

**Blaine City Council**

Jan. 17, 2006

Dear Council Members:

In a letter dated Dec. 5, 2005 concern was expressed for the time frame that was needed to complete the Comprehensive Plan update. It is now apparent that the update will not be completed prior to the expiration of the moratorium.

In May it will be two (2) years since we requested a moratorium to protect our single family neighborhoods from the negative impacts of further infill with multifamily development. City staff and the council adopted the moratorium and have renewed it twice. The problems that led to the proposal and adoption of the moratorium have not changed since they were identified on the Bus Tour in March of 2004. However, the expenditure of energy and time has changed. There have been numerous public meetings held by City Staff to get input from the Central Neighborhoods to be used in the development of the new Comprehensive Plan. If the areas now under the moratorium were to revert back to residential medium (RM) zoning, it will have been a waste of time and effort by both the City Staff and the public to try to maintain single family neighborhoods in Central Blaine.

We believe it is in the best interest of all, that the moratorium be extended until such time the Comprehensive Plan update is completed. We ask that you renew the moratorium and push to have the Comprehensive Plan update completed by this spring.

Sincerely,

Dennis and Ann Olason  
860 Georgia St.  
Blaine, WA. 98230  
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Blaine City Council

Dec. 5, 2005

In communications with the Planning Department, I was informed that any presentations of the proposed Comprehensive Plan will not be given until after Jan. 1, 2006. If this is the case then there will be about a month until (Feb. 9, 2006) the building moratorium will expire. As I understand the procedural requirements a public hearing 1 month prior to the expiration date is required if the moratorium is to be extended. Furthermore, any acceptance of the proposed Comprehensive Plan in part or in whole requires several public hearings --by the Planning Commission and by the City Council. If my understanding is correct on this matter there is no way timewise that this can be done prior to a public meeting extending the moratorium.

If you review public documents and statements regarding the moratorium it is apparent that city staff and City Council were in favor of the moratorium as a means of providing time to complete the Comprehensive Plan update. This process started as a result of the Bus Tour of Problem Areas in Central Blaine in March of 2004. The problems identified at that time have not changed. Following numerous public meetings requesting input and the establishment of Central Neighborhood areas by the Planning Department the public assumes that those plans proposed initially by the Planning Department would be the basis for discussion at public meetings. If suddenly, those areas under the moratorium revert back to RM zoning it has been a waste of time and effort by both staff and the public to maintain single family neighborhoods in Central Blaine.

One of your members spoke with me following the last City Council meeting. He felt he could not support an extension of the moratorium. However, he did indicate he thought that the housing (zoning) portion of the Comprehensive Plan could be completed prior to the need to extend the moratorium. I do not believe he, like myself, had the information that the proposed Comprehensive Plan (part or whole) would not be presented until after Jan. 1, 2006.

As I understand the calendar, there could be two City Council meetings in December. I would hope the Council would inform the public as to what their plans are for the Comprehensive Plan and for extension of the moratorium. Since there are new members of the Council that will take office after Jan.1, 2006 they should also be part of this discussion.

Please let me know as soon as possible your plans.

Sincerely,

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