

City of Blaine  
Request for Council Action  
Meeting Date: June 22, 2020

Subject: Ordinance 20-2947 to approve the East Maple Ridge Planned Unit Development and Preliminary Plat.

Department: CDS Department

Prepared By: \_\_\_\_\_  
(Digital Signature)

Agenda Location:     Consent Agenda     Council Action     Unfinished Business

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Attachments:

1. Ordinance 20-2947
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Background/Summary:

The East Maple Ridge project is a request to develop 353 dwelling units, located in East Blaine. The new development proposes a mix of single family, cottage, and multifamily housing. The project also includes a neighborhood commercial center consisting of 24,000 square feet of commercial space. Open space, a playground, roads, utilities and a park site are included in the project. The applicant, the East Maple Ridge LLC, has submitted a Planned Unit Development (PUD) and preliminary plat application, which includes a draft Master Plan with preliminary CC&Rs and architectural standards.

On June 11, 2020, the Planning Commission recommended 5-0-2-0 that the City Council approve the PUD and preliminary plat, subject to conditions. Written and verbal comments were provided during the comment period and public hearing process. These are provided in the Planning Commission's Recommendation. The Planning Commission has determined that the proposal meets applicable State and local regulations, and as conditioned will be sufficiently served by utilities, roads, drainage infrastructure, and open space. A link to the full record for the project is available [here](#).

Pursuant to Blaine Municipal Code (BMC) 17.06.040, and 17.68, PUDs and preliminary plats are Type II-CC quasi-judicial decisions. The City Council is the final review authority and may approve, not approve, or approve the proposals with conditions. PUD Master Plans, including CC&Rs and architectural standards, must be resubmitted to the City for review by the CDS Department including final approval by the Planning Commission within 180 days following action by City Council (BMC 17.68.090(B)). The preliminary plat approval process allows for 5 years, with two possible single year extensions, to complete the subdivision (BMC 17.60.170). Once the construction of the subdivision is 80-percent complete, the applicant is required to submit a Final Plat Application to the City for review and approval by City Council. The purpose of this review is to determine consistency with the preliminary plat approval.

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ORDINANCE NO. 20-2947

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLAINE, WASHINGTON, TO APPROVE THE EAST MAPLE RIDGE PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT.

WHEREAS, A PUD and Preliminary Plat applications were submitted to the Community Development Services Department on March 18, 2020, and;

WHEREAS, The Planning Commission considered the PUD and Preliminary Plat on June 11, 2020; deliberated on the record and recommendation from the CDS Department, and made a final recommendation to City Council, and;

WHEREAS, The City Council found the proposed Planned Unit Development and Preliminary Plat to promote the public good and to not be detrimental to the public health, safety and general welfare, and;

WHEREAS, The City Council found the proposed Planned Unit Development and Preliminary Plat consistent with the relevant goals and policies of the Comprehensive Plan, and;

WHEREAS, the City Council found the proposed Planned Unit Development and Preliminary Plat consistent with the Planned Unit Development and Preliminary Plat approval criteria contained in the Blaine Municipal Code, and;

WHEREAS, on April 13, 2020, the City Council considered the subject proposal, the Planning Commission recommendation, related information contained in the public record, and approved the findings of fact, conclusion of law and conditions of approval for the project attached hereto as Exhibit A and incorporated by reference as if fully set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLAINE DOES ORDAIN AS FOLLOWS:

SECTION 1: The Blaine City Council hereby approves, subject to the conditions set forth in this ordinance, the East Maple Ridge PUD and Preliminary Plat based upon the findings of fact and subject to the conditions as set forth in Exhibit A.

SECTION 2: Severability: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. Each section, subsection, sentence, clause or phrase thereof, separately and independently and, in the event that any one or more sections, subsections, sentences, clauses or phrases may later be declared invalid or unconstitutional, then any ordinance or ordinances, or parts thereof, amended or repealed by such portion of this Ordinance shall remain in full force and effect.

SECTION 3: Effective Date: This Ordinance shall take effect and be enforced upon its passage by the City Council and approval by the Mayor, if approved; otherwise, as provided by law and five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLAINE, WASHINGTON on the 22<sup>nd</sup> day of June, 2020, and signed by the Mayor on the same day.

