

CITY OF BLAINE
REQUEST FOR COUNCIL ACTION
MEETING DATE:_____

SUBJECT: _____

SUBMITTING DEPT: ☐ City Manager ☐ City Clerk ☐ Community Development
☐ Finance ☐ Public Safety ☐ Public Works

PREPARED BY: _____
(Digital Signature)

AGENDA LOCATION: ☐ Comments / Communications, ☐ Consent Agenda,
☐ Public Meeting/Hearing, ☐ Unfinished Business, ☐ Council Action Item,
☐ Committee Reports

ATTACHMENTS: _____

ANALYSIS / SUMMARY: _____

RECOMMENDATION: ☐ 1st Reading, ☐ 1st Reading and waive the 2nd Reading, ☐ 2nd Reading

FISCAL ANALYSIS: _____

REVIEWED BY: _____

City Manager _____ Finance Director _____ City Clerk _____
(Digital Signature) (Digital Signature) (Digital Signature)

COUNCIL ACTION: ☐ Approved, ☐ Denied, ☐ Tabled / Deferred

Assigned to: _____

COUNCIL ACTION: _____



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

November 19, 2007

Honorable Mayor and Council
City of Blaine
344 "H" Street
Blaine, Washington 98230

Re: Seagrass Cottages II Preliminary Plat Conditions of Approval Number 35

Ladies and Gentlemen:

Condition of Approval Number 35 for the Seagrass Cottages II Preliminary Plat approval dated July 24, 2006 requires the Applicant (Trillium Corporation) and the City to complete an update to the Resort Semiahmoo Master Development Plan (Master Plan) prior to April 1, 2007. Condition Number 35 also restricts construction of infrastructure to serve the eight duplex units at the southwest portion of the site until adoption of the Master Plan update.

Trillium submitted a Request for Council Action at the City of Blaine Council meeting March 26, 2007 requesting that the date for completion of the Master Plan update be extended from April 1, 2007 to December 3, 2007. This request was considered by Council and approved unanimously.

We respectfully request that the date for completion of the Master Plan update be extended from December 3, 2007 to August 4, 2008. No other changes to Condition Number 35 are requested.

The Master Plan update effort has continued to be a very complex process, involving review of both prior and current Spit architectural/land-use concepts. Once review of these concepts has been completed, with consideration being given to both best land-use practices and corporate objectives, a draft concept plan will be brought forward..

We would be happy to provide you with a status update on these efforts at your Council meeting on Monday, November 26

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Marcus Schumacher". The signature is fluid and cursive, with the first name "Marcus" and last name "Schumacher" clearly legible.

Marcus Schumacher
Vice President

Cc: Gary Tomsic
Terry Galvin
Pam Andrews

application. This will result in a reduction in land coverage from a proposed 2.71 acres to between approximately 2.17 and 2.30 acres. The development's total residential building footprint (not including areas covered by eaves and overhangs) shall be reduced to between approximately 1.95 and 2.07 acres. These figures shall be used as guidelines for future staff review and shall be understood to be approximate and subject to minor modifications based on final architectural designs.

- 34) If authorized pursuant to applicable State Law, a portion of the required Traffic Impact Fees paid to the City by the developer shall be used to support ferry service between Semiahmoo Spit and downtown Blaine.
- 35) Upon approval of Seagrass Cottages II as illustrated in Attachment "F" of the Staff Report to City Council, but prior to construction of the infrastructure of the 8 duplex residential units proposed for the SW portion of the site, the City shall develop and approve a master plan update addressing the spit. The update shall address the potential transfer of density from Seagrass Cottages II to the tip of the Spit. The update shall address the full range of land use, transportation and environmental issues. The Applicant shall agree in writing to restrain from any utilities construction for the 8 subject lots until the earlier of April 1, 2007 or the date that the amendments to the master plan are agreed to by the Applicant and the City. The City will complete the master plan update by April 1, 2007. The applicant shall be released from the aforesaid restriction on infrastructure (trails excepted) on April 1, 2007 but may at that time at its discretion take advantage of the provisions contained in the master plan update. All of the aforesaid city commitments are non-binding.
- 36) The configuration of Lots 7-8 and Tracts E and I shall be modified to shift the locations of the residential structures away from the viewpoint parking, Tract J, while not unnecessarily reducing the functionality of the future park site, Tract I.

VI. APPEALS

Any appeal of the City Council's final decision regarding the Seagrass Cottages II development must be filed with the Superior Court of Whatcom County and the Washington State Shorelines Hearings Board consistent with the timing requirements established in the Land Use Petition Act, now codified as RCW 36.70C and the Shoreline Management Act, RCW 90.58.

Signed this Day of July 24, 2006:



Mike Myers, Mayor of Blaine