

**Urban Fringe Subarea Comments
Northwest/Aldrich Area
April 30, 2003**

I. Land Use and Zoning

- Do not extend UGA north of Slater Road.
- Leave the 5-year review area here out of UGA
- Rezone 660 (700?) feet north of Slater Road to LII between freeway and Northwest Road.
- Zoning along Aldrich Road (UGA now) is now URMX – exclude from UGA and downzone to R5A.
- Less growth (if you build it, they will come).
- Put growth where services can be provided – especially transportation and utilities.
- Extend sewer to URMX area.
- URMX should be single-family along Aldrich.
- Smaller lots along Northwest.
- Keep logical boundary on north – don't extend UGA to Smith Rd.
- Keep rural buffer between freeway and Northwest Road north of Slater (north Bellingham area).
- Keep Trout Lake area south of Slater west of Northwest Drive rural and protect wetlands.
- LII area between Slater and Bakerview has good freeway access from both directions and good access to Northwest Drive.
- Keep area along west side of Northwest Drive LII – Southern portion is in airport clear zone on south (would not be good for residential).
- Wetlands will take up a lot of the LII land, so make sure we keep enough.
- Collect a fee from apartment renters to support city services.

NOTES ON MAPS

Existing Zoning

- Why don't you include 660 feet north of Slater Road in the LII area between I-5 and Northwest?
- Keep light industrial between Northwest Drive and I-5.
- Port owns airport clear zone (within LII area along Northwest Drive).
- Don't put Slater through to Guide Meridian.
- Put this area in UGA (Bear Creek 5-year review area).
- Include this area in UGA (Bear Creek 5-year review area).
- No sewer and up-zone on Trout Lake Drive.
- Annex and put sewer in (URMX area north of Bakerview Road).
- Area between Aldrich and Northwest north of Bakerview should be should be pedestrian oriented mixed use residential/commercial.
- Owners along Aldrich Rd. north of Slater Rd. do not want to be included in UGA – do not change zoning.

- Leave as open space – golf course (Caitac property: North Bellingham Golf Course).
- East Bakerview Road area has services – new schools, high school, Mount Baker Highway improvements and industrial development. Put development there rather than expanding UGA to the north.
- Make area between Aldrich Road and Northwest Drive along Bear Creek into a park.

II. Community Character and Vision for the Future

- We got stuck in the UGA without being asked – let me out.
- We would like to see the area between I-5 south of Thomas Road (proposed extension) annexed (want city services).
- I'm in the UGA and can no longer burn outside (even though I have lots of forest and orchards to maintain).
- Some people south of Thomas Road don't want to be annexed.
- We would like to see the area around Trout Lake up-zoned.
- Maintain residential character (i.e. don't have construction companies encroaching on a neighborhood).
- Don't push city limits north of Slater – put UGA where services have already been established.
- Why are you going so far up north instead of spreading growth out to already serviced areas towards the east (i.e. road improvements, H.S., etc.)
- "If you build it, they will come." Leave it how it is!
- We want water service (Northwest south of Slater in airplane flyway zone).
- I don't want development in my backyard.
- Anything goes as long as the money is there – not OK.
- I'd like to be in the city (corner of Northwest and Larrabee).
- City sending mixed messages:
 - 1) encourage growth in UGA;
 - 2) not extending city services.
- We want you to "build it" so they will come!
- We want the Trout Lake area to stay rural.
- I want sewer service on Northwest – already paying for water service.
- Concerned about traffic impact on Bakerview.
- I don't want to be included in UGA and don't want arterial roads extended through either (Bear Creek 5-year review area).
- I would like to see the 700 feet north of Slater included in city limits and zoned LII or equivalent. It is not appropriate for residential development: Airplanes fly overhead, LII zoning across the street, power line through middle of property.
- They're coming whether you build or not – it's a matter of where you put the growth.
- Why the jagged boundary lines for the UGA? (should be lined up along the major roads).

- I have no problem with subdivisions – people need to have a place to live. But we need to build parks and open spaces along with the developments so kids don't need to play in the street. Apartment kids need “backyards” too!
- I don't want the city limits north of Bakerview – I don't care about sewers and Northwest.
- I don't want any apartments – especially in neighborhoods – turns into ghettos.
- Don't put 8 homes per acre – no more than 2. Don't want it looking like downtown Seattle.
- Don't mix uses.
- Need to stimulate industry so people can make a living wage.

