



## CITY OF BLAINE

### COMMUNITY DEVELOPMENT SERVICES

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344 H STREET • BLAINE, WA • 98230

PHONE: (360) 332-8311 • FAX: (360) 332-8330 • WEBSITE: [www.cityofblaine.com](http://www.cityofblaine.com)

## MEMORANDUM

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DATE: July 6, 2006

TO: City Council

FROM: Terry Galvin, Community Development Director

RE: Trillium Response to Councilmember Wolf's Request.

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Wayne Schwandt from the Trillium Corporation has submitted a response to Council member Wolfs call for a shift in density from the southwest portion of the property to the northeast side of the property. I have attached his letter and alternative site plan.

As I understand his response, he is asking the City Council to approve the proposal with the conditions outlined in Attachment E and F. He has also suggested that the City of Blaine include an additional condition (#35) which provides for a window, within which the City and Trillium will have the opportunity to achieve a transfer of density or related agreements to the satisfaction of each party.

I received Wayne Schwandt's letter and alternative site plan on Thursday afternoon and have not had the opportunity to take a close look at it. Nor have I had the opportunity to discuss the response with the City Manager or other staff. Consequently, I do not have a recommendation at this time.

I look forward to discussing it and other related unfinished items with Council members this Monday at 5:30 pm.



4350 CORDATA PARKWAY  
BELLINGHAM, WA 98226  
PHONE: 360/676-9400  
FAX: 360/676-7736  
WWW.TRILLIUMCORP.COM

July 6, 2006

Mr. Terry Galvin  
Director of Community Development  
City of Blaine  
344 "H" Street  
Blaine, Washington 98230

Re: Seagrass Cottages II

Dear Terry:

You recently volunteered a number of suggested changes to the Seagrass Cottages II application for Preliminary Plat and Substantial Shoreline Development Permit approvals as described and conditioned in Attachment "E" and visually represented in Attachment "F" to the June 12, 2006 Staff Report *Request for City Council Action*. In response, we offer the proposal outlined below that is intended to replace Condition of Approval # 35 included at the end of Attachment "E".

"35. Prior to construction of the 8 duplex residential units proposed for the southwest portion of the Site (referred to as the "duplex cluster area"), the City and the Applicant agree, through acceptance of this condition, to proceed through the periodic update as contemplated in the Resort Semiahmoo Master Development Plan (the "Master Plan") regarding possible opportunities for transferring density out of Seagrass Cottages II development area and into other mutually acceptable areas on the remainder of the Spit. Such public process will also include, without limitation, a review of land uses, increasing residential density, increasing building height limitations, investigate alternative connections to the downtown area of the City of Blaine and enhance open-space opportunities on the remainder of the Spit, which will result in appropriate modifications to the Master Plan and other applicable ordinances. In the event the City and Applicant are able to agree upon such modifications to the Master Plan and so long as the public process and ordinances to implement the agreed modifications (herein called the "Master Plan Revisions") are completed by December 31, 2006, the following will apply:

- a. the Applicant agrees to develop the duplex cluster area for 6 duplexes only. (See Attachment "F Revised 7-6-06" for a visual representation of the 6 duplex cluster.)
- b. The 6 duplex cluster shall have a building setback of not less than 125' from the Semiahmoo Park boundary.
- c. The visual corridor between the 6 duplex cluster and the four-plex buildings to the northeast shall be maintained with a minimum distance of 75' between the duplexes and four-plexes.

In the event the Master Plan Revisions are not completed by December 31, 2006, then the Applicant may proceed with the construction of the 8 duplex cluster option as presented in Attachments "E" and "F", and no further development review by the City shall be required (apart from processing the applicable building permits for such duplexes).

Acceptance of this condition is not intended to establish an expectation that the above-described process will necessarily result in Master Plan Revisions, nor is it intended to limit the Applicant with respect to completing the Project as approved, including the immediate construction by the Applicant of the road and utility infrastructure."

