

From: Council
To: Blystone, Kate; Boxx, Becky; Council Members; Rebecca Craven
Date: 11/2/2009 10:55 AM
Subject: Fwd: Fw: Trillium PUD proposal for west Blaine

>>> "keatsandgail" <keatsandgail@comcast.net> 11/2/2009 10:35 AM >>>

These details should be of interest in your decision regarding west Blaine. Please honor the GMA intention and all the work that has gone into the Planning Commission's and County Executive's recommendations, along with the petition from west Blaine neighbors (81 signatures, on file at your office) and comments submitted to you regarding this issue. I see no reason to withhold your UGA decision because of a belated PUD application that will take months to work through.

PS The 2017 date represents the end of the 20 year window since the west Blaine UGA was adopted in 1997. Within the 20 year period, a city must establish infrastructure--sewer, water, electricity, etc.) to prepare for development/annexation. I cannot imagine Blaine being able to do so under current and foreseeable economic circumstances. Removal of the UGA would relieve Blaine from that onus.

Keats Garman
Blaine

----- Original Message -----

From: David Stalheim
To: keatsandgail
Cc: Kate Blystone ; Tyler Schroeder
Sent: Monday, November 02, 2009 9:56 AM
Subject: Re: Trillium PUD proposal for west Blaine

Mr. Garman,

Answers below:

1. Several parts to your question:
 - a.. PDS has not approved the PUD. The PUD application was just submitted.
 - b.. Vesting of the "application" does not necessarily mean that it should continue to be a UGA, but it could be a consideration.
 - c.. I do not know where you get the date of 2017. The infrastructure installation issue is not clear if the county removes the area from the UGA. There are vesting rights associated with a complete application, but the extension of utilities outside UGAs is a different issue.
 - d.. The zoning of the property is proposed to be R5 -- five acre minimums. If the Council chooses to leave it in the UGA, then the current zoning would probably be kept.
2. SEPA is a requirement. Trillium's materials agree to the preparation of an Environmental Impact Statement. Whatcom County would be the SEPA Lead Agency and would begin scoping the requirements for that EIS.
3. The public will have an opportunity to have input on the scope of study that should be done in the EIS, and then in public hearings on the PUD and subdivision application. A PUD application must be approved by the County Council.

PDS staff were not aware that this was in the making until a phone call last Wednesday that gave us a heads up that an application would be submitted this past Friday. At this point, they appear to have submitted a complete PUD application, and a complete application for a preliminary plat pre-application

conference. We did not accept their preliminary plat application at this time because a traffic concurrency study is required. However, the county code allows the vesting date to be the date of the pre-application provided that all material is submitted within 30 days.

I hope this helps answer some of your questions. We will be working to post all of their application materials on our web site so that the public can review them.

Regards,

David Stalheim, Director
Whatcom County
Planning & Development Services
Phone: 360-676-6907
Fax: 360-738-2525
Email: dstalhei@co.whatcom.wa.us

>>> "keatsandgail" <keatsandgail@comcast.net> 11/1/2009 4:20 PM >>>

Mr. Stalheim. Questions

1.. Will PDS approval of the PUD and vesting of the project mean that west Blaine will necessarily continue to be a UGA? If so, will the window for infrastructure installation continue to be 2017? If not, what will the zoning of the property be?

2.. Will a SEPA be a requirement for approval?

3.. How can the public influence this proposal with some conditions for approval? For example, downstream home and property owners are still feeling the stormwater runoff impacts from the deforestation of the area, and would like to make the PUD approval conditional on Trillium's correction of these problems along Semiahmoo Drive.

This last minute development, while not surprising given its origin, certainly corrupts the long, costly, and thorough process of UGA review, based as it has been on population projections for the next decade and beyond.

I'd appreciate your answers to these questions prior to the Tuesday Council meeting, since they will influence my comments.

Keats Garman
Blaine