CITY OF BLAINE, WASHINGTON

\_\_\_\_\_  
Bonnie Onyon, Mayor

ATTEST/AUTHENTICATE:

\_\_\_\_\_  
Sam Crawford, City Clerk

DRAFT

## Exhibit A

### FINDINGS OF FACT

1. East Maple Ridge is a 353 dwelling unit Preliminary Plat and Planned Unit Development on 88.45 acres.
2. The city received preliminary plat and planned unit development drawings and supporting materials on March 18, 2020. The application was deemed to be complete on March 26, 2020.
3. The project completed environmental review and a Mitigated Determination of Non-Significance was issued May 19, 2020.
4. The project was properly noticed and a combined Notice of Application and Public Hearing were published in the Bellingham Herald on April 1, 2020. A revised Notice of Public Hearing was properly noticed on May 21, 2020.
5. The Planning Commission held a public hearing on June 11, 2020.
6. The Planning Commission solicited and considered public input on the project prior to making a final decision.

### CONCLUSIONS OF LAW

1. \_ The application is being processed in accordance with the procedural requirements for Type II-CC applications established in Chapter 17.06 of the BMC.
2. \_ The application meets the noticing requirements for Type II applications established in BMC Chapter 17.06.
3. \_ The application, as conditioned, will meet the requirements for a preliminary plat established in BMC 17.60.150, as well as RCW 58.17.
4. \_ The application, as conditioned, will meet the requirements for a Planned Unit Development in BMC 17.68.080.
5. \_ The application, as conditioned, furthers the Comprehensive Plan Goals and related policies promoting development on the subject property and serves the public interest.
6. \_ The proposed development, as conditioned, will be consistent with the East Blaine Infrastructure Plan.
7. \_ The application, as conditioned, meets SEPA standards established in BMC Chapter 17.80 and Chapter 197-11 WAC and the critical area standards established in BMC Chapter 17.82 and Ordinance 2554, as noted in the Developer's Agreement.
8. \_ The proposed single family attached and detached units are consistent with the uses allowed under Ordinance 96-229. The accessory dwelling units, multifamily, commercial and public and community facilities are being reviewed under the provisions for Planned Unit Developments.
9. \_ The application meets building height for the site, with the exception of multifamily uses, and meets open space provisions as described in Ordinance 96-2229.
10. The application, as conditioned, is generally consistent with the lot and plat design standards contained in BMC 17.74. CDS is recommending modifications be permitted to the block length and neighborhood pattern provisions. CDS is also recommending approval of four flag lots.

11. The application, as conditioned, is generally consistent with the applicable Planned Unit Development Requirements contained in BMC 17.68. CDS is recommending approval of PUD setbacks to accommodate the planned housing types and to address corner lot development.
12. The application, as conditioned, is consistent with the Transportation Concurrency provisions contained in BMC 17.05.
13. The application, as conditioned, is consistent with the mitigation requirements contained in Chapter 3.80.

## CONDITIONS OF APPROVAL

### General Conditions

1. This application is subject to the applicable requirements contained in the Blaine Municipal Code, Public Works Design and Engineering Standards and Building and Fire Codes. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these standards and codes. Attachment L.1 and M, which are incorporated into this recommendation as conditions of approval, are provided in this report to familiarize the applicant with some of the additional development regulations.
2. SEPA mitigation measures, as identified in the project SEPA checklist and SEPA Mitigated Determination of Non-Significance, shall be reflected in the project design and civil construction plans, and are hereby made conditions of this approval.
3. State and Federal approvals, as applicable, may be required prior to issuance of any City permit for construction. Responsibility for meeting other agency requirements shall be solely the applicant's. These include, but are not limited to:
  - a. Performing an asbestos survey and filing a notification with the Northwest Clean Air Agency prior to any demolition activity.
  - b. Complying with Inadvertent Discovery of Archaeological Resources and Inadvertent Discovery of Human Skeletal Remains on Non-Federal and Non-Tribal Land in the State of Washington (RCWs 68.50.645, 27.44.055, and 68.60.055) policies and procedures as outlined in Attachment H.3.
  - c. Obtaining a Forest Practices Permit, as necessary.
  - d. Obtaining necessary Construction Stormwater General Permit (CSWGP) from the Department of Ecology.
4. The project shall comply with the Development Agreement.

