

**CITY OF BLAINE**  
**REQUEST FOR COUNCIL ACTION**  
**MEETING DATE:** October 23, 2006

**SUBJECT:** The applicant wants to use a Planned Unit Development review process to seek approval for nine duplex town homes at the end of Adelia Street (see attached map).

**PROPONENT:** Doug Scarlett, Silver Maple Court Development

**PREPARED BY:** Department of Community Development

**AGENDA LOCATION:** Comments/Communications ☐ Consent ☒ Committee Reports ☐  
Unfinished Business ☒ Council Action Items ☐ Public Hearing ☐ Standing Committees ☐

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**ATTACHMENTS:**

- Letter From Doug Scarlett
- Location map

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**REQUEST:** The existing zoning is restrictive in its application and may result in a development that is less compatible with the surrounding neighborhood than the residential development that he is proposing. However, the code restricts the use of Planned Unit Developments to parcels of land 3 acres or larger. Section 17.48.020 does give the Director some flexibility to waive the minimum size of a PUD but review and direction from the City Council will provide the project with the predictability it needs to proceed forward.

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**RECOMMENDATION:**

The Director recommends the use of a PUD for this project.

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**FISCAL ANALYSIS:** None.

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**REVIEWED BY:** City Manager \_\_\_\_\_ Finance Dir. \_\_\_\_\_ City Clerk \_\_\_\_\_

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**COUNCIL ACTION:**

☐ Approved    ☐ Denied    ☐ Tabled/Deferred    ☐ Assigned to: \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

October 19, 2006

**RE: Silver Maple Court Development**

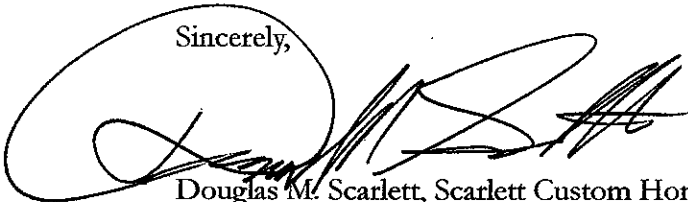
**To: Planning Department; Terry Galvin**

**Attention: City Council and all concerned**

**Subject: Request for Approval**

Dear Mr. Galvin, Please find the attached 11x17 sized plan copies of our proposed development. We believe that this plan is now solid hybrid that will work for all parties involved. It includes (9) Nine Duplex Town homes with ample open space and commons areas including a play ground and BBQ pit. I have been hired to build this development and believe that this type of development will work well at the end of Adelia St.. The owners are very interested in moving forward with this plan as soon as possible. Carlson Development previously had dialog with the city regarding this development and has now stepped aside; unfortunately a considerable amount of time has passed with little to show for it. This has caused hard ship on the owners. The owners are local people with the Haws's owning the larger parcel for fourteen years, we are hopeful the feeling that we care about what happens comes crossed in our actions. Scarlett Custom Homes has just completed the Blaine Conservatory @335 "H" Street and have had good experience with the city's building department. I look forward to working with you and the City of Blaine on this project. If you have any questions please call me @ 360 815 4401.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas M. Scarlett', is written over a large, loopy circular mark.

Douglas M. Scarlett, Scarlett Custom Homes  
cc: Wynn Haws, Jim Gregory