NOTES ON MAPS

Community Character

- Leave north of Slater Road County (Caitac property).
- Leave the 5-year review area along Bear Creek out of UGA.
- Leave area north of Slater out of 5-year/UGA (west of Cordata PUD).
- We need a large park for people in Cordata/Aldrich/SmithRd. area to enjoy – ball park, dog off leash, etc. homes, business use with lots of green ways and trails.

III. Environment and Recreation

- Area residents would like to see a “good-sized” park to serve the area (Lake Padden type).
- There should be a Lake Padden type of park with a little bit of wildlife preserve thrown in, too (Aldrich Road area).
- Idea: Regional wildlife refuge/public park – mitigation for more development in area (like Tennant Lake). Incorporate public use with natural areas.
- Need an off-leash park.
- Need more softball fields. The existing softball fields are in high demand – have to play late night games because there aren't enough fields.
- Balance wildlife habitat with development buffers (hawks, deer, ducks, etc.) – incorporate with parks.
- They should add Bocce courts at Northwest Park (8 courts with 4' fence) open to public – the courts could be added between the softball fields and the soccer fields. (The only public bocce courts in the City are across from Comstocks).
- Cornwall Park is the closest park, but it's too far away and too crowded.
- Cornwall Park isn't enough and it needs more parking.
- Lots of people in the Cordata area and north end need a place to go.
- What can you do with lots that are wetland and buffers?
- Lots of wetlands/streams/buffers in area – limits development potential (especially if considering higher densities).

- Stream restoration needed along Larrabee Road (Trout Lake Creek or Bear Creek?). A portion was filled years ago and backed up the natural system - would be a good restoration opportunity (duck pond?).
- June Road – Aldrich wetland – preserve wetland/wildlife areas along gravel road/path from Cordata side.
- Has there been any environmental review/compliance for recent fill and grade activities at Larrabee Springs?
- Drainage concerns re: proposed new roads. What will that do to existing wetland/stream systems?
- Need road drainage system maintenance. Ditches fill and overflow, flooding Aldrich Road.
- Work with County Public Works to maintain ditches – ditches fill and back up drainage, creating artificial wetlands.
- More open space and parks desired.

IV. Public Facilities and Utilities

- Need water to industrial (Strider Co.) property and future businesses.
- When will sewer get up Aldrich Rd?
- City should consider using sewer step systems, E-1 miniature pump stations.
- We need sewer and water service to Pacific Hwy, Larrabee Road, Aldrich and Northwest Rd.
- Don't want sewer on Northwest Road.
- Don't want sewer on Aldrich Road.
- Why is water not metered?
- South side of Slater Road needs sewer and water.
- Put the boundary out east, Mt. Baker Hwy where school, road improvement and Bakerview industrial growth are happening. This UGA should be enlarged, not here.
- Would like to have sewer and water on Northwest up to Slater Road.
- Why not put electric lines underground?
- What happens when City annexes most of Fire District 8?

V. Transportation

- Need WTA bus shelter near home on Aldrich.
- Other good WTA stops – NW/Aldrich and Larrabee/NW.
- Will Division Street get built?
- How do I protest Slater – Cordata?
- When Slater connector is built, the county will have to improve Aldrich Road, too.
- Where will the road be for the project at Northwest and Aldrich?
- WTA route on Aldrich (W Bakerview to Smith)
- Aldrich Road floods.
- Please extend Horton to Northwest Road.
- Please don't turn Northwest Road into a Guide-Meridian.

- County need to maintain Aldrich ditches
- Will Slater connect to Kelly?
- Widen Aldrich Road.
- Will the airport expand the clear zone on the east of I-5?
- Too many wetlands to build the roads that are shown on the map.
- Grow where services (transportation, sewer, etc.) exist before expanding outward.
- Adopt the high population projection.

NOTES ON MAPS

Transportation

- This is should be where connector is to save wetlands (Aldrich to Kelly) Road drawn in from Northwest Drive at Slater Rd. to Aldrich Rd. (E/W part) and east to Guide.
- Aldrich/Slater secondary arterial status will be inadequate. Improve Aldrich first.
- There is already more traffic on Aldrich then it can handle. It needs to be widened to handle traffic with new extensions!
- Like to see something done about the flooding of Aldrich Road south of Larrabee Rd. Environment can't be healthy for vehicles going through water of that wetland area. Need ditches dug for better drainage along 4782 area. Have no drainage at all. Called county to see what they could do. They did nothing. Apparently there was a ditch there years ago and was not maintained by county.
- Extend Horton Road to Northwest..