### Preliminary Plat Conditions

5. Once action on the Preliminary Plat is taken by the City Council, the following is required:
  - a. The Preliminary Plat shall be revised and resubmitted pursuant to BMC 17.60.030.D. The revised preliminary plat shall include the following revisions or additions:
    - i. Dedicate right-of-way and depict street improvements per BMC 17.74.050-060, 17.74.080 and 17.68.190, including the following:
      - a. Dedicate Mott's Hill Parkway right-of-way at the time of recording Phase I.
      - b. Dedicate right-of-way along North Harvey Road frontage to provide a minimum of 30-feet available right-of-way on the west side of the road,

measured from centerline of road right-of-way. Improve North Harvey Road frontage as described in the Public Works review comments.

- c. Dedicate 60-feet of right-of-way for local streets within the plat, unless otherwise modified by Public Works Director.
  - d. Dedicate 30-feet of right-of-way from the centerline of Cedar View Road. Improve the portion of Cedar Street abutting proposed lots 66-72 with required frontage improvements.
  - e. Improve H Street along the property frontage, including a left-turn pocket into the development, at any point during the project phases, as determined by the Public Works Director, but no later than when a permanent access between Motts Hill Parkway and H Street is fully constructed and dedicated to the city.
  - f. Dedicate 10-feet of right-of-way along the unopened portion of the Jerome Street property frontage to accommodate future development of a bike/pedestrian trail. In lieu of dedication, the applicant may propose an alternative to address the community trail connection, to be approved by the Community Development Services and Public Works Directors.
  - g. Revise Sheet 9 of Attachment B.1 to depict on-street sidewalks on the roadway connecting north from Mott's Hill Parkway, between the Parkway and Flagstone Crest.
  - ii. Depict off-site improvements consistent with BMC 17.05.040.B.4 as follows:
    - a. Prior to connection to Mott's Hill Parkway to the west, the applicant shall install all facilities for an all-way stop and illumination at the E/Allan street intersection and provide edge line and centerline striping on E Street.
  - iii. The City Park Areas shall be dedicated to the City at the time of recording Phase I.
  - iv. Revise the lighting plan to address required lighting at intersections involving alleys and the multi-use trails, unless otherwise modified by the Public Works Director.
  - v. Revise the lots proposed for cottage development to meet the minimum lot size (4,000 square feet) be designated as zero setback lots.
  - vi. Place the wetland and buffer in a Native Growth Protection Area with applicable development limitations stated on the face of the final recorded document.
- b. The traffic impact analysis should be revised to include additional evaluation of the East Blaine "Motts Hill" Parkway (D/E St) Realignment - 16th to Jerome for conformance to design standards and safety criteria pursuant to the guidelines and manuals contained in BMC 17.05.030.C.1-4 to determine if any additional mitigation is required.
  - c. The mitigations and recommendations contained in the Traffic Impact Analysis should be incorporated into the proposal.
  - d. The PUD Master Plan shall be revised and reviewed by the Planning Commission pursuant to BMC 17.68.090. The revised Development Guidebook shall include

the following changes as well as other modifications approved through the PUD guidebook process with the Planning Commission:

- i. Provide standards for minimum lot size, setbacks, lot coverage, and lot width for all planned development. Building height for the residential multifamily shall be limited to 45-feet or a maximum of 3 stories.
- ii. Provide a detailed buildout schedule that meets the requirements of BMC 17.68.080.K.
- iii. Identify the type and location for recreational amenities meeting the requirements of BMC 17.68.120.E.
- iv. Revise the Guidebook per the Public Works Department comments.

