



**Semiahmoo Resort Association**

Homeowners Association



# Office/Maintenance Facility Sea Smoke Tract A

Facility Information Update and  
Planned Unit Development (PUD) Proposal

# Goals for Meeting

- Information/process that got us to where we are
- Estimated Costs for the project
- PUD proposed amendments to allow building our facility

# Why are we here?

- In Jan. 2018 the SRA received notice of eviction from the Fire Station
- Asked to vacate by July 11, 2018
- Shintaffer property went up for sale
  - Our lease ends Nov 30, 2018
- Board started immediate action to find new facilities
- Facility Committee (FC) went to work right away
  - Ted Metz
  - Jay Ebert
  - Patricia Oliveros
  - George McKinney
  - Greg Wendt

# What the Facility Committee (FC) Reviewed

- What are our requirements?
  - Approximately 2,500 sq. ft for office
  - Approximately 3,600 sq. ft for maintenance
  - Located as close to Semiahmoo as we can get

# What did we look at?

- Augusta Landscaping on Lincoln Road
- Bargain Barn across from Yorky's on Blaine Rd
- Old Windemere Building on the Spit (Buy property on the Spit?)
- Several people offered vacant houses in Semiahmoo
- Portal Way Property
- Loomis Trail GC
- Semiahmoo GC
- Downtown Blaine
- Syre Park
- Sea Smoke Tract A

# Process of Elimination

## Lincoln Property (Augusta Landscaping)

- Approached Owner about leasing barn and space for maintenance equipment
- Good space for SRA
- Good price for SRA
- Issue: Conditional use permit as “Landscaping Business”
- Discussed at length with Owner on how to get Whatcom County to let SRA operate there
- Came up with plan that turned SRA Maintenance into “Landscaping Maintenance” for SRA
- Owner very familiar with Whatcom Co Planning and thought she could get it through
- Another Issue: Some one approached Whatcom Co Planning to discuss the SRA moving and what our zoning requirements would be
- **RED FLAG** went up when the Owner approached WC and they asked her what exactly she was doing on the property
- Owner politely/promptly pulled her offer of the facility to the SRA

# Process of Elimination

## Bargain Barn Across from Yorky's

- Good Space
- Good Lease price
- \$1.4M purchase price
- Owners willing to lease but Real Estate agent asking tenants to vacate for sale?
  - We didn't understand why they would lease to us if everyone was being asked to leave
  - What happens if sold?
- Facility required improvements of unknown value that SRA would need to pay for
  - inside of buildings in poor shape
  - SRA doesn't get improvement money back

# Process of Elimination

## Old Windermere Building

- Building not in habitable condition
- Leaky roof/mold/deteriorated structure
- Purchase?
  - 18 acres for \$9.2M
  - \$500,000 for acre
  - Need to subdivide
  - Cost of new building to house office/facility probably very expensive
    - Would need to blend with area
    - ASC oversees building construction



# Process of Elimination

## Vacant Homes/Syre Park

- SRA CC&R's prohibit the operation of Commercial Business in residential neighborhood
- Commercial allowed in only certain areas
- Need to change CC&R's
- Sets precedence for commercial out of homes
- Board decided this is not something that should be done

# Process of Elimination

## 8550 Portal Way

- \$330,000 for property
- \$234,000 for building
- Intersection for Portal Way and Loomis Trail
- 10 - 15 min from Semiahmoo (longer if train)
- Could be a lot of travel time for maintenance crew
- Zoned R5 (5 acres, 1 residence)
  - Owner had “grandfathered” right for Gateway Industrial
  - SRA was assured Whatcom County OK with putting in Facility
  - Zoning not being changed - No assurances from WC
  - Shared well with filtration system
  - WC required 2 - 60,000 gal water tanks placed on property for county fire use (huge pumps - who maintains)
  - 85% of property is designated as “Wetlands” and not usable
- SRA did make an offer on property but could not get satisfactory answers to concerns so the counter offer was refused and expired

# Process of Elimination

## Semiahmoo GC/Loomis GC

- No room at Semiahmoo
- Loomis up for sale
  - If sold we are again looking for new digs
  - Might be temp solution during our construction
- Downtown Blaine
  - Nice office space on wharf
  - Reasonable cost
  - Does not solve maintenance requirements

# Process of Elimination

## Why Sea Smoke Tract A?

- In the Resort!
- Worked in both SRA and M-KOV favor
- City very willing to work with M-KOV and SRA to get this done
- M-KOV willing to work with SRA to get this done
- No rezoning required, no Whatcom Co **RED TAPE** to deal with
- Signed a Term Agreement on June 1, 2018 to begin process

