

Urban Fringe Subarea Comments
April 16, 2003
Britton Road/Toad Lake Area

I. Land Use and Zoning

- Gas pipeline safety – is it appropriate for housing?
- What are the tax differences between beings in city vs. county?
- How would the City handle septic systems?
- What is a 5-year review area?
- What is the Supreme Court decision impact on annexation methods?
- Lake Whatcom – Do we have a list of nursery/native re-vegetation near streams??
- Hillsdale Road – traffic issue – downhill traffic hazards/speeding. Needs more policing.
- Water District rates – what happens if the City annexes?
- Need for a follow-up notice details/how City and County are going to implement the UGA – opportunities to participate.
- Tree cutting/clearing on neighboring property can impact other properties – what can be done about it?
- Would like to see home occupations/professional office development on Mount Baker Highway: as highway is improved, it's becoming less desirable for homeowners, especially homeowners with children.
- Use property lines rather than roads for zoning boundaries. It's hard when City is on one side and County on other. City vs. County maintenance and jurisdictional services.

II. Community Character and Vision for the Future

- Please note/correct (on map) Sapphire Trail not Terrace (several notes about this).
- City portion of Haggin Road is misnamed Haggin Street. Need to change to match existing county road.
- Wetland across road from Britton Court was filled in years ago. Correct map.
- Stop all development in the Late Whatcom watershed.
- Do not allow/restrict clear cutting prior to development or subdivision especially in watershed.
- Allow mitigation if clearing causes blowdown of trees from winds.
- I so value green space. The many trails, parks and open spaces are vital to keep Bellingham the family and community centered city it is.
- The new subdivision style is so sad. No yards, usually cheaply made homes – homes packed one on top of another.
- Corner of Britton Road and Hillsdale is very dark. Can we have a streetlight please.
- Better water drainage – Tweed Twenty.

- Britton Road and Mount Baker Highway intersection needs a stoplight desperately! It's dangerous especially a.m. rush hour, 6 – 9 a.m.
- Need some kind of turning lane, my driveway right off highway.
- Great berm on Mt Baker Hwy. Keep it – the dirt actually absorbs some of the noise. My neighbors agree.
- I agree – leave the berm. I don't want to see other development's backyards.
- Isn't Corino Road actually E Bakerview Rd?
- We need a crosswalk where the access trail enters Roma Road (approximately 1334 Roma). Kids use this a lot! Also, street should have speed zone.
- Need some street lighting in Tweed Twenty.
- Want WTA service as far as Sapphire Trail, Ruby Place areas.
- Concern over more children living on or utilizing Britton Road and excessive speeds on Britton Road. So may high speeds on Britton. We have to drive 2 blocks to find a safe bike riding area for our son – don't feel Britton is a good place for a 5 year old to ride, even with an adult alongside!
- City needs to do better vegetation clearing on Toad Lake Road.
- Wherever land is destroyed for development please educate and implement native re-vegetation.
- The horror of suburban spread cannot be imagined unless you've been to southern CA recently. Please don't let that happen to this beautiful place.
- Great idea to get input except it's very helpful to hear the person making his/her comment, then I would agree or say, hey, I think such and such should happen.
- Community character: What I don't want – no subdivisions – no apartments and large parking lots.
- Want a library in area of Britton Road and McCloud. Also want a large park in the same area.
- Very important one agency does not communicate more has a system to have more of a sign off from all agency before permits are granted.
- Why is there a commercial zone on Barkley Blvd just across from Springland Drive? We object!
- Stop all construction in the Lake Whatcom watershed immediately.
- Community Character: What I'd want – retention of and planned green space, parks, forest land – larger property lots with more land, no subdivisions – planned walking trails.
- Bellingham Herald should write a story about the joint city/county public hearing so it draws attention to the date/time. Advertise! Don't let folks say I didn't know.
- Sports fields close to housing areas – convenient placement.
- We moved to Bellingham because we so admired its family focus and availability of safe neighborhood parks. Please keep this as a priority. The old view of subdivisions with open porches, safe sidewalks and bike

lanes; preserving open spaces is of utmost importance. I don't want to live in another Seattle.