#### Construction Plan Conditions

6. All design and construction of plat improvements shall be in conformance with the approved preliminary plat and Planned Unit Development, unless otherwise modified under the provisions in BMC 17.68.100.
7. Adequate fire protection infrastructure, of a type and location approved by the Fire District, shall be included in the civil construction plans. All travel ways shall provide for emergency vehicle access to the satisfaction of the Fire District. No buildings may be constructed until adequate fire flow and emergency access is provided.
8. Evaluation of alternatives to convey sewer without a sewer lift station shall be completed at any point during the project phases, as determined by the Public Works Director, but no later than Phase 8.
9. Upsizing of the existing 8-inch main from the manhole at SR543 to the south end of Lincoln Park shall be completed. Timing for the work shall be determined based on an evaluation of existing capacity and as approved by the Public Works Director.
10. Prior to any land disturbance or work in the right-of-way or public utilities on each respective phase of development, the following is required:
  - a. Submit a Land Disturbance Permit consistent with BMC 17.60.240.
  - b. Submit a complete set of civil engineering plans consistent with BMC 17.60.220 and 230. Civil drawings shall include:
    - i. As part of Phase 2 plans, critical area long-term protection area fence, 10-foot building setback and sign locations. Signs shall be posted at a minimum rate of one every 100 lineal feet or one per lot. Improvements within the 10-foot building setback are not authorized unless otherwise approved under the provisions of BMC 17.82.280.A.2.
    - ii. A detailed landscape plan demonstrating how the PUD buffer area and open storm water features will meet the standards in BMC 17.68.160 and BMC 17.74.150.B.3, respectively.
    - iii. A tree inventory and retention plan completed by a certified arborist or similarly qualified professional to inventory significant trees (evergreen or deciduous, six inches in diameter or greater, measured four feet above existing grade) within the natural open space areas and perimeter buffers, assess the health of trees, and provide recommendations for management practices.



- iv. Limits of clearing shall be depicted and are limited to the buildable area within the respective phase, together with any areas determined by the City to be needed for staging, construction or access to the phase.
      - v. An approved Stormwater report and appropriate provisions for stormwater facilities.
      - vi. Revisions and/or additional information to address comments in the Fire Code and Public Works review.
    - c. Obtain a Right-of-Way Excavation Permit and/or Public Facilities Construction Agreement and post a performance bond for any work in the City right-of-way and or on City utilities and infrastructure to the satisfaction of the Public Works Director.
- 11. Prior to dedication or construction on the Phase involving the Public Park, the applicant shall submit proof of resolution of the property boundary dispute with the property owners at 159 N Harvey Road.

#### Final Plat Approval and Impact Fees Conditions

- 12. Prior to recording of any phase of the final plat, the following is required:
  - a. Submit revised Covenants, Conditions and Restrictions (CC&Rs) for review and approval by the City consistent with BMC 17.68.170 and 180. Additionally, the CC&Rs shall include language that prohibits the use of commercial pesticides and minimizes the use of fertilizers on all HOA controlled property and single-family lots.
  - b. Install required improvements, consistent with BMC 17.60.250, 260 and 310. In lieu of completing required improvements, the applicant may request to defer improvements with completion of a performance bond meeting the requirements of BMC 17.60.260, to be reviewed and approved by the City.
  - c. Submit final plat application materials consistent with BMC 17.60.210.
  - d. Submit as-built drawings consistent with BMC 17.60.270.
  - e. The applicant shall post a maintenance bond for any public infrastructure to the satisfaction of the Public Works Director prior to acceptance of public infrastructure by the City.
- 13. Impact fees (parks, traffic, and fire) required under Chapter 3.80 shall be paid for each lot at the time of Building Permit issuance. A note to this effect shall be shown on the face of the Final Plat.

The following comments from Public Works and Building are incorporated into the conditions of approval (Condition #1):



# CITY OF BLAINE

## DEPARTMENT OF PUBLIC WORKS

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1200 YEW AVENUE • BLAINE, WA • 98230  
PHONE: (360) 332-8820 • FAX: (360) 332-7124 • WEBSITE: [www.ci.blaine.wa.us](http://www.ci.blaine.wa.us)

# MEMORANDUM

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DATE: May 21, 2020

FROM: Stacy Clauson, CDS

TO: Ravyn Whitewolf, Public Works

SUBJECT: East Maple Ridge Preliminary Plat Comments

COPY TO: File, Stacie Pratchner, Bob Hammond, Greg Burg

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Public Works has the following comments relating to this preliminary plat application:

