

City of Blaine



2006 Development Status 3rd Quarter Report

Indicators of Growth in the Community

The following is a summary of new development and construction projects, submitted in the first three quarters of 2006. Staff has attached corresponding details and location maps. Together they should provide Council members with an accurate assessment of development activity for the first, second & third quarters of 2006.

Development Applications

What are they?

They are land use development proposals that are only counted when vested.

Building Permit Approvals

What are they?

They are approved building permits.

Waste Water Connections

What are they?

They are vested connections when paid for with the building permit, and then counted when connected to the City waste water system. They are measured in equivalent residential units (ERU).

Development Applications



DEPARTMENT OF COMMUNITY DEVELOPMENT

Development Review Report

2006 YEAR TO DATE

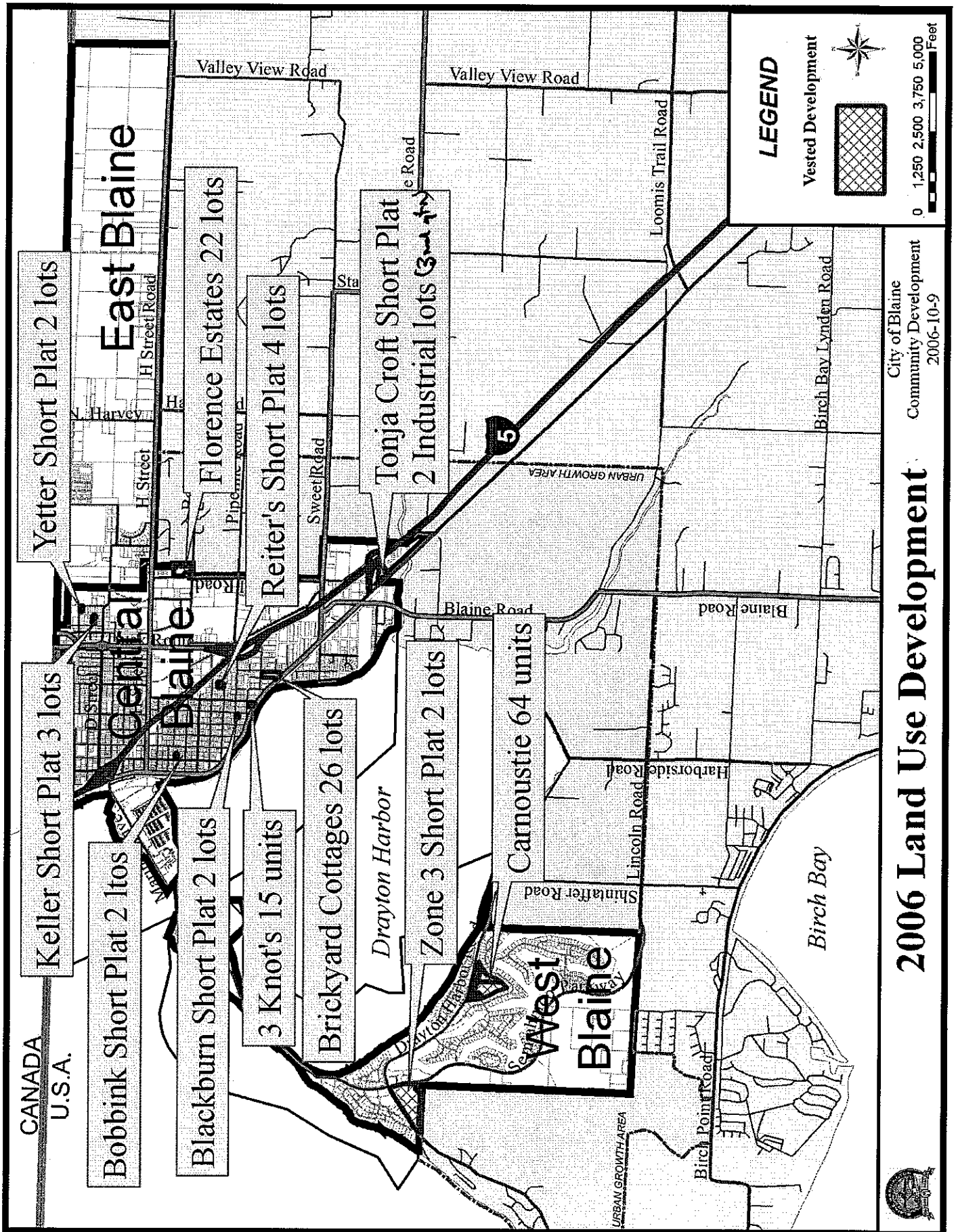
1ST, 2ND & 3RD QUARTERS

The following is a summary of new development projects submitted in the first three quarters of 2006. Staff has attached corresponding details and location maps. Together they should provide Council members with an accurate assessment of development activity for the first, second & third quarters of 2006.

West Blaine Development				
Quarter Approved	Development Name	Development Permit Type	Lots	Future Units
1st Quarter	Carnoustie Residential Development	Planned Unit Development, Long Plat, SEPA, MDR	18	64
1st Quarter	Burnside Village/Zone 3	Short Plat	2	0
Sub-Total			20	64

Central Blaine Development				
Quarter Approved	Development Name	Development Permit Type	Lots	Future Units
1st Quarter	Brickyard Cottages	Conditional Use, Boundary Line Adjustment, Variance	24	26
1st Quarter	Bobbink Short Plat	Short Plat	2	1
2nd Quarter	Florence Estates	Long Plat, SEPA	22	21
2nd Quarter	3 Knots at Land's End	Conditional Use, SEPA, Boundary Line Adjustment	1	15
2nd Quarter	Blackburn Short Plat	Short Plat	2	1
2nd Quarter	Reiter Alder Street Short Plat	Short Plat	4	4
2nd Quarter	Kellar Short Plat	Short Plat	3	1
2nd Quarter	Yetter Short Plat	Short Plat	2	2
3rd Quarter	Croft Short Plat	Short Plat (Industrial)	2	0
Sub-Total			62	71

East Blaine Development				
Quarter Approved	Development Name	Development Permit Type	Lots	Future Units
none	none	none	none	none
Sub-Total			0	0
City of Blaine Development Totals			Lots	Future Units
Totals			82	135



