Plat size to 402 lots. Additionally, the project civil engineer has updated the storm water documents for the site, resulting in only minor changes in the allocation of areas for storm water management. These are the only substantive changes to the Plat application from the prior approved Plat. These changes are nominal in nature and are reflected on the attached updated Preliminary Plat drawings. An updated Traffic Impact Analysis has been prepared for the Preliminary Plat, reflecting current transportation conditions in the area. An updated SEPA checklist is included with the application, reflecting all changes.

The approved Grandis Pond PUD is designed to include single-family lots, cottage homes, duplex/paired housing units, and multi-family units for a total of approximately 1,000 residential units. In addition, 48,000 square feet of commercial building space is proposed. The development is anticipated to be constructed in multiple phases. The proposed Preliminary Plat represents Phase 1 (Development Area 1) within the PUD. Along with the houses and other buildings, the development is proposed to include paved roadways with sidewalks and trails, water and sanitary sewer mains, dry utilities and storm water management facilities, as well as open space and recreation areas (both private and public). A PUD Modification accompanies this Preliminary Plat Application in order to update the PUD and Master Plan to reflect the minor changes generated from the new critical areas information.

Please see the attached Plat Application Narrative and PUD Modification Narrative for additional details

The applicant is requesting separate processing of the PUD Modification and the Preliminary Plat.