### General

1. Water, sewer and power is available and sufficient area identified to build the infrastructure necessary for this project.
2. A complete set of civil engineering plans for the development shall be prepared by a licensed Washington State professional engineer and submitted for all required publically served utilities (i.e. sewer, water, storm water, power), streets and sidewalks, rights of way and easements, and any required analysis and reports for the site, with a Land Disturbance Permit Application and approved prior to start of any construction activity. Submittals shall include a comprehensive stormwater management plan and an erosion and sediment control plan.
3. A build-out schedule with sufficient data to determine the phasing of infrastructure should be a condition of approval.
4. Access to infrastructure improvements needs to be provided for each phase.
5. Updates to site conditions shall incorporate 2019 sewer and electrical improvements.
6. Road names will be finalized after review by county-wide 911 group.
7. Cul-de-sacs and dead-ends of alleys need to meet fire code requirements.
8. Motts Hill Parkway shall be dedicated at the time of recording phase 1 improvements.
9. All easements and rights of way shall be dedicated prior to recording Final Plat.
10. Assessments for E. Blaine Infrastructure, Traffic Impact Fees, Regional Capacity Charges and Sewer General Facilities Fees will be due at time of building permit.
11. All construction access shall be via H Street to the best extent possible. The pavement surface on H Street is not per an all-weather standard east of Terrace Avenue. Resurfacing of H Street may be required depending on the impacts of construction.
12. After construction of improvements, as-built drawings and a deed of conveyance shall be submitted to, and accepted by, the Public Works Department.
13. CC&Rs shall identify responsibilities for maintenance of the water detention, treatment and drainage infrastructure elements of the project. The CC&Rs shall contain specific language ensuring inspection and certification to the city by a registered engineer of the adequacy of the storm water

treatment and conveyance system every three years. Any required repair or maintenance shall be the responsibility of the Homeowner's Association. The CC&Rs shall also include a provision that if the Homeowner's Association fails to act, the City shall have the right to enter the site and inspect facilities, to make repairs and improvements if deemed necessary by the City to prevent significant risk to public and private facilities and to provide the City the right to collect the cost of said repairs or improvements from the property owners.

14. The applicant shall post a performance bond for any work in the City right-of-way and or on City utilities and infrastructure to the satisfaction of the Public Works Director prior to issuance of permit(s) for said work. Once the project is accepted, the bond will be transitioned to a maintenance bond for the one-year maintenance period.
15. After construction of improvements, and prior to final plat, as-built drawings shall be submitted to and accepted by the Public Works Department. Provide both a mylar copy and CAD dwg files of as-builts to the Public Works Department.
16. This site is part of an aquifer recharge area and close to the Blaine well field. Accordingly, the CC&Rs shall include language that prohibits the use of commercial pesticides and minimizes the use of fertilizers on all HOA controlled property and single-family lots.

#### Guidebook

1. Street trees planted within 10 feet of the curb shall be planted within an appropriately sized tree well with approved root barrier.
2. Alleyway plantings shall not obstruct utility access or sight distance.
3. Landscaped utility areas shall not be allowed within 10 feet of the front of electric transformers or switches, or within 3 feet of the front or sides.
4. Front yard or Privacy fences located within the right of way shall require an obstruction permit from Public Works. Particular attention to sight distance and access to utilities should be taken. Locks that bar access to utilities will not be allowed or they may be removed.
5. Sidewalks on street and for neighborhood connections shall meet or exceed all current local, State and Federal guidelines for ADA accessible facilities, including width and slope.
6. Off-site street improvements will require the dedication of a 30-foot half-width right of way along the north property line for future Cedar View Drive access west to Jerome Street.

#### Traffic Study

1. Traffic study needs to address the requirement for secondary egress on Motts Hill Parkway in the initial phase of development.
2. On page 13, the Traffic Impact Analysis indicates that peak-hour capacities were provided by City of Blaine staff. Please confirm the source of this information and revise the report as needed.
3. It does not appear that the traffic study adequately takes into account the development potential of parcels to the east, including, but not limited to, Grandis Pond. The 3-percent compounding growth rate is not adequate.
4. Transportation impact fees will be determined at time of building permit submittal. There is no vesting of transportation impact fees.