3rd Quarter Development

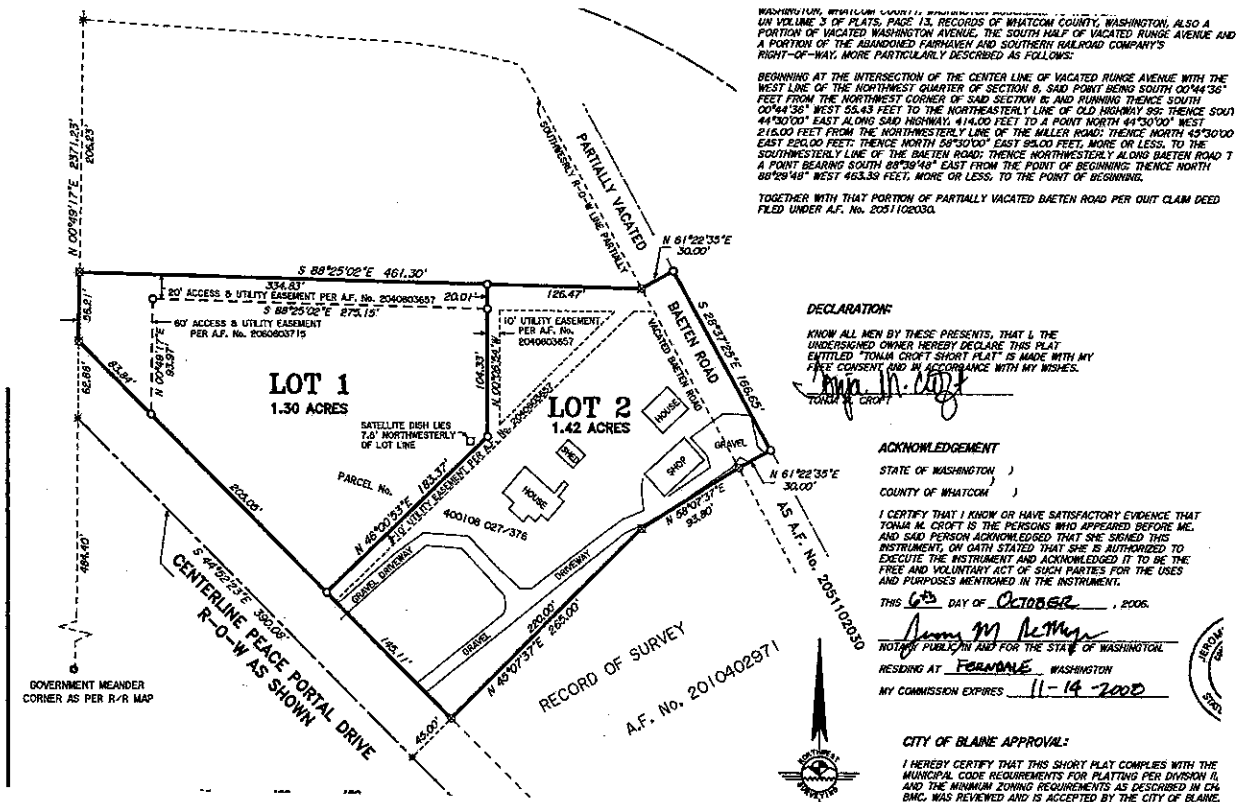
Project Name: Tonja Craft Short Plat

Permit Number: SHP-8-06

Description: The applicant is requesting to subdivide the existing industrially zoned parcel into 2 lots.

Location: 2748 Peace Portal Drive south of Exit 274

Lots Created: 2 industrial lots



1st and 2nd Quarter Development

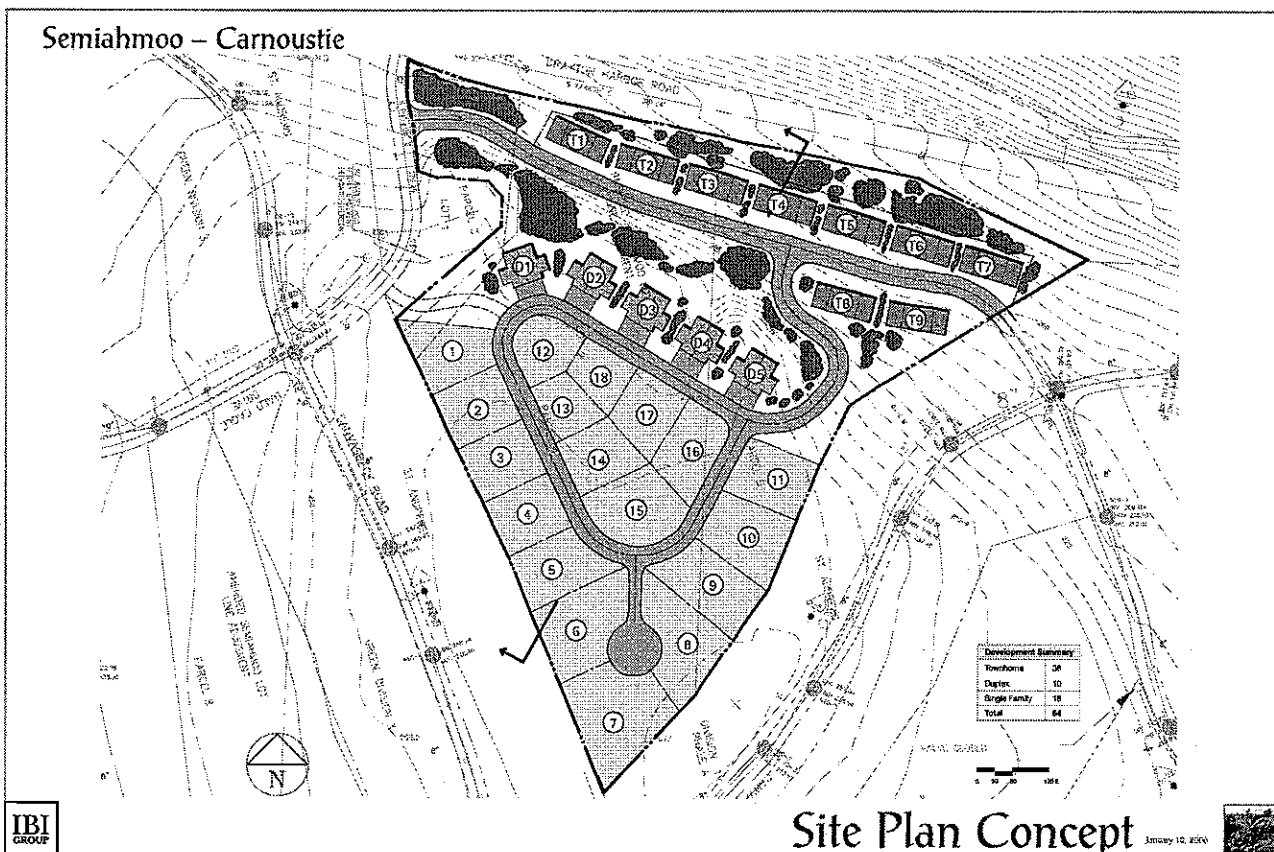
Project Name: Carnoustie Residential Development