# Tract A Details

## What M-KOV is delivering

- The proposed site is approximately 20,360 sf in the northeast corner of Tract A, serviced by a paved driveway connecting it to Semiahmoo Drive
- Preparation of the Site includes:
  - Removing trees and underbrush
  - Stripping approximately 1 1/2' organic overburden
  - Installing 12" Gravel WSDOT Spec 9-03.14(1) and 4" CSTC WSDOT Spec 9-03.9(3) of compacted gravel over the Site and driveway
  - Providing water, sewer, electricity, phone/internet, natural gas (if available, otherwise provision for propane), and stormwater management
  - Building-ready pad for construction of SRA building
  - 3" Class B asphalt pavement of "building area pad" outside of SRA building perimeter and driveway
  - 4' sidewalk along SRA building in front of offices
  - Driveway and building area pavement parking striping ix. No asphalt paving on maintenance yard
  - Gate at south end of driveway
  - Landscaping buffer area as required by PUD Guidebook

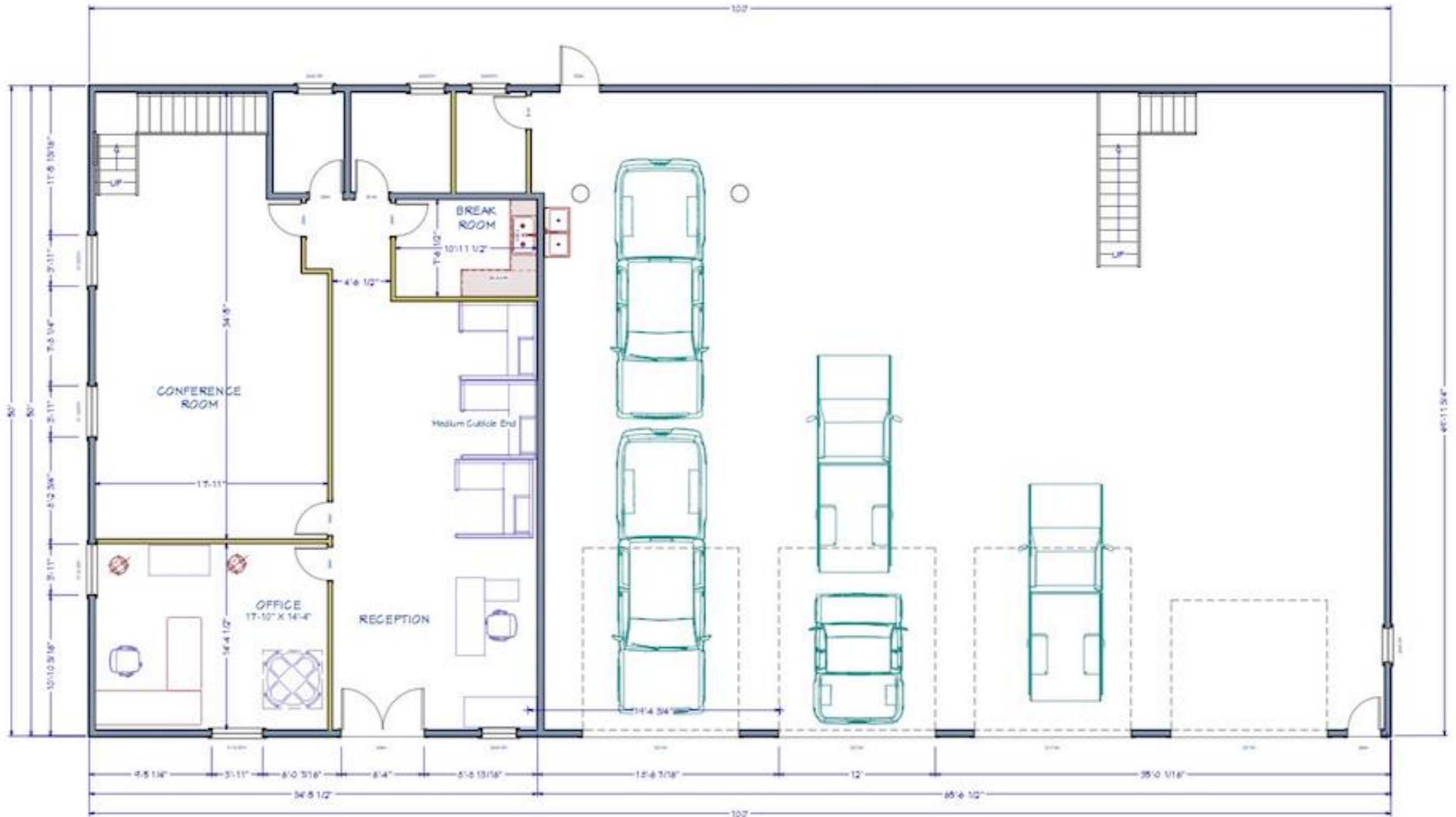


# Building Details

## Office/Maintenance Facility

- 5,000 sq. ft Pole Building
- 2 Mezzanine spaces adding another 2000 sq. ft
- 1,730 sq. ft of Office Space
- 3,270 sq. ft of Maintenance Space
- The Office/Maintenance building is constructed with Architectural Steel siding and Metal roofing material
- The siding will have a horizontal member and a vertical member to increase visual acceptability
- The steel painted in earth tone colors with 2 different colors with black/dark grey garage doors