#### Geotechnical, Aquifer Recharge and Drainage Report

1. A third party review will be undertaken for these reports. Updates/changes shall be part of the civil plans. A deposit for this review has already been received and the review is in progress.
2. Accordingly, per city code, each phase of work shall be in compliance with the most recent version of the DOE Stormwater Guidelines for Western Washington.
3. Prior to Land Disturbance Permit approval, Public Works must have an approved Stormwater report.

Sewer and Water

1. Per the East Blaine Infrastructure Plan, this project is considered "Zone 1," and requires the off-site extension of a 15-inch wastewater main from Route B through Lincoln Park to Mott's Hill Parkway on the western boundary of Jerome Street. The city has completed, in two phases, this work from Lincoln Park to N. Harvey. Accordingly, the only off-site portion remaining is to upsize the existing 8-inch main from the manhole at SR543 to the south end of Lincoln Park.
2. Sanitary sewer manholes and water valves and appurtenances shall remain unobstructed by encroachments and freely accessible during construction and accessible for maintenance as approved by public works; this includes areas outside of improved rights of way to include surface improvements that allow for all-season access. No utility alignment shall allow encroachments which potentially interfere with the necessary construction or maintenance of the utility.
3. Prior to development of civil drawings for that phase, all alternatives to convey sewer without the necessity of a sewer lift station should be evaluated. Previous studies indicated that a limited number of phases could be served by the 8-inch line on H Street. This may alter the design of the pond in the SE corner of the project.
4. All proposed water mains shall be Ductile Iron Pipe according to Section 4.03.020 of the Development Guidelines.
5. All utilities shall extent to the furthest edge of the plat for future extensions.
6. Sewer and Water installed within the right-of-way shall be per Section 5 of the Development Guidelines.

Streets

1. All rights of way shall be 60 feet minimum per "Table of Minimum Street Design Standards" 4-C in Public Works Development Guidelines with easements on both sides for utilities.
2. Alley construction shall comply with fire code requirements.
3. Adequate right of way for the future roundabout shall be dedicated at the time of the first phase.
4. The new access point onto H Street shall be a minimum of 24 feet (two 12-foot lanes). Sidewalk will not be required provided that a separated paved trail is constructed through the open space adjacent to the road.
5. Prior to connection to Motts Hill Parkway to the West, install all facilities for an all-way stop at the E/Allan Street intersection and provide edge line and centerline striping on E Street.
6. Frontage improvements will be required on North Harvey Road. The issue with the encroaching driveway at 9852 North Harvey Road will need to be resolved in a way that doesn't reduce the size or functionality of the city park site.
7. A left turn pocket on H Street into the development shall be installed at any point during the project phases, as determined by public works, but no later than when a permanent access between Motts Hill Parkway and H Street is fully constructed and dedicated to the city. Two way left turn lanes are the design standard for H Street on sections to the west.
8. The street interconnection between Mott's Hill Parkway and H Street shall be developed through the site prior to recording the phase that includes the commercial center.
9. The plat survey shall be tied to the City of Blaine "Survey Monument Network" established in June 2001. If no suitable monuments exist from the aforementioned network then coordinates from the City of Blaine "Existing Monument Location Survey" shall be utilized. If no monumentation from either of the aforementioned surveys can be reasonably utilized, the surveyor may use the best available information as approved by the city. The applicant's engineer/surveyor shall contact Public Works to determine which monuments shall be utilized based on the location of the project.
10. The city-approved monumentation information shall be noted on the revised preliminary plat, and if necessary, the preliminary plat shall be revised to reflect the ties to the appropriate monument network.

Power/Lighting

1. Power Improvements: An electrical system improvement is required to serve the property development. Design shall be performed by a licensed professional engineer and meet the approval of the Public Works Director. A template for said improvements may be obtained by reviewing the plans E. Blaine Infrastructure from 2019, the conduits for which were installed.
2. Provide illumination plan for Public Right-of-way per Section 2.05 of the Public Works Development Guidelines.
3. Provide illumination at the intersection of E and Allan Street intersection and the intersection of N. Harvey and Motts Hill Parkway at a timing determined by the public works department.
4. Power lines shall be constructed to the furthest edge of the plat for future extensions.