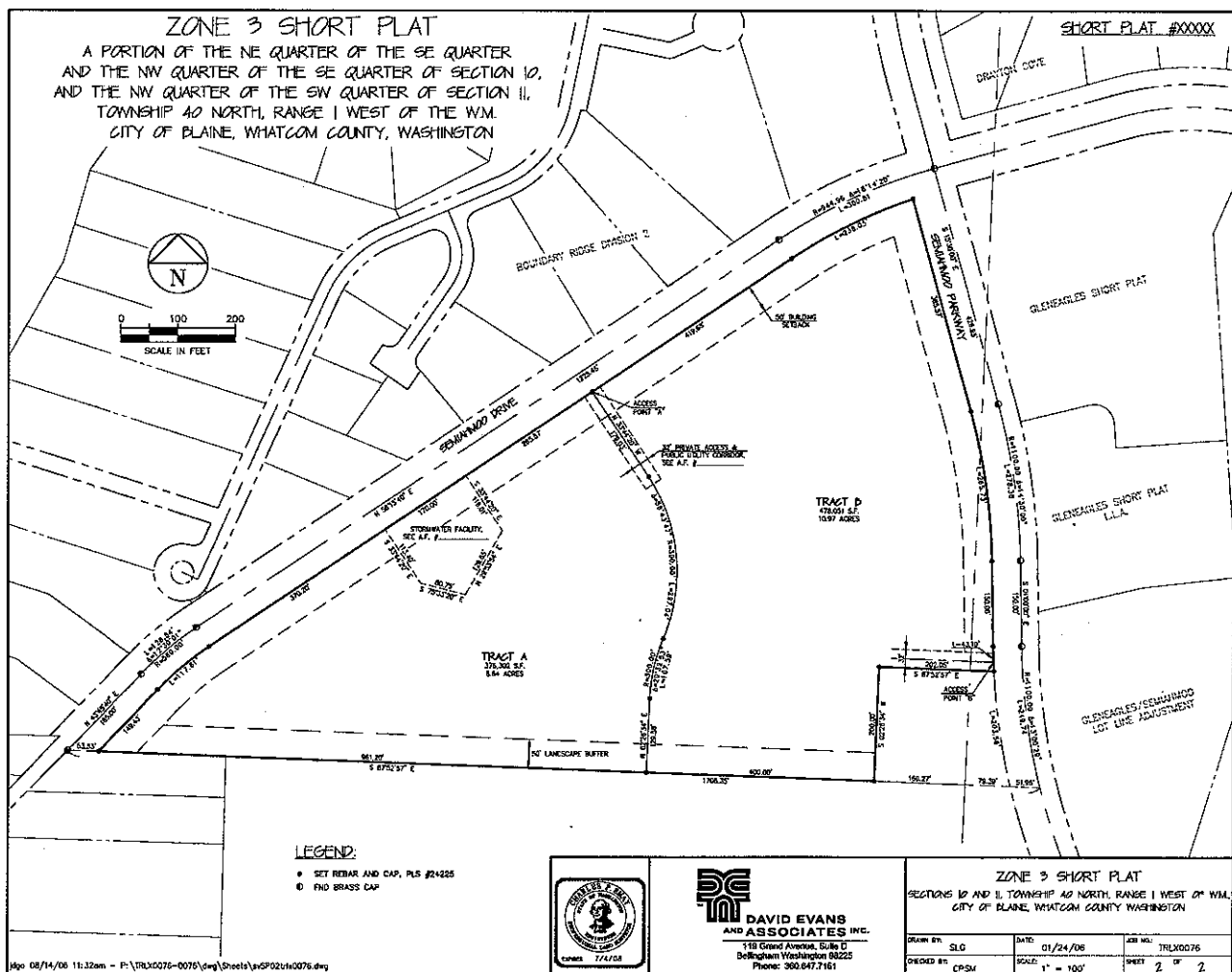
Permit Number: MDR-1-06, PUD-1-06, LOP-1-06 & SEP-1-06

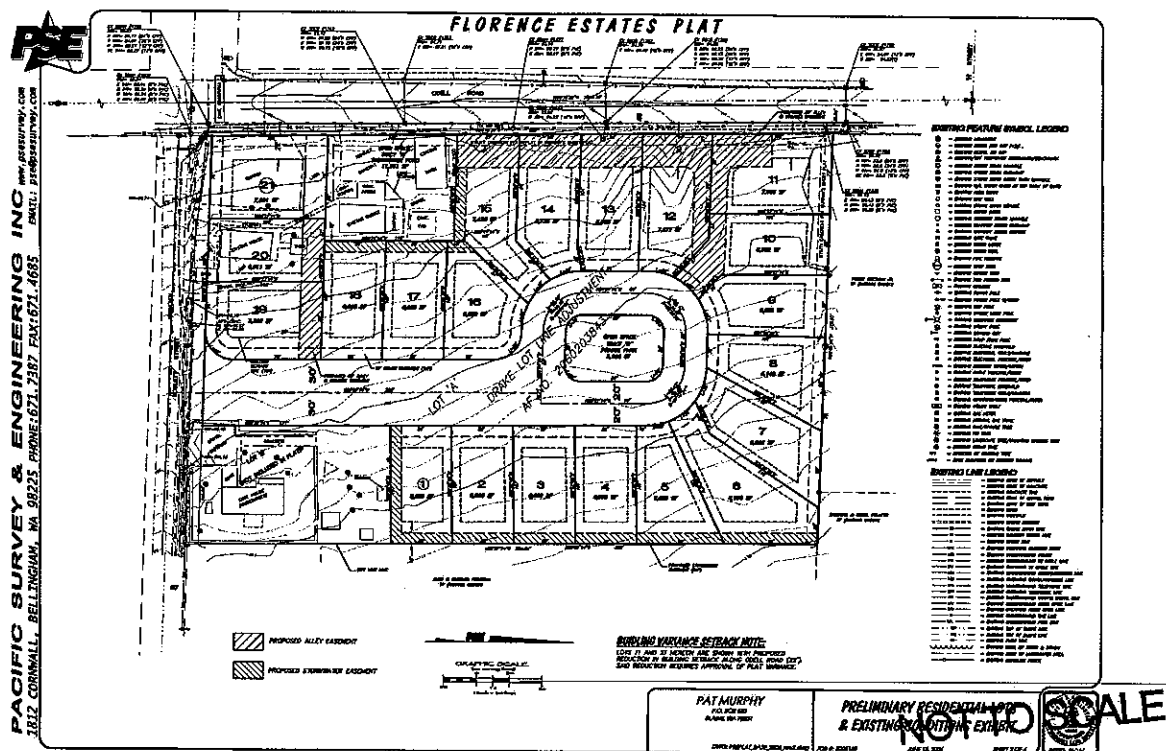
Description: The applicant has requested a residential subdivision consisting of 64 housing units (18 single-family detached homes, 5 duplex buildings (10 units) and 9 townhouse four-plex buildings (36 units)). The subject property is approximately 16.25 acres in size.

