

**Urban Fringe Subarea Comments**  
**April 29, 2003**  
**Guide Meridian/E Bakerview/King Mountain**

**I. Land Use and Zoning**

- Allow commercial and LII up to Smith Road along Guide – properties between Kelly and Smith currently an island and stagnant.
- Don't add Queen Mountain to UGA.
- Do not expand UGA to north along Guide – go east or west.
- Consider rezoning LII to residential.
- Consider Bear Creek area for UGA (rather than north) to make a more logical boundary.
- Protect Baker Creek wetland when Telegraph Road area is built.
- Higher density residential and light commercial on Telegraph west of James – 18 units per acre (already has water and sewer).
- Build up, not out.
- Increase density near city limits where water and sewer are (don't leapfrog).
- Build through roads, not dead ends – connect arterials with crossroads.
- 5,000 square foot lots are too small – allow a mix of lot sizes.
- Separate small lots, or higher density from larger lots with buffers.
- In areas with small lots, have parks or open space for kids to play.
- Don't penalize people with streams or trail corridors – allow cluster so they can still build density allowed by zoning.
- Retain single-family residential on both sides of E McCloud Road.
- Require greater buffers between industrial and residential (small row of trees in not enough).
- Allow greater percent of multi-family in URMX.
- Allow higher density on residential parcels that adjoin commercial or industrial.

**NOTES ON MAPS**

**Existing Zoning**

1. Since Kelly south is commercial and Smith north is LII – the property between must be one or the other.
2. Commercial/Industrial 660' along Guide Meridian (Smith to city limits)
3. Where will my children live (Aldrich Rd. north)?
4. Do not expand Urban Growth Area (Kelly Rd. E. of guide).
5. Trucks on the Guide – restrict hours of travel or re-route.
6. Make regulations more sensible – excessive rules raise the cost of housing without any public benefit.
7. No net loss of housing units or LI property (East of Guide, south of Waldron, north of city limits).
8. Don't expand UGA unless city will provide water and sewer (Thomas Rd. area, East of Guide).
9. Do not add to UGA (King Mountain RR2).

10. Maintain R5A rural character of undeveloped King Mountain and all Queen Mountain.
11. What will zoning be? We would like high-density zoning (between King Mountain and 5-year review area to west).
12. This should not have been added to UGA (King Mountain residential area).
13. Remove King Mountain area from UGA.
14. Consider rezoning URMX to multi-residential (southwest of King Mountain, north of Bakerview).
15. Don't add Queen Mountain to UGA (5-year review area).
16. No to be added to Urban Growth Area. (Queen Mountain 5-year review area).
17. Telegraph Road has water and sewer that was sized for future use of 18 units per acre, but we are only allowed 4 units per acre. Telegraph Road property owners want light commercial and multi-family. OK at a minimum of 18 units per acre.
18. No development of a correctional facility should be added to the Irongate area. We need a treed buffer to the east of N Mead.
19. When city takes UGA area and E McLeod put buffers between Telegraph and Baker Creek wetlands.
20. Keep E McLeod west of James Street single residential, but make it both sides of road when city annexes the UGA.

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

- Wants more choices of housing styles i.e. 1-2-3 dwelling.
- Increase density (8 acres to be developed) Bakerview.
- Retain King Mountain's large lots, character.
- Allow park land between King and Queen Mountains (Royal Valley)
- Planned developments rather than "sprawl."
- Build sidewalks/bike lanes on E. Bakerview.
- More open space – trails.
- Set aside space for public use if higher density.
- No road over top of King Mountain.
- We need more affordable building sites!
- Install sewer on McLeod Road for both city and county residents.
- Preserve King and Queen Mountain area (very pristine). Use as buffer to development to north.
- Telegraph Road – minimum 18-unit acre and light commercial zoning. City water and sewer already exist.
- Like rural character (Larsen Road). Keep farm land moratorium – no growth.
- More consistency in development: take into consideration surrounding area lot sizes.
- Preserving Mountains: interesting concept from people who don't own it. (Have to pay the price to keep the pristine land).

- Keep Hannegan corridor north of Strider Loop Rural.
- Larger lot size, 10,000 square foot minimum.
- More open/usable space in subdivisions.
- Keep residential single zoning on county side of E McLeod Road.
- Maintain Baker Creek wetland and community as is.
- Maintain rural character.

