

From: Council
To: Blystone, Kate; Boxx, Becky; Council Members; Rebecca Craven
Date: 11/3/2009 8:39 AM
Subject: Fwd: Re: Trillium PUD proposal for west Blaine

>>> Brian Piwek <bpiewek@mac.com> 11/3/2009 8:36 AM >>>

Mr. Garmin, Whatcom County Council,

I do not agree with the majority of my neighbors about the exclusion of the West Blaine UGA from the Blaine UGA and the subsequent rezoning to R5, 5 acre parcel.

I strongly believe that the population growth projections to do not fully take into consideration the 75 - 78 million Americans who will retire over the next 3-7 years and who could view this area as their retirement home. This is one of the most precious spots in America to retire and I believe it has yet to be discovered. But I confess there is no evidence to support my personal view at this time particularly since as we are in a current economical slump and the real estate fundamentals indicate high real estate inventories. Therefore, while I disagree, I must accept the views of the majority; the petitioners who would desire to have the WBUGA rezoned.

Having said that, there is no way this process can proceed until the Trillium PUD application is either approved or rejected. To do so would result in an eventual rezoning process for the Trillium project and that could possibly unfairly compromise the positions of the remaining land owners who either do not have the resources nor the political weight to have equal opportunity and the could be in contradiction of the fair treatment mandate of the State and County regulations.

You have the collective power to oversee that process today to ensure fair treatment with full knowledge of the long term ramifications. Please do so responsibly.

Brian Piwek

On 11/2/09 10:35 AM, "keatsandgail" <keatsandgail@comcast.net> wrote:

- > 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 <<mailto:DStalhei@co.whatcom.wa.us>>
> To: keatsandgail <<mailto:keatsandgail@comcast.net>>
> Cc: Kate Blystone <<mailto:KBlyston@co.whatcom.wa.us>> ; Tyler Schroeder
> <<mailto:Tschroed@co.whatcom.wa.us>>
> 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:
> * PDS has not approved the PUD. The PUD application was just submitted.
> * Vesting of the "application" does not necessarily mean that it should
> continue to be a UGA, but it could be a consideration.
> * 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.
> * 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

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> 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
>
>

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