

03 August 2005  
Five-Year Review Areas  
Meeting Comments

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1. According to GMA, properties on Larson Road don't meet the definition of urban. How do you protect the character of rural areas?
  2. There is widespread opposition to the development of historical Wilder Ranch. The owners of Larson Road don't want it.
  3. What is the area of the 5-year review area? Response: 2,500-4,000 acres (gross). You will need to have some left at the end of the 20-year period.
  4. Aldrich Road resident: there is a concern for lack of access to the north area; Aldrich and Meridian can't handle it. Response: GMA concurrency requirements, timing, critical areas, and an interlocal agreement between the city and county will need to be looked into.
  5. What happens to residents on the 5 acres (in the Aldrich area) when development comes right up to it?
  6. Aldrich resident: we will be next to development, what about future east-west routes? Will traffic get dumped onto Aldrich? Response: We're trying to get more east-west linkages. The city and county have to work out who will be responsible for improvements working with the state and WTA. We don't have the answers yet.
  7. Larson resident: We don't want to see Samish and Fairhaven underdeveloped before expanding to the north. We want infill, do urban villages.
  8. Aldrich resident, near Kline: Many residents do not want the road to go through. It seems like no matter how many oppose proposals, they get approved anyway. Response: The county is urging the city to infill to minimize expansion. *Compact urban form??* The city agrees.
  9. King Mountain resident: "Royal Valley", the east-west corridors have a potential impact on views. Those should be considered to maintain character. Also, what about parks? You should be assertive and not let developers dominate. Response: Parks will be required with development as part of good design. The city and county are working together to identify trails, habitat, and open space corridors.
  10. The math is running a little shore on the 20-year projection. You need to make sure enough is available to keep prices down. Response: The city and county are starting to look at the 50-year horizon.
  11. Will Northwest, Aldrich, to the Guide to Smith Road be part of the city? Response: It depends on the residents' interest in annexing. Owners of Caitac and King Mountain want to be if they get included into the UGA. There will have to be a master plan to meet city standards, and the county will consider timing and locations for access.
  12. There is a concern about densities. For example, in the Yew Street area it is 4 units per acre in the city next to 10-24 units in the UGA. It needs to be spread out. You need to complete city infill numbers before adding to the UGA. Response: We will have the numbers by Monday. Density will be accomplished while protecting habitat, views, critical areas, etc.
  13. Guide property owner: Wetlands have inhibited the sale of his property. There are many bureaucracies to deal with. How will any development get done?

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- Response: We are updating our CAO process including mitigation banking that will increase flexibility for landowners with wetlands.
14. When will the Guide be widened?
  15. What has the city done in the area north of Bellingham between the Guide and Hannegan to secure parkland that will be needed? Response: The city is considering purchases, establishing corridors and requiring developers to provide park space.
  16. Can't we use GIS to show what development will look like? Example, in the King Mountain area. You need to make it a priority. Response: That is very labor-intensive. The city has done this for some areas like the waterfront and for urban villages during the growth forum. It is a good idea but you'll need to know the city's LOS for parks, and combine that with stormwater, and critical areas. The county will not provide parks in the north end.
  17. We're concerned that the city has chosen such a large growth number that taxes are getting too high. People won't want to pay for improvements. Response: GMA prohibits choosing a population number that will encourage or discourage growth. The city and county did choose a number lower than what was recommended. The growth rate north of the UGA border is much higher and will impact the county.
  18. Concerning the Deer Creek Water Association, will I now be paying the city for water? Will the city own the water system out to Smith Road? Response: The city will only serve the zoned number of customers. The city serves areas not in the UGA. Will the city put in sewer? Response: We don't know about sewer. The water lines are coordinated with road improvements.
  19. If we taxed families with more than 2 children, it would keep people from moving here.
  20. About the traffic on Aldrich Road, what is the number of cars we are planning for? Response: We are trying to get a transportation model to assure roads are improved as development occurs. This would have regional costs.
  21. The ideas about density have changed a lot in 20 years. Now you're trying to "shoe-horn" densities in some areas that were never intended for that. You need to think about readjusting your UGA boundaries. Response: We have revised our proposals to lower densities as we have gone along.
  22. In the King and Queen Mountain area, the traffic studies are inadequate. It is rapidly destroying our quality of life in some sensitive areas. You should be very careful.
  23. Why are development and services going into areas that are not being annexed? TDR's are using the shell game; it is not moral or ethical. It is unfair that some large property owners can outvote residents for annexation. Response: The city council has 3 exceptions for services without annexation.
  24. In the Bear Creek area, how much of that area would be needed without going north? Response: Depends on the density.

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25. Smith Road resident: What right does the city have to move north to Smith Road?  
Can we stop it? Response: The city has to justify to the county moving its urban growth boundaries. If the county says no, than they have to say why.
26. What provisions are being made for industry and jobs for projected growth?  
Response: There is the NW Industrial area zoning.
27. On Smith Road, there is an increase in traffic, trucks and police are speeding.  
What is being planned for Smith Road?
28. The Cordata density seems excessive.