#### NOTES ON MAPS

##### Community Character

1. Do not remove all of the trees at time of development. Keep some green space between blocks or streets. The few trees that are saved are pathetic (E. of Caitac property – 5-year review area).
2. Bus route on James Street Road towards Sunset Square.
3. New grade school proposed for 5-year review area (Caitac property).
4. Building more houses invites more people! Stop building.
5. How can we be certain of water and sewer charges remaining at the same cost as when one moves in? New areas cost more and reserves while they're new should service them.
6. Why the big difference in water prices in King Mountain area?
7. Meridian School District will be unable to handle all the students brought in by development.
8. Why difference in water prices – county vs. city?
9. Utilize the sewer and water system that is on Telegraph Road by increasing the zoning to a minimum of 18 units per acre and light commercial.
10. If there is a new elementary school it should be well away from the Guide for safety.
11. Add sidewalks and bike lanes to James Street Road.
12. Allow density bonuses when open space, parks are provided by developers.
13. Extend Van Wyck Road from Guide to Hannegan.
14. Leave a little green on the skyline – leave King Mountain alone.
15. Add sidewalks and bike lanes all the way down East Bakerview.
16. Remove King Mountain from UGA.
17. Leave King and Queen Mountains in UGA, provide incentives to protect high value areas. Ease up on low value wetlands, usable land.
18. Remove King Mountain area from UGA.
19. Remove Queen Mountain from UGA area.
20. Don't allow leapfrog development - move outward in a logical order.
21. Telegraph Road property owners want minimum of 18 units per acre/light commercial zone. Property is all ready serviced with city sewer and water.
22. Maintain single family residential to preserve the family community and environmental community of E McLeod and Baker Creek wetlands.

### III. Environment and Recreation

#### NOTES ON MAPS

##### Environmental Features

1. There needs to be more cooperation between government and landowners, and less taking through regulation.
2. Allow density bonuses and design flexibility in exchange for wetland/stream protection.
3. I'm told green space today and open space can be re-claimed and used tomorrow. Is this fair? How can we know what is started will be the end?
4. Want commercial zoning here (Markwood: south of existing GC at southeast corner of Guide and Smith Rd.).
5. Can I fill my wetland? Who is in charge of that?
6. The quality of park/open space land is much more important than the quantity.
7. More wetlands here (west of Guide, south of Larson Road).
8. Our land is in between industrial and commercial zoning and is zoned rural. Want it changed to light industrial (R5A north of present LII, east of Guide).
9. I agree with this (southeast corner of Caitac 5-year review area).
10. There are wetlands running between Kelly and Smith (we are west of Guide) will be destroyed by development.
11. Truck traffic on the Guide. Re-route north/south on 5 to Lynden area or restrict hours of travel.
12. What about mosquito control on detention ponds?
13. Make King and Queen Mountain area buffer no new east-west traffic. Van Wyck Road should be new east-west route.
14. Logically preserve King Mountain – green, visual, historical, natural resource, wetlands, etc.
15. Make King and Queen Mountain area a buffer south, east and west with no through traffic in order to preserve the beauty of the area. The last in Bellingham.
16. Royal Valley – designate parkland in the valley between King and Queen Mountain for recreation and wildlife protection.
17. Consider the recommendations of the Natural Heritage plan and Task force report adopted by County Council.
18. Yes- preserve King Mountain. Only viewpoint in town.
19. Add more parkland to King Mountain plus add play fields to Queen Mountain area.
20. Do not change the character of King Mountain, Queen Mountain, Royal Valley.
21. Preserve King and Queen Mountain areas. Pristine valley and surrounding areas are one of few in the area. Maintain these areas as buffers. Go around them.
22. How are we going to maintain Baker Creek in regards to growth on Telegraph?

23. Does the City still have interest in Baker Creek open spaces behind E. McLeod for trail or open space?
24. Telegraph Road property owners would like multi-family with a minimum of 18 units per acre and light commercial zone. We are serviced by the City with sewer and water. Keep the growth close to city limits.
25. Don't change green space into development re. Magnolia Hills.  
Park Trails and Open Space
  1. Where's the water in Spring Creek (up by King Mountain)?
  2. No park here (King Mountain).
  3. Need better plats with common open space.
  4. Like to see more green space on King Mountain.
  5. Don't use zoning as a means of acquiring park land!

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

- Sewer and water moratorium: when will it end?
- Consider impacts on Meridian School District.
- Need higher impact fees for schools.
- No extension of utilities before annexation.
- If in UGA – want assurance of services.
- Service existing development (King Mountain) – need fire flow.
- Focus road improvements and sewer on Bakerview – north and south side (impossible now for residents).
- Need water for fire protection (Aldrich Road).
- Why doesn't city have a reserve fund for water and sewer improvements/repairs to prevent rate increases?

#### NOTES ON MAPS

##### Water and Sewer Utilities

1. Impact fees should be related to size of house or building – not the same fee regardless of square foot or number of bedrooms.
2. Do not require annexation for water and sewer. Annexation process is a mess now, too. Arbitrary and political. Too easy for a few to hold up good projects.
3. City take over Montgomery Road Water Association.
4. When will sewer be here (Ken Anderson – e. Bakerview URMX area)?

