



Notice of Application

June 3, 2009

City of Blaine CDS 344 H Street Blaine, Washington 98230

Applicant The Semiahmoo Company (Chris Benner)
1329 N State Street, Suite 201
Bellingham, WA 98225

Project Name Semiahmoo Resort Village

File Number(s) PUD-3-09, LOP-2-09 and SMP-3-09

Proposal Notice is hereby given that on April 21, 2009 the Community Development Services Department received an application for a mixed-use development for the tip of Semiahmoo Spit. The development includes changes to the Resort Semiahmoo Hotel and other existing buildings, but is primarily composed of development of a variety of multifamily residential units and commercial space. Three-hundred twenty five dwelling units and 21,500 square feet of commercial space is proposed. Parking and other facilities are proposed to support the development.

Location The project is located at the north end of Semiahmoo Spit and involves essentially all land not already developed or dedicated as open space.

Required Permits Planned Unit Development Shoreline Substantial Development Permit
Preliminary and Final Plat Building Permits
Other permits may be required from Local, State and Federal agencies.

Environmental Review Given the nature and scope of the proposed project, this proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Blaine SEPA Guidelines (Chapter 17.80 BMC). An environmental checklist was prepared and submitted with the application materials. The City of Blaine has been designated as the lead agency for SEPA review. **A Threshold Determination has not been made on this proposed project and, pursuant to Section 17.06.140.B, BMC, will not be made until the conclusion of the Comment Period associated with this Notice of Application.**

Required Studies A Supplemental Environmental Impact Statement is being considered by the City, and a Determination of Significance is expected to be issued for this project in conjunction with other development in the vicinity.

Existing Environmental Documents Design and Development Guidelines, Transportation Impact Analysis, Archeological Baseline Analysis, Bird Survey and Impact Assessment Report, Preliminary Stormwater Site Plan

Public Comments The submitted application documents and the proposed project plan are on file for public review in the Department of Community Development office between 8:00 a.m. and 4:00 p.m. weekdays. Agencies and members of the public are encouraged to review

and comment on the proposed project and its probable environmental impacts. **Written comments for this formal comment period must be submitted by 5:00 p.m., Monday, July 6, 2009.** The purpose of public comments is to obtain feedback on the proposal to assist the Community Development Director in compiling information and formulating a recommendation to the decision makers. **Please Note**, that written comments can and will be accepted by the City up to the close of the Public Hearing.

Public Hearing

A Public Hearing will be required for this project. **The date for the Public Hearing has not been set at this time.** A separate Notice of Public Hearing will be posted, mailed, and published at least ten days prior to the hearing.

Staff Contact

Michael Jones, Permit Manager, City of Blaine, 344 H Street, Blaine, Washington, 98230. Phone (360) 332-8311, e-mail: mjones@cityofblaine.com

Final Decision

Final Decision on the proposed development is made by the City of Blaine City Council. A Notice of Final Decision will be sent to those parties who request a copy of the Notice of Final Decision in writing and any party of record (those who have commented on the project).

Appeal Procedure

Pursuant to Section 17.06.180, Blaine Municipal Code, a Final Decision by the City Council shall be final and conclusive unless within fourteen (14) days following the mailing of such decision a written statement of appeal is filed with the Whatcom County Superior Court by the Applicant, a department of the City or a Party of Record. The statement shall set forth any alleged errors and/or the basis for appeal.





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Project Name Semiahmoo Marina, Phase 2

File Number(s) PUD-5-09 and SMP-4-09

Proposal Notice is hereby given that on April 21, 2009 the Community Development Services Department received an application for a 189-slip marina expansion to be constructed over 17.5 acres of privately owned tidelands (Parcel A of the Seagrass Tidelands Short Plat) within the existing floating marina breakwater at Semiahmoo Marina.

Location The project is located primarily overwater just south of the existing Semiahmoo Marina and the marina breakwater with some very minimal construction on the shore at the eastern edge of Semiahmoo Spit just south of the existing marina.

Required Permits Planned Unit Development
Shoreline Substantial Development Permit
Building Permits
Other permits may be required from State and Federal agencies.

Environmental Review Given the nature and scope of the proposed project, this proposal is subject to review under the State Environmental Policy Act (RCW 43.21C) and the City of Blaine SEPA Guidelines (Chapter 17.80 BMC). An environmental checklist was prepared and submitted with the application materials. The City of Blaine has been designated as the lead agency for SEPA review. **A Threshold Determination has not been made on this proposed project and, pursuant to Section 17.06.140.B, BMC, will not be made until the conclusion of the Comment Period associated with this Notice of Application.**

Required Studies A Supplemental Environmental Impact Statement is being considered by the City, and a Determination of Significance is expected to be issued for this project in conjunction with other development in the vicinity.

Existing Environmental Documents Sedimentation Characterization Report, Determination of the Suitability of Dredged Material, Underwater Video Survey Report, Transportation Impact Analysis, Archeological Baseline Analysis, Bird Survey and Impact Assessment Report

Public Comments The submitted application documents and the proposed project plan are on file for public review in the Department of Community Development office between 8:00 a.m. and 4:00 p.m. weekdays. Agencies and members of the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Written**

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