- Would like mixed area with single-family homes with some areas for high density.
- Would like a follow-up meeting to share input from this meeting.
- County Council to actually enforce the building, health, etc. codes now in existence. They do not have the resources now to do that.
- Restrict developers from clearing the property prior to development. Keep the big trees. Especially in watershed area.
- More developments/housing like Northern Heights and Britton Loop – no massive apartments and/or rental props. These kinds of residence bring down property values in our area. (UGA)
- Ideas and input from this meeting need to be presented in a follow-up meeting – where discussion is allowed.

III. Environment and Recreation

- Concern re: impacts of urban grown on forestry land (in UGA and nearby) – potential for conflicts between uses.
- Bakerview and Hannegan Road – good for park – property with creek through it (suggested site is out of area).
- Desire for a trail between Britton Loop subdivisions and the elementary school.
- Subdivision south of Britton Loop – Creek side Meadows – What's happening on property across street (west)? Existing trees on separate property buffer views of businesses on highway.
- What is the status of boating/planes on Lake Whatcom? Suggested banning uses on Lake Whatcom..
- Value treed areas.
- Several people indicated that they do not support Toad Lake as a 5-year review area. Rural services for development – like it that way.
- Permit times – too long in County – streamline process.
- Focus on going up in City vs. expanding UGAs. Increase height limits in City.
- Are there any County or City parks proposed along/near highway corridor (Britton Rd. Mt. Baker Hwy. Area)?
- Logging off property – neighboring properties need to be considered. Removing trees on site impacts trees on other sites – windfall hazard. Try to remedy buffers, limb rather than cutting, other?
- When is development in the Lake Whatcom watershed going to be stopped?
- Tweed Twenty doesn't want into City.

IV. Public Facilities and Utilities

- Emerald Lake development sewer cost too big a burden on existing owners.

- If City wants to put in sewer the City should pay for it (Emerald Lake Subdivision).
- What happens with water service, etc. after annexation?
- Urban growth should be annexed.
- City doesn't clear snow from roads, county does.
- Want Northridge Park developed as a park.
- Rocky Road residents don't want in UGA.
- Paul Isaacson does not want his property in City (UGA).
- Want to connect to sewer and water without annexing (LII zone) Campbell's Bayside Services.

V. Transportation

- Mr. Paul Isaacson owns a large tract of land east of Toad Lake that is used for Commercial Forestry. He allows area residents to have access to his private property, but if it gets included in the UGA and potentially annexed to the City of Bellingham, he may not be able to continue his commercial forestry activity and therefore would not allow people to use his private property as a pseudo-park.
- Children's safety on the way to school along Britton and other roads is a problem.
- Want WTA service on Hillsdale.
- Access to state highway (only one driveway cut) – concern about why new daycare center allowed to put in a driveway off of Mount Baker Highway inside City Limits.
- When will Mt Baker Hwy be widened? How far?
- Need turn lane on Mt Baker Hwy near Britton.
- Traffic signal needed at Britton Rd. and Mt. Baker Highway – dangerous, during especially rush hour.
- Why does Mt Baker Hwy need to be five lanes?
- Need more WTA service (weeknights, Sundays).
- New elementary school – need safe school route.
- Multi jurisdictional problems (City, County, Bellingham School District) prevent solutions from being implemented. For example, City says a new crosswalk will be provided at McGrath Road, but not on Roma. McGrath Road is in City – Roma Road is in County – new school is Bellingham School District. These agencies need to work together better for traffic/school safety.
- Vision blocked at Barkley/Britton – Solutions: 3-way stop? Traffic signal? Forces traffic to encroach out onto Britton. Resident called City Public Works 5 years ago, but nobody ever came out to clear brush and improve visibility.
- Hillspring/Britton street light taken out 4 years ago – need it back.
- Speeding on McGrath, Britton, McLeod, Chandler Parkway (25 MPH).
- Could a Trail be built from new homes on Ruston Way or Carey Bros development to new school? (safer for kids).

- Too much traffic on East Bakerview Road in the Dewey Valley. “Corino Road” on map is a mistake; It is really named East Bakerview Road.
- Need a Stoplight – Mt Baker and Britton.
- Pedestrian oriented shopping needed – walk to store in neighborhood.
- Speeders on McGrath (high school) Solutions: Speed bumps? Signs?
- McGrath/Spring Coulee – Drivers are not stopping at sign.
- Later WTA bus service would allow people to shop on way home and still catch another bus home.