

**Urban Fringe Subarea Comments**  
**April 23, 2003**  
**Geneva Area**

**I. Land Use and Zoning**

NOTES ON MAP

- Preserve larger lots.
- No commercial here.
- Preserve property rights for people who have them.
- Provide incentive for people to consolidate parcels.
- Fix and advertise TDR Program.
- Don't build Lake Whatcom connector.
- Buy The Firs (or part of it) and make it a community center
- Consider a locally owned small store to serve local residents.
- City should buy this (vacant lot on west side of Euclid Ave. north of Lakeway).
- Wet area – don't build as a road, but could be a path (drainage issue) (unbuilt northern extension of Lowe Ave.).
- Changed to recreation area (Cedar Hills West city property).
- What would be the plan for service (roads, sewer) for Denke (Summit View) 160 acre plat? Concerned with the traffic in the Cedar Hills neighborhood. Roads are not capable of this load.
- This 160 acres (Denke) should be acquired by City for park and open space. Should not be in UGA.
- Should be platted one home per five acres or left for recreation. City should buy (Summit View).
- Acquire some trail corridors up mountain.
- City should purchase undeveloped density on lots that are built on but could potentially be divided throughout Geneva in watershed.
- Keep as neighborhood park - control ivy (Truax Park, between Lakeway Drive and Euclid Avenue).
- Buy this and an access to point (private property at north end of Fairview Drive).
- Keep this public (tip of point north of north end of Fairview Drive, shown as "Public" on map).

**II. Community Character and Vision for the Future**

- Low Density.
- School.
- Cluster housing.
- View protection.
- Open space/privacy/large lots.
- Absence of street lights.
- Reduce speed limits.

- Safety.
- Small lane roads (not 4+).
- Scale of house.
- Smaller, older, established housing.
- Public access to lake.
- Access to schools – dangerous (2 private schools + public).
- Recreation.
- Trees.
- Sidewalks.
- Small town.

### **III. Environment and Recreation**

- Need deer crossing signs on Lakeway – people need to be aware of deer and slow down.
- East-west trail plan is needed – connect Bloedel Donovan/Whatcom Falls Parks through Geneva to lake (incorporate publicly owned land).
- Make sure public access to shoreline remains public (private property owners are closing off access and asking/telling people to leave).
- Stormwater runoff concerns in Coronado and Lewis area – enforcement issue.
- What is the long term plan for City property near Summit View (Cedar Hills West).
- Retain or redevelop wildlife habitat.
- Educate owners of critical areas about their benefits and enforce existing protections.
- Acquire more public shore access areas.
- Connect public lands/shore to urban trails through City.
- Install maps and/or signs showing public lake access areas (like Morgan St.) – educate the public to let them know that these opportunities are available.
- Public shoreline access: end of Morgan Street, Fairview Dr. and other areas?
- Truax Park – landlocked piece between Lowe and Oriental: Issues: public land, but neighbors are blocking it off and telling people to leave – or – people don't know about it.
- What is the long-term plan for public land between Lakeway Dr and Euclid (Truax Park: owned by City and County).
  - would be nice if it was easier to access.
  - desire for more parking (not lots of it, but some).
  - idea for informal, low impact boat launch/access for canoes and kayaks.
- City/County should continue acquisition before open space is all gone – it's easier to preserve than replace it after it's all gone.
- Actively work toward open space acquisition/preservation.
- Wildlife habitat is valued and is part of the area's character.

- Need for passive recreational opportunities as well as formal (Bloedel Donovan Park – closest formal shore access).
- Incorporate vistas/view points into trails/parks when possible – great local amenity.

#### **IV. Public Facilities and Utilities**

- Prefer large lots – stay in county.
- County services (Sheriff) lacking.
- What are tax consequences of annexation?
- Why is Lake Lane not “maintained county road?”
- Will new school (Yew Street) help with crowding at Geneva Elementary?
- Existing infrastructure is good!
- Don’t need any more sewer and water!
- Get traffic off of Lakeway – away from lake (Lake Louise Rd).
- Fix Electric/Lakeway bottleneck.
- Want to be annexed: City listens to people.
- Happy with things as they are.
- What is facility (pump house? telephone?) at bottom of Cable Street? (probably telephone switching device).
- How do you keep business community from promoting more and more growth?
- Keep “small town” atmosphere .
- Limit growth.
- Developers should pay for additional capacity (sewer and water).
- Abolish Water District 10 as soon as possible (they are irresponsible).
- It would be a disaster to develop Summit View.
- Don’t want Lake Whatcom Connector.

#### **V. Transportation**

- Lakeway – Electric intersection traffic congestion.
- Lakeway/Euclid – challenging to turn east/uphill to schools – maybe a traffic signal on Cable to break traffic flow.
- Land use – transportation should be linked.
- Consider new roads before allowing more development.
- Concerns about Denke property (Summit view-241 houses) – how will access be provided – will it be built?
- Lowe Street/Lakeway – dangerous, blind corner, low-visibility.
- County should charge traffic impact fees.
- Better bike lanes on Lakeway – stenciled with bike markings; clearly marked.
- Mailboxes along Lakeway between Lowell & Euclid are on south side – property owners on north have to cross busy Lakeway to get mail.
- Limit development in Sudden Valley – don’t expand Lakeway nor build connector.
- Traffic congestion on Lakeway/Cable.

- Do not approve the Whatcom Connector.
- Do approve the Whatcom Connector.
- Traffic backups (Kenoyer/Lakeway to city limits).
- More WTA public transit – more frequency, extended hours, smaller buses.
- Electric – Flynn – Euclid – Lakeway is now used heavily as a cut through for traffic and there are a lot of speeders.
- Drivers speed around the Cable/Austin intersection.
- Cut-through traffic on Freemont – lots of speeders.
- Traffic makes it unsafe for Kids crossing Cable.
- Several schools (Geneva, Waldorf, Evergreen Christian) create lots of morning traffic; Cable is unsafe for students to cross.
- Several schools (Geneva, Waldorf, Evergreen Christian) create lots of morning traffic; unsafe student crossings.
- Slow down traffic especially in school zones.
- Desire for speed bumps near school and more enforcement.