Location: Zone 26 Semiahmoo. Adjacent to Semiahmoo Gate 2 and Drayton Harbor Road.

Lots Created: 18 lots with 64 dwelling units







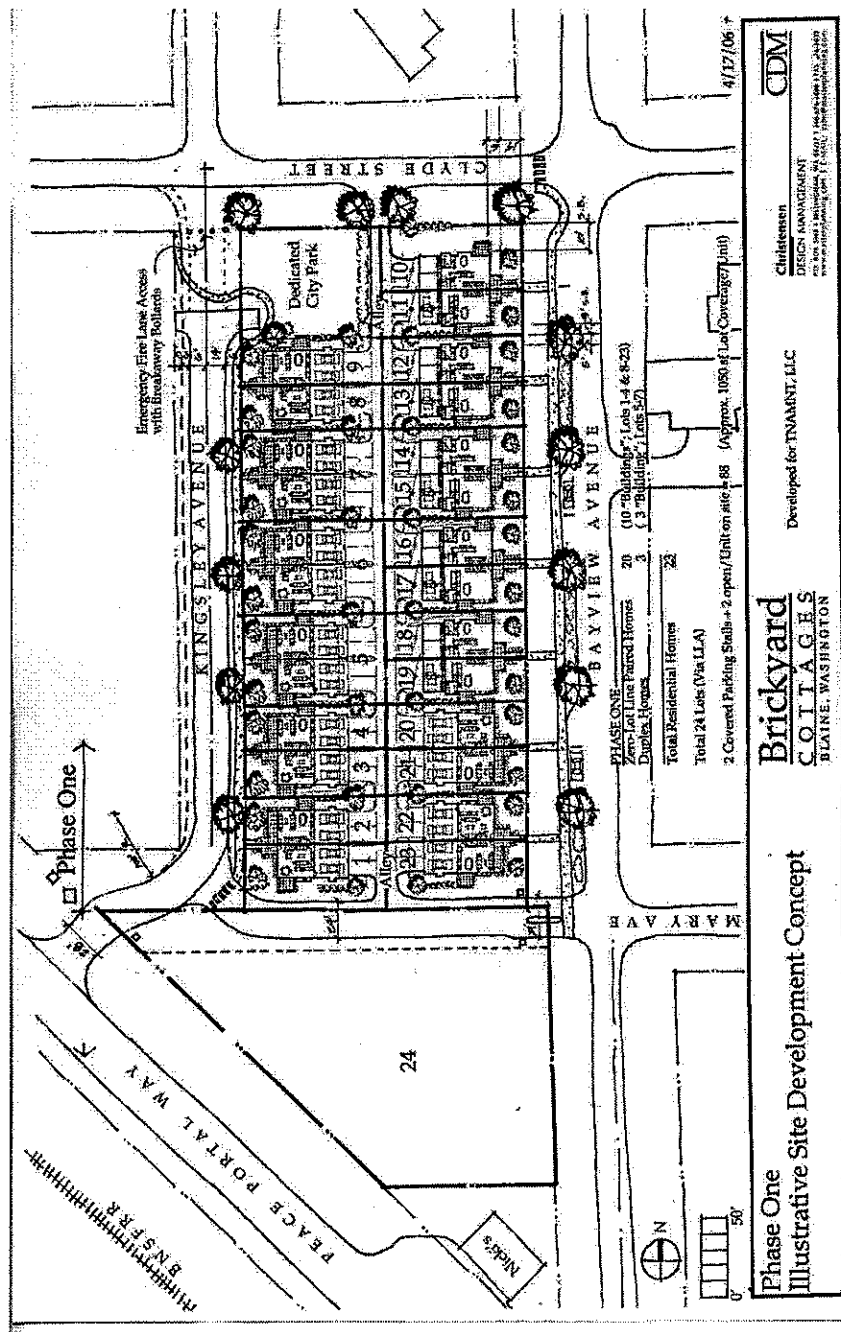
Project Name: Brickyard Cottages

Permit Number: CUP-1-06, VAR-1-06 & BLA-6-05

Description: The applicant has requested a residential subdivision consisting of 20 "zero-lot-line" lots configured as duplexes, and 3 duplex lots, totaling 26 dwelling units.