# Building Details



LIVING AREA  
5000 SQ FT



# Project Financials

- Sea Smoke Tract A - \$464,000
- Pioneer Pole Building - \$234,000
- Contingency - \$50,000
- Estimated Total - \$748,000
- Financing through North Coast Credit Union
  - Up to \$650K if needed

# **FINANCIAL ANALYSIS**

Neal Engledow, Treasurer

# Current “Housing” Expenses

Payment for Fire Station = \$14,869

Payment for Shintaffer = \$ 8,441

Contribution to reserve = \$ 7,500

Total annual expenses: \$30,810

# Expenses For New Facility

Available from existing reserve = \$211,000

Mortgage = \$538,000

Principal and interest on mortgage = \$51,048

Taxes and insurance = \$9,000

Total annual expense: \$60,048

**The difference between the two is \$29,238 a year, making the cost per assessable unit \$9.28, or \$37.11 for a single-family home (or 4.02%).**

# Full Disclosure

Unfortunately, the facility is not our only additional expense:

- Additional hire and staffing
- Increased medical insurance premiums
- Additional IRA contribution
- New tractor purchase and operating expenses
- Utilities, cable, landscaping and gate phone lines

**These add \$31,714 to our operating budget and will require a further increase of \$10.06 per assessable unit, or \$40.26 for a single-family home (or 6%). Thus, the total increase will be \$77.37 per single-family home or 9.2%.**

# Restricted Reserve

The estimated cost of road repairs for the next two years has been lowered from \$88,000 and \$91,000 respectively to \$40,000 for each year.

The savings will be used to purchase a new tractor to replace our existing one that is nearly two decades old, has required expensive repairs in each of the past two years and is grossly under powered to perform tasks it is needed for.

# Frugality

During the past few years, new policies have been implemented to make sure the association is protecting your interests.

- Aggressive collection efforts have managed to recover more than \$10,000 in arrears this year alone.
- Owners are no longer given a lengthy grace period to pay their assessments and are subject to a significant late fee.  
(PLEASE SIGN UP FOR OUR AUTOMATIC PAYMENT PLAN)
- Our maintenance staff will no longer clear the fronts of undeveloped lots and owners who do not do so themselves will be fined.

# Planned unit Development (PUD)

1. S24: Tract A is permitted for 22,000 to 40,000 square feet of storage facilities in two to four buildings. Variation of this arrangement is permitted through PUD modification or PUD amendment. This shall be subject to a Site Plan Review administrative permit. Conversion of Tract A to residential use is permitted. Additional residential units at a density of 6.25 dwelling units per acre are permitted on Tract A if Tract A is developed with residential uses.

- **SRA is requesting the Amendment to allow for the 5,000 sq. ft Office/Maintenance Building**



# Planned Unit Development (PUD), continued

## 3. PERMITTED USES

The tracts are summarized below:

<u>TRACT</u>	<u>USE</u>	<u>PHASE</u>	<u>DESCRIPTION</u>
Tract A	Commercial or Residential	Subsequent	<p>Off-site, indoor storage including those sized for RV's and those sized for household possessions in the far southwest corner of the site. Approximately 22,000 sf to 40,000 sf in 2 to 4 buildings if Commercial. Minimum storage size is 12' x 20', and the height shall not exceed 24'. All outdoor lighting shall be shielded, full cut-off fixtures. Tract H along Semiahmoo Drive and Tract A shall be increased to 30' wide and planted to create a solid vegetative screen. No fencing is allowed along Tract H and Tract A along Semiahmoo Drive with the buildings providing the security along Semiahmoo Drive. Hours of operation shall be limited to 7:00 AM to 10:00 PM.</p> <p>6.25 units per acre are allowed if developed as Residential.</p>

**The SRA is requesting the PUD Tract A, Permitted Uses be updated to allow 25' building height and include a 5000 ,sq. ft office space, maintenance/landscape facilities building.**

# Planned Unit Development (PUD), continued

b. Tract A can be developed as either commercial storage buildings or residential units in subsequent phases.

i. If developed as storage buildings the storage units will be designed as condominium units, ranging from garage-size to “man-cave” size capable of indoor storage of large recreational vehicles, boats or other large possessions. Man-cave size units will include mezzanine areas suitable for individual finishing to meet the needs of the owner. Tract A is located at the far western corner of the Project. The Storage buildings will be located such that they are effectively screened by enhanced buffers from both the Sea Smoke neighborhood and Semiahmoo Drive (the Boundary Ridge neighborhood). Exterior materials and colors will be of architectural styles and qualities as those required in the Residential tracts of Sea Smoke, with exterior walls of wood or wood- style siding with stone or brick accents. Similarly, roll-up and entry doors will be of wood or wood-style materials. **Metal and vinyl siding will not be allowed.**

- **SRA is requesting that the PUD be amended to allow Architectural Steel siding.**
- **SRA is requesting that Office Space and Maintenance/Landscaping space be included in the first sentence of paragraph i.**

**THANK YOU FOR ATTENDING!**