#### **V. Transportation**

- Smith Road (Guide and Smith) is difficult to access due to traffic and insufficient gaps and signal timing. Get through traffic off of Guide at Smith – west to I-5 and new exchange system.
- Want a traffic signal Telegraph and James.
- Need WTA east side of Telegraph – elderly community.
- Need another east-west arterial between Guide Meridian and Caitac (Old R.O.W.).
- No more east-west roads between Smith and Kelly.

- James Street north of E Bakerview needs to be improved to secondary arterial standards with turn lanes for eastbound Bakerview (from southbound James Street). Traffic signals improved.
- Provide transit transportation and service to every area in Whatcom County – cut down on pollution and traffic. We are a large retirement community. Provide the service we deserve and stop every few blocks on your way to town.
- City/county need to be more proactive in supplying basic infrastructure (roads) off-site.
- Alleviate traffic congestion on Guide-Meridian.
- Improve James Street (Bakerview to King Mountain) at same time as sewer goes under road.
- WTA bus service from Sunset Square to Bellis Fair along Telegraph Road.
- Traffic signal at James/Telegraph – poor visibility.
- Landen/E Bakerview access is difficult to turn onto Bakerview.
- Need WTA service along Bakerview to airport.
- East – west on Smith crossing Guide is congested. Need turn lanes to allow pass-through traffic flow.
- Traffic back up ¼ mile on west bound Smith in morning and evenings. Traffic turning south to Bellingham/from Bellingham for work.
- Bus service should be more frequent
- Shuttle-buses – high frequency.
- More bike paths on road shoulder (for bike commuters).
- WTA needs to provide more bus service.

#### NOTES ON MAPS

##### Transportation

1. Must plan for street improvements on James Street Road north of Bakerview to Kellogg Street. Major arterial bypass – must improve signals, turn lanes and street.
2. Could we please have a light at the corner of James and Telegraph? A real safety issue!
3. Request traffic signal at intersection of James Street Road and Telegraph Road.
4. Need some form of traffic control at the end of Telegraph and James, either signal or 4-way stop sign.
5. Traffic signal at James and Telegraph.
6. There is an adult community called Northern Meadows at the end of Telegraph – now bus is only on Telegraph and James. We need bus to turn right on Telegraph off James to N. Meadows.
7. Please put a stop light at James Street and Telegraph.
8. Need signal light on James and Telegraph. City bus going to end of Telegraph on east side or end of Telegraph and James.
9. We desperately need bus service to every street and area. Traffic and pollution is and will become a great problem. The corner of James and

- Telegraph or down (east) on Telegraph have a lot of folks that need service.
10. When will the widening of the Guide start?
  11. Trucks and commercial vehicles clog up the Guide – I-5 should be used more.
  12. We cannot get out on the Guide (our only option) with the current traffic. What will a large development add to the problem (E. side of Guide, north of city limits)?
  13. Add bike lanes and sidewalks to James Street.
  14. Where will the UGA boundary stop?
  15. Add sidewalks and bike lanes on E Bakerview.
  16. The county needs to be dissected with road before any more development.
  17. Need east/west connector through Cordata/Meridian to Aldrich.
  18. What will east-west connector be? Kline or Kelly Road from Guide to Aldrich?
  19. Extend Slater Road to Guide on Kline Road.
  20. Upgrade James Street from Bakerview to K-Mart.
  21. James Street needs to be upgraded from King Mountain to K-Mart before any further development is allowed.
  22. Desperately need a traffic light on James and Telegraph . There are many blind spots in navigating a cross over. What you've done so far has been great – now let's finish.
  23. Don't put road through Queen Mountain area.
  24. Traffic at James and Bakerview is already way too crowded.
  25. Need traffic signal at Telegraph and James Street Road.
  26. Don't want through road on Kellogg/Montgomery from Meridian to Hannegan.
  27. Improve traffic flow at James and Bakerview.
  28. Extend Stuart Road from Wal-Mart to James Street Road.
  29. Need major arterial east/west direction to handle traffic now going through E Bakerview Industrial area.
  30. Want WTA bus stop at Cougar and Bakerview. Is this possible? To James and Bakerview?
  31. Do not include Queen Mountain in UGA.
  32. Improve James Street – Bakerview Intersection need turn lanes heading south on James.
  33. Do not put a road through Queen Valley.
  34. Is it planned to keep E McLeod west of James Street a dead end? We want it to remain a dead end.
  35. Telegraph Road property owners request a minimum of 18 units per acre multi-family and light commercial zone. We are serviced with city sewer and water.