Location: 1600 Block of Peace Portal Drive and Bayview Avenue

Lots Created: 24 lots



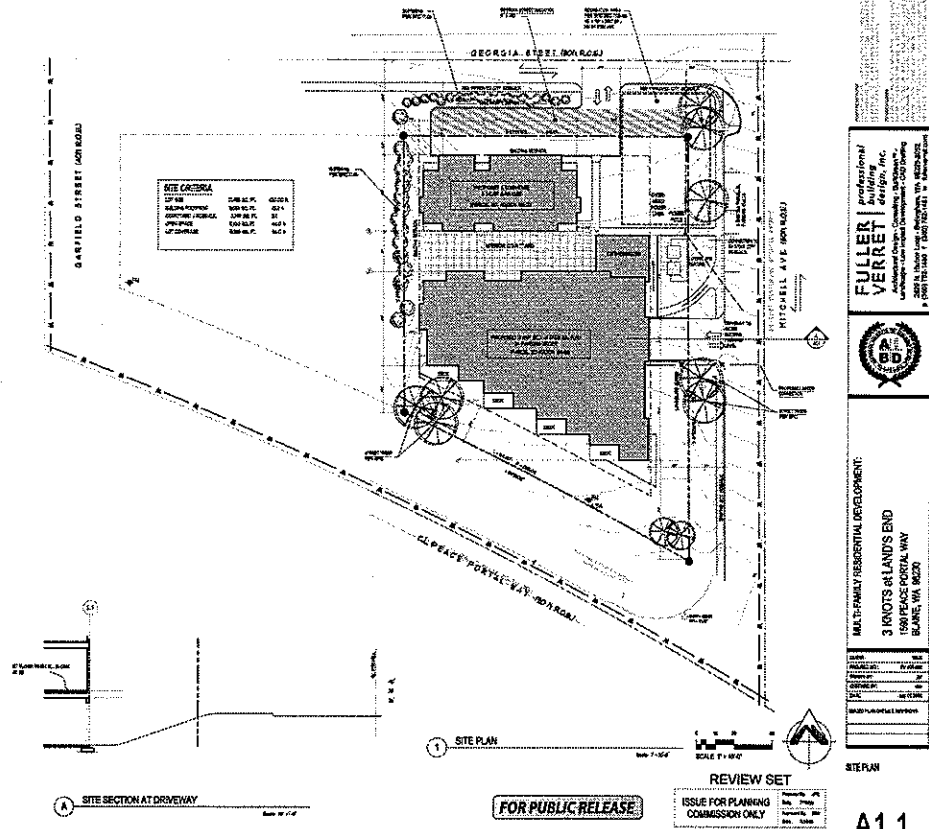
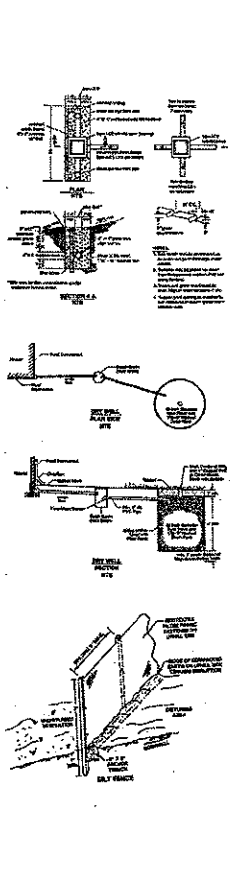
Project Name: 3 Knot's at Lands End

Permit Number: SEP-3-06, CUP-2-06, VAR-3-06 & BLA-4-06

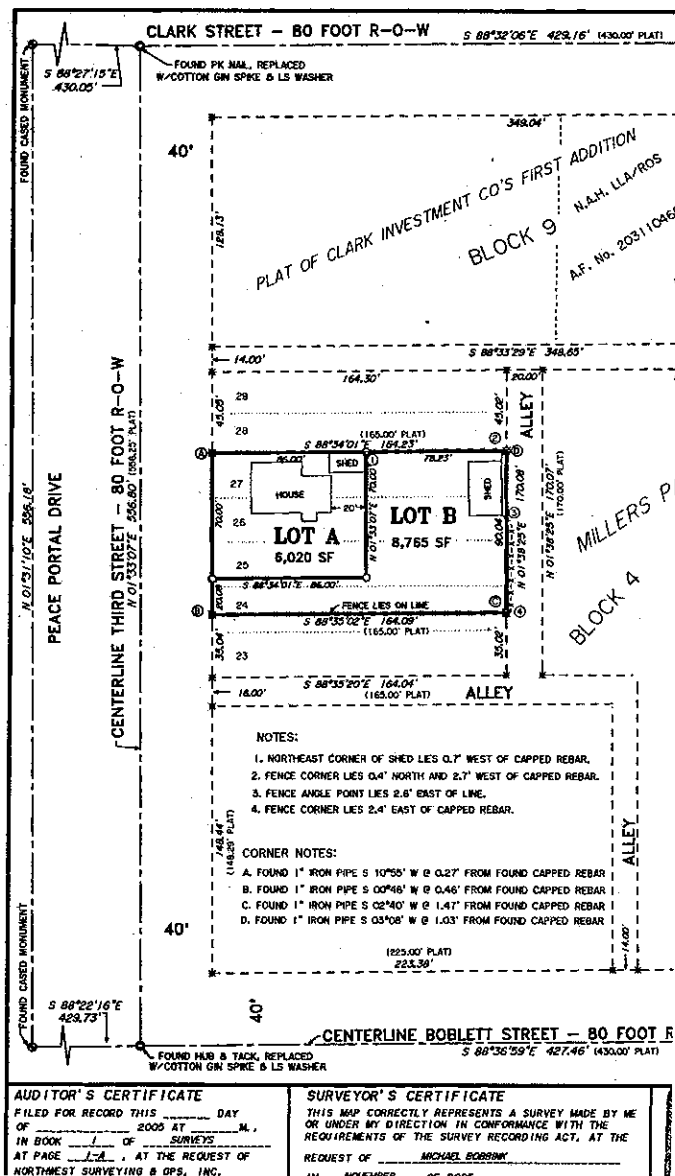
Description: The applicant is requesting approval of a 12-unit 3-story residential condominium with under-building parking, and a 3-unit townhouse structure.

Location: 1590 Peace Portal Drive

Lots Created: 1 lot with 15 dwelling units



A1.1



Project Name:	Blackburn Short Plat
Permit Number:	SHP-4-06
Description:	The applicant is requesting to subdivide the existing parcel into 2 lots.
Location:	Garfield Avenue and Adelia Street
Lots Created:	1 single family lot