### Fire Review Comments on East Maple Ridge

- Fire Flow / Infrastructure requirements
  - Table B105.1(2) / 2015 IFC: Minimum fire flow to all multi-family and commercial buildings will be 1,500 gpm. Provide adequate modeling to ensure compliance.
  - Table B105.2 / 2015 IFC: Minimum fire flow to all unsprinklered single family homes is 1,000 gpm. Provide adequate modeling to ensure compliance.
- Fire Department Access Requirements
  - Section 503.2.1 Dimensions / 2015 IFC: Provide required 20 foot fire department access roadway. Many lots are only accessed by alley's that scale out to 18 feet. Revise plat to show 20 foot wide vehicle access lanes to lots 25-44, 138-151, and 217-225. Additionally, if a fire hydrant is located on these access roads then the road width would be 26 feet.
  - Location of homes on lots 171 & 172 may not be within 150 feet of the required "Fire Apparatus Access Road". If those homes are not constructed within 150 feet then a 12 foot driveway with an approved fire turnaround will be required.
  - Section D105 Aerial Fire Apparatus Access / 2015 IFC: Multifamily buildings may require aerial fire apparatus access if eave height exceeds 30 feet. Add a plat note that all buildings will comply or provide a minimum 26 foot wide Aerial Fire Apparatus Access road to all multi-family buildings.
  - Section D107 One- or Two-Family Residential Developments / 2015 IFC: Prior to the commencement of construction of phase II a secondary fire apparatus access road is required. Section D107.2 will require that access be adequately separated from the initial access point.
- Fire Hydrant Locations
  - Hydrant locations must be shown on the plat including details for how they will be marked in order to prevent parking in front of them. Applicant will be required to comply with table C102.1 of the 2015 IFC. When a project complies with City of Blaine Public Works standards for Fire Hydrant locations; that is typically sufficient to meet IFC requirements.



# PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

PROPOSAL NAME: East Maple Ridge

APPLICANT: East Maple Ridge LLC

FILE NO.: Permit #2020018 – 21

SITE LOCATION: North of H Street, east of Jerome Street, and west of North Harvey Road, in Blaine, Washington

PROPOSAL: The applicant, East Maple Ridge LLC, proposes to develop 353 dwelling units, with a mix of single family, cottage, and multifamily housing. The project also includes a neighborhood commercial center consisting of 24,000 square feet of commercial space. Open space, a playground, roads, utilities and a park site are included in the project.

REVIEW PROCESS: Quasi-Judicial, Type II-CC decision

PUBLIC HEARING BODY: City of Blaine Planning Commission

PUBLIC HEARING DATE: The Planning Commission held a public hearing on June 11, 2020, on the application for the Preliminary Plat and Planned Unit Development. The hearing was held remotely, with opportunity for Planning Commissioners and members of the public to participate via telephone or computer. A verbatim recording of the hearing is available in the City Clerk's Office. The minutes of the hearing and the exhibits are available for public inspection in the Community Development Services Department.

PUBLIC COMMENT: In addition to the public comments submitted through the Public Comment period, the City received one additional written comment and three members of the public spoke at the public hearing:

1. Written correspondence from Pat and Pat Alesse, 4825 Alderson Rd. Birch Bay, WA 98230, dated June 5, 2020 (Exhibit II).
2. AJ Bredberg, 3303 43rd St, Gig Harbor, WA 98335. Mr. Bredberg commented on the wetland delineation for the project relying on manuals no longer in use. Community Development Services responded, noting that under the terms of the Development Agreement for the property, the applicant submitted a wetland delineation consistent with the wetland regulations in place at the time the Development Agreement, and that the boundaries of the wetland had been re-inspected and adjusted by the

applicant's wetland consultant in 2019 and 2020 to reflect current conditions.