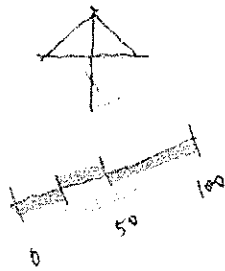
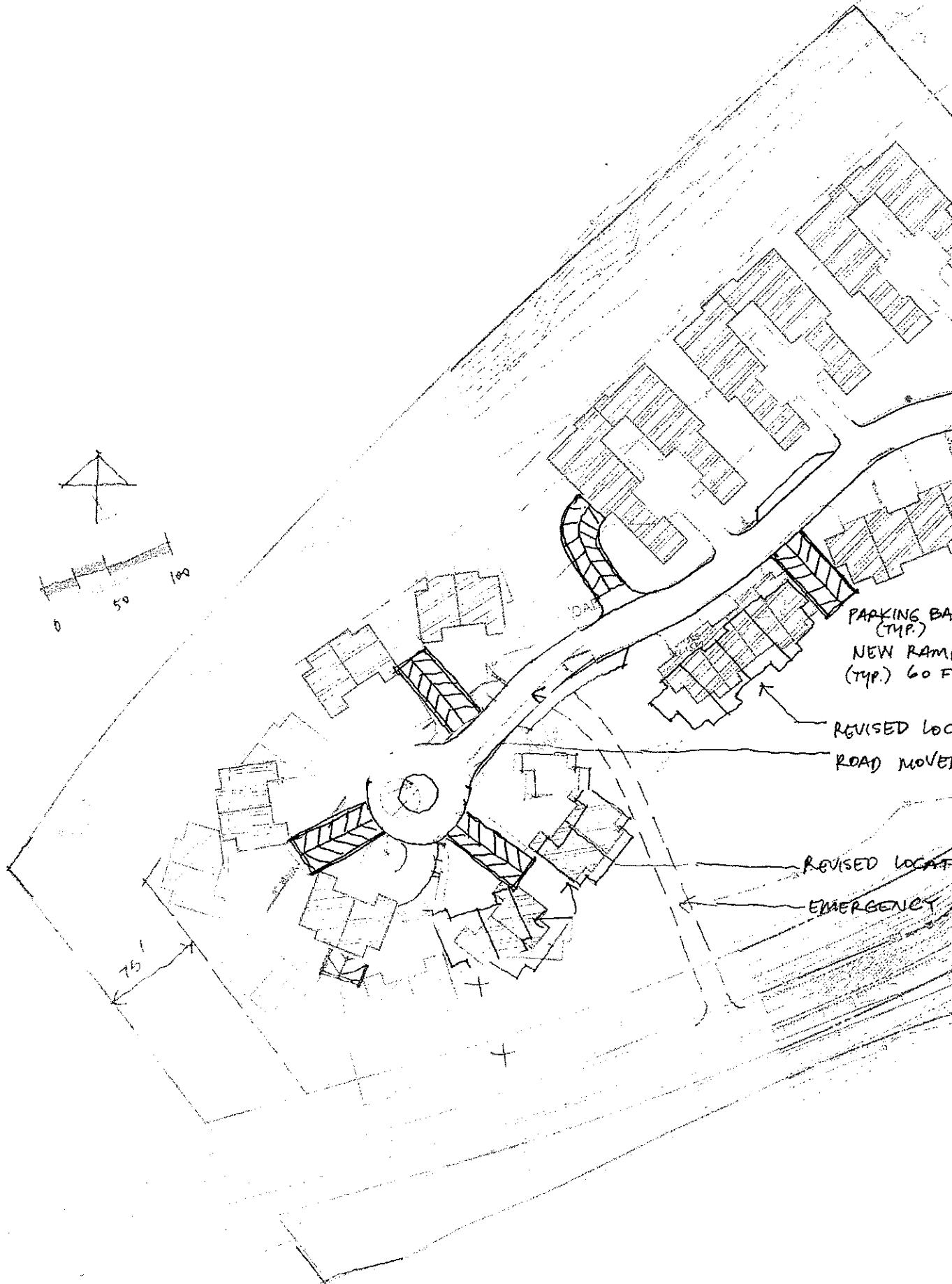
Thank you, Terry for the opportunity to present this alternative. Although we continue to believe that the Seagrass Cottages II proposal currently before the City Council is consistent with the Master Plan and the Shoreline Development Program, this approach could provide additional benefits to the community in both the Seagrass Cottages II development area and on the remainder of the Spit. I look forward to answering any questions that the Council might have on Monday evening.

Sincerely,



Wayne Schwandt  
Vice President

Attachment



PARKING BA  
(TYP.)  
NEW RAM.  
(TYP.) 60 F

REVISED LOC  
ROAD MOVET

REVISED LOCAT  
EMERGENCY

75'