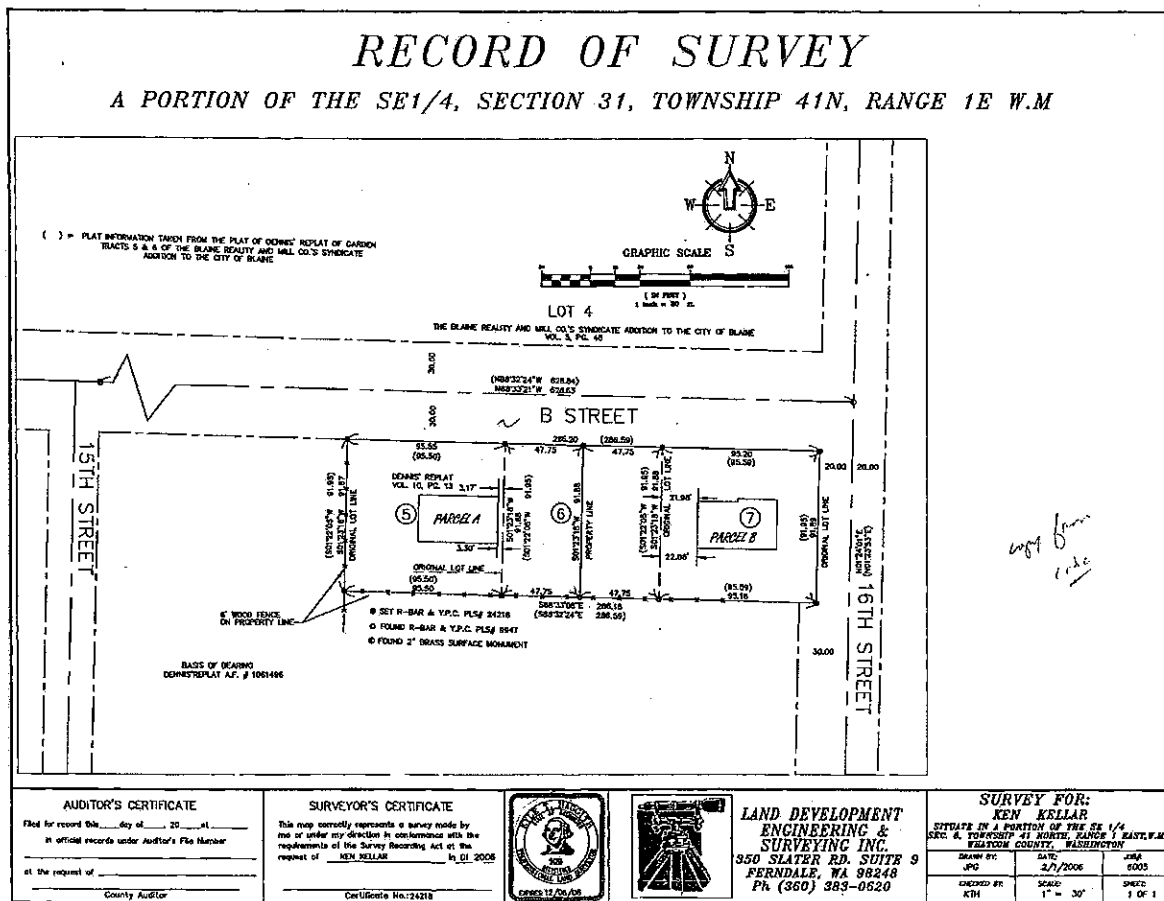
Project Name: Keller Short Plat

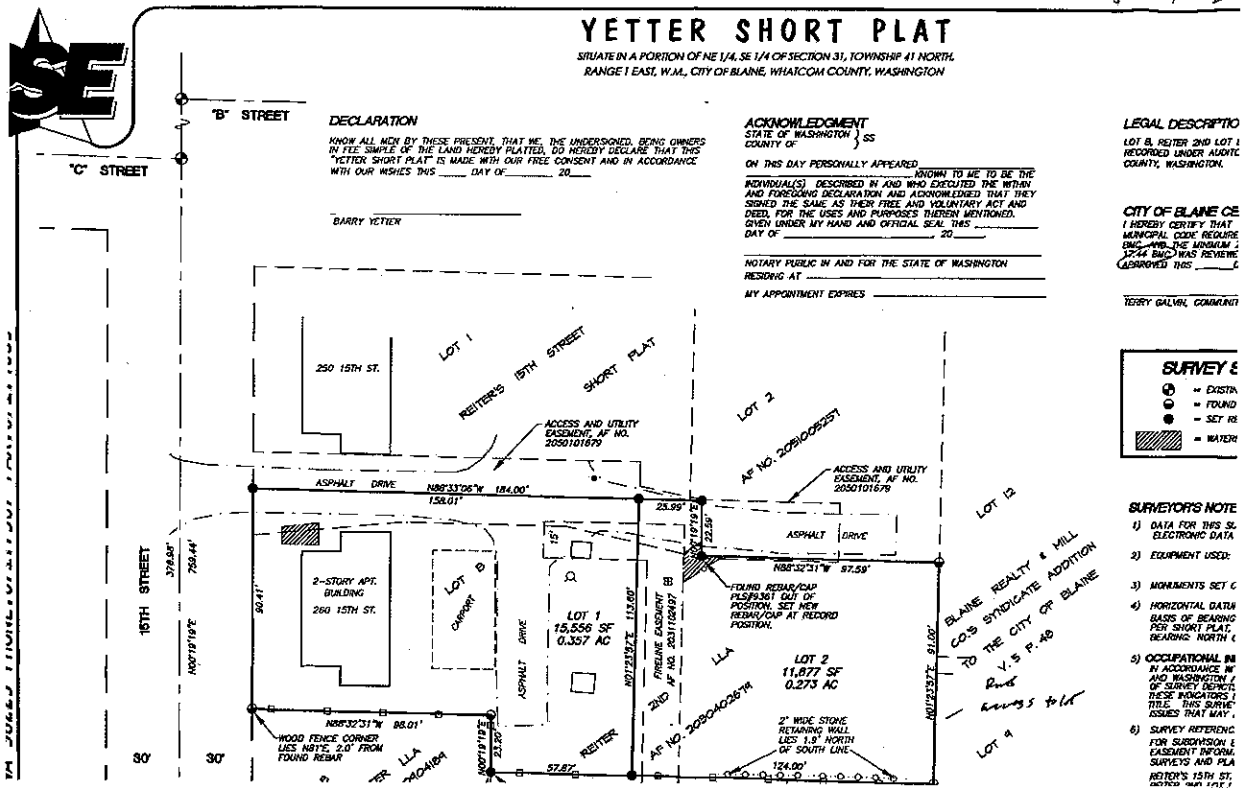
Permit Number: SHP-6-06

Description: The applicant is requesting to subdivide the 2 existing parcels into 3 lots.

