

26 April 2005
Bakerview/James Street
Meeting Comments

- Where is plan for transportation? Guide and Sunset are already a problem.
- What is proposed for top of King Mountain (RR2) and west side of King Mountain (R5A)?
- Why does pro-development aspect of plan appear more important than open space aspect/parks plan?
- Show King Mountain as green space – certain areas can be low density if there are special features (like views).
- Because it is designated high density is it irreversible?
- Annexation process? Can we petition to be removed from UGA?
- Why can't some multi-family units be put downtown?
- Will areas near development have to annex? Already have city water.
- What is difference between proposed URM24 area and URMG (McLeod Rd)? Environmental constraints?
- What about increasing density in Birchwood area?
- What is annexation process abutting city or next to UGA? When can 5-year review areas be looked at?
- Provisional rezone area: can that be changed to URM24?
- Are we going to allow distinctly different zones next to each other (multifamily and single-family)?
- Can we assure something as out of character as proposed 6-10 story buildings in Fairhaven won't be done in this area? Consider input of citizens in the area.
- What is plan for additional police and fire protection?
- Growth is occurring in county without services? Who authorized development without services?
- James St. Rd. needs improvement.
- Have there been air and water quality studies?
- How many units have been permitted in city and UGA since 2002? Shouldn't those count toward projected need?
- What is LOS on James/Bakerview?
- Will there be architectural controls?
- Are there any applications to build at proposed densities or alter wetlands?
- Developers should share in costs of road improvements off-site.
- Has county been approached to expand UGA in King Mountain Area?
- Can we increase density without annexation?
- Drainage patterns are being altered by development affecting "Royal Valley" corridor – wildlife. City doesn't seem interested in increasing density.
- TDRs are required in UGA. Why not in city?

- If you increase density in Bellingham and UGA more people will want to move out into county.
- Why don't we limit number of permits so we don't get all 20 years' growth at once?
- Why did city buy Deer Creek Water Association while not extending utilities outside city? Deer Creek Water Association controls growth with limited capacity.
- Is there a difference between city and county development standards? Is it more advantageous to develop in one or other?
- How will people have an opportunity to respond to proposed roads in King Mountain area?
- Why are we promoting growth – such as Chamber of Commerce advertising?
- Do groups (Visitors and Convention Bureau) get financial support from city and county?
- What input do people have for this process?
- Do we ever discuss limiting growth? Why is limiting looked at as illegal and immoral?
- Developers are not being charged enough for impacts.