3. Mary Lee Hill, 4280 H STREET RD, Blaine, WA 98230. Ms. Hill commented on stormwater from the property, noting that runoff from the East Maple Ridge property flooded the Hill property this winter. The applicant and Public Works responded with information on the stormwater design and review process.
4. Ron Freeman, 3960 Sweet Road, Blaine, WA 98230. Mr. Freeman encouraged the Planning Commission to approve the development and meet the City's need for housing.

#### COMMUNITY DEVELOPMENT

SERVICES RECOMMENDATION: Approve with conditions.

#### PLANNING COMMISSION

RECOMMENDATION: The Planning Commission recommends the City Council approve the Preliminary Plat and Planned Unit Development based on findings of fact and subject to the recommended conditions of approval contained herein.

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#### A. Findings of Fact

The Facts set forth in the Community Development Services Advisory Report (Exhibit I) are supported by the record, and are adopted by reference herein.

#### B. Conclusions

The conclusions set forth in the Community Development Services' Advisory Report are adopted by reference herein.

#### C. Conditions of Approval

Based on the foregoing Findings of Fact and Conclusions, the Planning Commission recommends approval of the application, subject to the conditions set forth in Exhibit I, Section III, with addition of the following Construction Plan condition:

- Prior to dedication or construction on the Phase involving the Public Park, the applicant shall submit proof of resolution of the property boundary dispute with the property owners at 159 N Harvey Road.



Commission Vote	Support	Oppose	Absent	Abstain
Calvin Armerding, Chair	✓			
Kevin Owen, Vice Chair	✓			
Tom Hanrahan			✓	
Steve Hruitford	✓			
John LeBrun			✓	
Jerry Marczynski	✓			
Jessica H. Stone, PhD	✓			
<hr/>				
Total	5	0	2	0

CITY OF BLAINE PLANNING COMMISSION

\_\_\_\_\_  
J. Calvin Armerding, Chair

6/15/2020  
Date

\_\_\_\_\_  
Stacy Clauson, Secretary

6/15/2020  
Date

Due to the size of the staff report and attachments, these are available at this link:

<https://www.ci.blaine.wa.us/Calendar.aspx?EID=2243&month=6&year=2020&day=11&calType=0>

June 5, 2020  
Pat and Pat Alesse  
4825 Alderson Rd.  
Birch Bay, WA 98230

Stacy Clauson, City of Blaine Community Planner II  
435 Martin Street, Suite 3000  
Blaine, WA 98230

Re: East Maple Ridge

Dear Stacy,

First of all, we wish to thank you for sending notice of the hearing on June 11<sup>th</sup> in a timely fashion. Notice of the hearing on July 17, 2019 for this project arrived at our son Burton's home on August 17<sup>th</sup> long after the hearing. (Currently Burton's name is on our property, but he keeps us informed of any legal notices he receives and we very much appreciate being notified as well.) We would have liked to attend that hearing.

We own the 1 acre lot just north of this project at 159 North Harvey Road. When Mr. Connelly first began working on this project, we came home one day to find a survey stake on the north side of our driveway. When we inquired, we were told that it was Connelly's north property line. We purchased our property about 1965 from real estate agent Mel Hollinger (the same person who sold the property to Mr. Connelly) and were shown where our property lines were. In 1968 we built our home there.

The 29 feet of our property south of the Connelly stake includes the south portion of our driveway, our water and electric lines, and our city water meter, so we were quite concerned about that survey. We understand that there were 2 surveys on Harvey Road—one from H street to the border and one from the border to H Street and it seems like the 29 foot discrepancy fell on our piece of property. We quickly checked with our lawyer who informed us that "Washington law is clear that long established physical boundaries are controlling when they differ from survey lines located by written descriptions." Those 29 feet have been used continuously as part of our property since 1968.

We appeared at every hearing on Mr. Connelly's project and made it clear that we would like to have resolution of this issue be a requirement of the approval of Mr. Connelly's project. We were never able to get a clear resolution with Mr. Connelly.

Now that APC Engineers are seeking approval for the East Maple Ridge project, we would again ask that a clear resolution of this issue be a condition of the approval of this project.

We believe the East Maple Ridge is a good project and have no objection to its proceeding. We will attend the hearing on June 11<sup>th</sup> Mention sewer???

Sincerely,

Patrick and Patricia Alesse