Location: B Street and 15th Street

Lots Created: 1 single family lot





Building Permit Approvals



DEPARTMENT OF COMMUNITY DEVELOPMENT

Building Permit Report

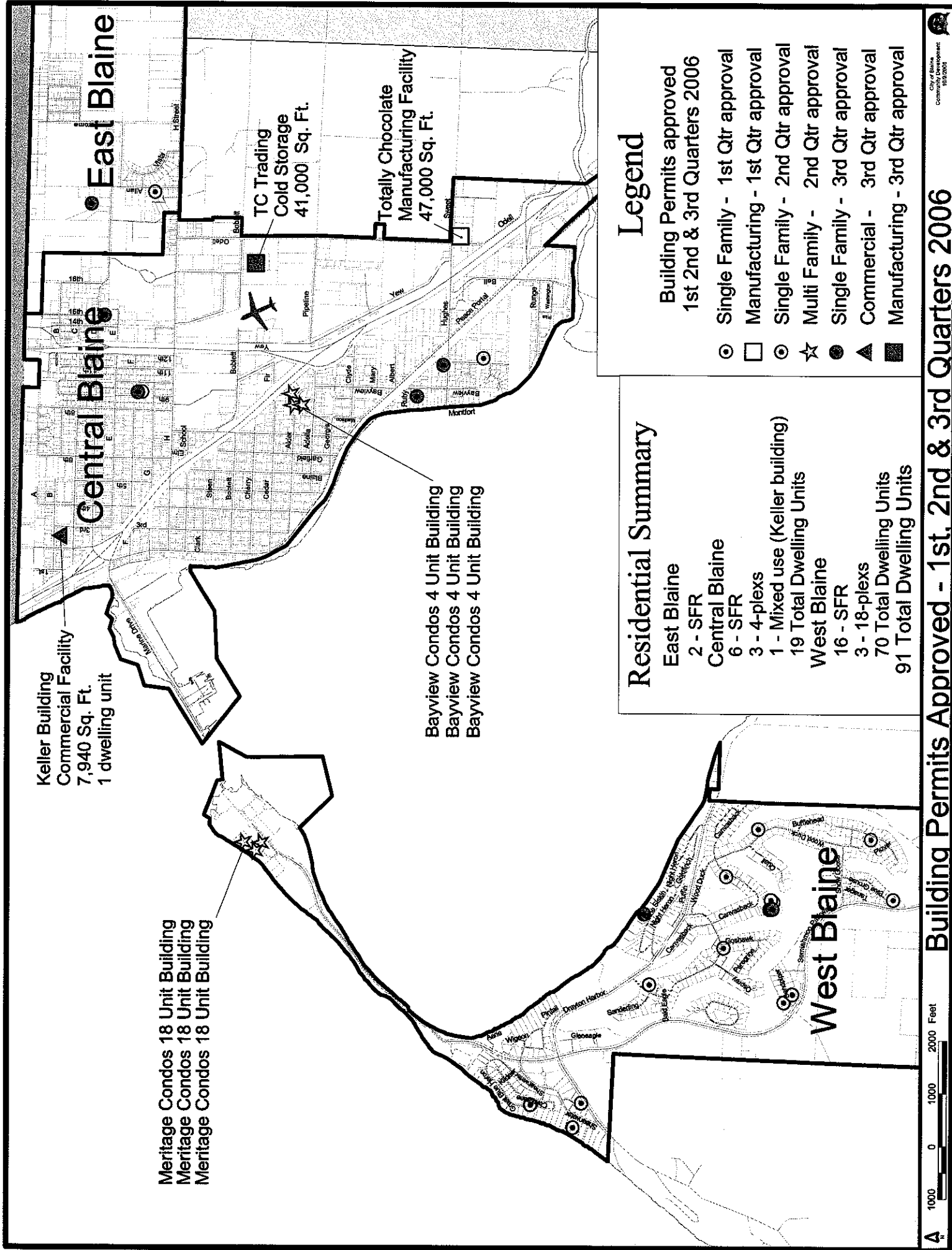
3rd QUARTER

JANUARY – SEPTEMBER 2006

The following is a summary of “building permit approvals” (approval to construct) for the year of 2006, from January to September, highlighting the 3rd quarter. At the conclusion of the 3rd quarter, there were 8 permits issued for single family residential construction and 1 permit issued for construction of a mixed use commercial residential building with 1 dwelling unit. Staff has attached a more detailed record of building activity. Together they should provide Council members with an accurate assessment of development activity for the 3rd quarter of the year 2006.

Building Permit Approvals January 1 to September 30, 2006

Month	New Residential Units	New Commercial Units	New Industrial Units
January	2	0	0
February	1	0	1
March	4	0	0
1 st Quarter Total	7	0	1
April	6	2 (Remodel & TI)	0
May	3	0	0
June	66	0	0
2 nd Quarter Total	75	2	0
July	5	0	1
August	1	0	0
September	3 (Includes mixed use building)	1	0
3 rd Quarter Total	9	1	1
October			
November			
December			
4 th Quarter Total			
Totals To Date	91	3	2
2005 same time	96	2	3



Keller Building
Commercial Facility
7,940 Sq. Ft.
1 dwelling unit

Meritage Condos 18 Unit Building
Meritage Condos 18 Unit Building
Meritage Condos 18 Unit Building

Bayview Condos 4 Unit Building
Bayview Condos 4 Unit Building
Bayview Condos 4 Unit Building

TC Trading
Cold Storage
41,000 Sq. Ft.

Totally Chocolate
Manufacturing Facility
47,000 Sq. Ft.

Legend

- Building Permits approved
1st 2nd & 3rd Quarters 2006
- Single Family - 1st Qtr approval
 - Manufacturing - 1st Qtr approval
 - ⊙ Single Family - 2nd Qtr approval
 - ☆ Multi Family - 2nd Qtr approval
 - Single Family - 3rd Qtr approval
 - ▲ Commercial - 3rd Qtr approval
 - Manufacturing - 3rd Qtr approval

Residential Summary

East Blaine
2 - SFR
Central Blaine
6 - SFR
3 - 4-plexes
1 - Mixed use (Keller building)
19 Total Dwelling Units
West Blaine
16 - SFR
3 - 18-plexes
70 Total Dwelling Units
91 Total Dwelling Units

Community Development Building Permits - 2006 3rd quarter

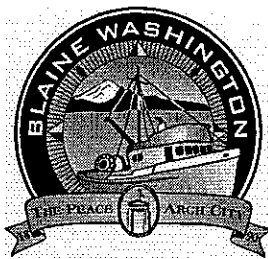
City of Blaine - 2006 3rd quarter Commercial, Industrial & Mixed Use Building Permits

Permit Type	Applied # of Units	Permit number	Address	Valuation	Permit Fees	Street Impact Fee	Park Impact Fees	Utility Fees	Date Applied	Date Issued	Approved # of Units
Central Blaine											
Industrial Building		BLDG-28-06	1755 BOULET STREET	\$2,204,000.00	\$15,677.93	\$18,308.75	\$0.00	\$38,554.95	3/23/06	7/3/06	
Comm/Res Building		BLDG-40-06	279 C STREET	\$800,000.00	\$7,372.79	\$4,499.42	\$1,000.00	\$26,730.64	5/22/06	9/25/06	1
Sub-totals	0.00			\$3,004,000.00	\$23,050.72	\$22,808.17	\$1,000.00	\$65,285.59			1.00
East Blaine											
Sub-totals	0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			0.00
West Blaine											
Sub-totals	0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			0.00
Sub-totals	0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			0.00
Totals	0.00			\$3,004,000.00	\$23,050.72	\$22,808.17	\$1,000.00	\$65,285.59			1.00

City of Blaine - 2006 3rd quarter Residential Building Permits by Planning Area

Permit Type	Applied # of Units	Permit number	Address	Valuation	Permit Fees	Street Impact Fee	Impact Fees	Utility Fees	Date Applied	Date Issued	Approved # of Units
West Blaine											
SFR		BLDG-39-06	5500 PINE SISKIN ROAD	\$297,413.13	\$3,498.51	\$770.10	\$352.19	\$8,119.00	5/9/06	7/3/06	1
SFR		BLDG-56-05	8777 CLUBHOUSE POINT	\$351,492.91	\$4,156.62	\$770.10	\$352.19	\$8,184.00	5/11/06	9/8/06	1
SFR		BLDG-57-05	8775 CLUBHOUSE POINT	\$388,659.30	\$4,477.29	\$770.10	\$352.19	\$8,184.00	5/11/06	9/11/06	1
SFR	1	BLDG-63-06	5406 NIGHT HERON DRIVE						8/31/06		
Sub-totals	1.00			\$1,037,565.34	\$12,132.42	\$2,310.30	\$1,056.57	\$24,487.00			3.00
Central Blaine											
SFR		BLDG-36-06	959 RUBY STREET	\$255,736.86	\$3,088.98	\$770.10	\$352.19	\$8,801.00	5/2/06	7/6/06	1
SFR		BLDG-47-06	520 NINTH STREET	\$130,365.36	\$1,969.23	\$770.10	\$1,000.00	\$9,607.06	6/29/06	7/26/06	1
SFR	1	BLDG-49-06	1140 HUGHES AVE	\$107,091.94	\$1,739.14	\$770.10	\$1,000.00	\$10,124.04	7/18/06	8/14/06	1
SFR		BLDG-5-06	1515 D STREET	\$39,282.00	\$1,045.94	\$770.10	\$352.19	\$8,692.43	1/24/06	7/26/06	1
SFR	1	BLDG-65-06	1281 RUNGE AVE						9/14/06		
Sub-totals	2.00			\$532,476.16	\$7,843.29	\$3,080.30	\$2,352.38	\$37,224.53			4.00
East Blaine											
SFR		BLDG-20-06	4426 D STREET	\$176,702.96	\$2,396.77	\$770.10	\$352.19	\$4,557.90	3/16/06	7/21/06	1
SFR	1	BLDG-53-06	9738 LINCOLN LANE						7/28/06		
SFR	1	BLDG-57-06	2725 WEST 99TH STREET						8/4/06		
Sub-totals	2.00			\$176,702.96	\$2,396.77	\$770.10	\$352.19	\$4,557.90			2.00
Totals	3.00			\$1,646,744.46	\$23,371.48	\$6,160.70	\$3,760.94	\$66,269.43			6.00
TOTAL SFR FOUR COMMERCIAL RESIDENTIAL											
				\$1,646,744.46	\$23,371.48	\$6,160.70	\$3,760.94	\$66,269.43			6.00

Waste Water Connections



DEPARTMENT OF PUBLIC WORKS

Waste Water Connections Report

1ST, 2ND & 3RD QUARTER

JANUARY – SEPTEMBER 2006

The following is a summary of waste water vested connections and actually connections for the year of 2006, from January to September. At the conclusion of September, there were 26.9 equivalent residential units (ERU) actually connected to the City waste water system. Additionally, there are 92.4 vested ERU connections that have been paid with for but have not been connected to the waste water system due to construction timelines. Waste water connections, along with all City utilities are paid when a building permit is issued in lump sum fee. Staff has attached a more detailed record of building activity. Together they should provide Council members with an accurate assessment of development activity for the 1st, 2nd & 3rd quarters of the year 2006.

ERUs - 2006 Quarterly Rpt				
	West	Central	East	Totals
1st Q Connected	1.7	3	1	5.7
2nd Q Connected	10.7	2	0	12.7
3rd Q Connected	5	3.5	0	8.5
4th Q Connected				
Total Connections	17.4	8.5	1	26.9
Paid/NOT connected	64.4	27	1	92.4
Total Possible Connections	81.8	35.5	2	119

ERUs - 2005 Quarterly Rpt				
	West	Central	East	Totals
1st Q Connected	15.8	5.7	0	21.5
2nd Q Connected	8	16.2	12	36.2
3rd Q Connected	8	27.2	1	36.2
4th Q Connected	6.7	12.9	2	21.6
Total Connections	38.5	62	15	115
Paid/NOT connected	21.8	21.2	5	48

Residential Waste Water- Equivalent Residential Unit (ERU)

13.07.020 Assessments.

A. General Facility Fee – Water/Wastewater.

1. A general facility fee (GFF) shall be charged on all new or expanded service connections to the utility system pursuant to the utility fee schedule established for utility service. The general facility fee shall be proportionate to the cost of providing facilities and services to previously unserved property and all changes in use that increase water demand or wastewater discharges to the municipal utility system. The fee shall reflect the appropriate amount of the share for that connection to the utility's system net allocable plant, and shall be computed based on equivalent residential units (ERUs). Existing connections within the system as of the effective date of this code shall be considered to have paid their proportionate share of the general facility fee for existing use.

2. Residential. Calculation of the general facility fee to determine the ERU equivalent assessment for residential service shall be computed based on the number of equivalent residential unit(s) (ERUs) served and shall be apportioned and assessed as follows:

Single-family residence	1.00 ERU/unit
Duplex, triplex, fourplex	0.85 ERU/unit
Apartments/condominiums (five or more units)	0.80 ERU/unit
Transitory living units (motels/hotels)	0.50 ERU/unit

Commercial & Industrial waste water ERU

3. Commercial/Industrial. Calculation of the general facility fee to determine the ERU equivalent assessment for commercial/industrial service shall be computed based on the water meter size, and shall be calculated according to the standard flow factor of a displacement type meter where a 5/8" x 3/4" meter shall have a flow factor equal to one ERU and shall be apportioned and assessed as follows:

Meter Size	Meter Flow Factor Equivalent ERUs	Maximum Continuous Flow Rate (gpm)
5/8" or 3/4"	1.0	10
1"	2.5	15
1.5"	5.0	25
2"	8.0	50
3"	16.0	80
4"	25.0	160
6"	50.0	250
8"	80.0	500
10"	115.0	800
Marina pump- out station	1.0	10

Not shown, Irrigation Systems ERU
table