

Urban Fringe Subarea Comments
April 15, 2003
Yew Street Road Area

I. Land Use and Zoning

- Keep the rural character of the Yew Street area.
- Complaint: The County allowed two houses on one lot (Democrat Street).
- County RR2 zoning doesn't allow easy resale of property because developers aren't interested..
- Notification to property owners is not adequate (300 feet).
- Will my dog kennel be a Non-conforming use upon annexation?
- Property owners should all be treated equally: County allowed driveway on ROW after telling other property owners this wasn't allowed.
- Preserve natural habitat for wildlife.
- Need more Natural/open space corridors.
- Change zoning (too many mobile homes).
- Change zone – too many mobile homes going in all over.
- How much will it cost me to hook-up to City sewer?
- Where will access go to my property (south of Whatcom Falls Neighborhood)?
- When will this area (RR2) annex?
- Why am I being assessed the maximum amount without sewer and water?
- When will UR4 areas annex? Sheriff response is slow.

II. Community Character and Vision for the Future

- Like quiet and darkness – trees!
- Keep rural atmosphere.
- Want quicker police response.
- Bike lanes – lots of bikers, narrow lanes.
- Want connection to sewer and water systems.
- Need sewer connection sooner, not later.
- Concern re: impervious surface run-off.
- Why did taxes triple on my property before becoming part of the city?
- Want to stay informed as to new development and other changes.
- Logging concerns.
- Too many trailer parks in with single family regular homes since 70s.
- Disagree with the above statement.
- Need more affordable housing in this south section of town.
- Don't want to get booted out by developers!
- Increased traffic/speed on Yew Street.
- Need better notification system – 300' not adequate; finding out too late about development projects.
- Developers want LID (Low Impact Development) (trails, less pavement) – hard to do with current development code (need more flexibility).

- Keep density low – like rural character.
- Make sure there's enough.
- Develop, but under existing zoned density levels.
- If you want to stay rural, move to Alaska (in other words, you can't have city services/increased population and maintain bucolic/pastoral lifestyle.
- Don't develop a la Barkley – plow down and create a big gash.
- Need bike lanes on Yew and Samish.
- Need speed control measures.
- The community needs a way to come together as a group with one (or two) voices (i.e. pro-growth and pro-rural). There are so many individuals with similar ideas. Need better opportunity to share ideas with neighbors.

III. Environment and Recreation

- Lots with slopes are better for single-family homes rather than mobile parks. What about multi-family?
- Need to balance development with the natural environment.
- Need to make sure that stormwater is retained/treated on site – concerns re: off site impacts (poor experiences with off-site stormwater impacts in past).
- Informal trail systems in the Samish Crest area used to be maintained by an individual, but not anymore.
- Potential desire for more formal trails in the Samish Crest area.
- A property owner may be interested in selling property to City for open space – says taxes are too high.
- Possible wetland violation near Forest View Drive?
- Concern re: protection of “Our Lake” in Cedar Groves Mobile Home Park. New development has impacted it in the past (sediment and extra stormwater). Lake is connected by stream to Lake Padden. Need to protect system for long term.
- Protect natural environment for native wildlife habitat.
- Don't forget recreational/passive use of environment.
- Open space acquisition – preserve rural character.
- If you want to protect the wildlife, buy the property and pay the taxes.
- Finish sidewalk to Lake Padden on Yew Street.
- Buffer Padden Park (rural parks) from urban density development (light, noise, traffic, pets, etc.)
- New development needs to consider off-site impacts to neighboring properties and natural systems. (Wetland, drainage, clearing impacts affect drainage, etc. downstream).
- Tree removal affects other trees (windthrow) and wind patterns through the area.
- Focus density increases within city limits. Roll UGA boundaries back to city limits.
- Provide more flexibility in regulations to allow for use of Light Impact Development (LID) concepts.

- Maintain Padden trails so they're more useable throughout the year (muddy and rutted in off-season).
- Maintain connectivity of open space for wildlife – concern re: new road cutting through open areas (wildlife underpass?)
- Protect Padden Park from stormwater runoff.
- Focus growth in city to the north. Protect the fragile areas to south, especially near Lake Padden.
- Trail needed for connection along Samish to Padden. A lot of bike/pedestrian use now, but dangerous.
- Trail connection between Yew and Samish desired (a more direct route would help bike commute into town).
- Concern for keeping trees.

IV. Public Facilities and Utilities

- When will the moratorium on sewer and water service extensions be lifted?
- When will sewer be completed – Yew Street?
- What is the status of the school site? Concerns re: timing of utility extension and construction of school.
- Why do people on septic have to pay for sewer (sewer to new development)? \$1200 plus interest.
- When will Yew Street improvements be complete?
- Where will the new elementary school be? Will the school be built before the road is done?
- Want to be annexed – for lower water rates.
- Don't want to be Annexed because of higher property taxes in city.
- Include city/county water districts and developers in plan discussions.
- Don't enlarge UGA into rural area.
- What is city doing that discourages people from wanting to be in city limits?
- Taxes are too high on 10 acres in RR2 – would like higher density.
- Problems with wells east of Lake Padden golf course (Templeton):.Arsenic, low water levels, run dry in summer.
- Need higher density to support utilities.
- Can we put comments on web site?
- Right to rural lifestyle is equally important to developer profit.

V. Transportation

- Bad idea (pointed to Christian Way).
- Good idea (between Governor and Yew).
- Oppose through road East Douglas to Governor – narrow, residential street, windy road.
- Retain character of roads – minimal width and impervious surface.
- Will there be a traffic light at Yew and Samish Way?

- Provide safe pedestrian crossing across Samish Way to Padden Park at golf course entrance.
- Provide pedestrian and bicycle trails instead of sidewalks and have them disconnected from roadway. Need bicycle and pedestrian trail on Samish Way.
- Include trails in transportation improvements.
- Will Yew Street phase II include bike lanes and sidewalks?
- Limit street lights to preserve darkness for astronomy.
- San Juan go through.
- Slow traffic on Yew Street.
- If you want to keep low density in this area, buy it yourself and take the loss.
- Don't want dense development across from new school – want to preserve RR2 zoning in Dickinson Addition.
- No urban densities adjacent to old second growth part of Lake Padden Park – noise, light, etc. pollution.
- No urban (UR4) densities in areas zoned R5A – rural character would be destroyed by this type of leapfrog zoning, i.e. Templeton proposal to be part of UGA and rezone 60 acres currently at R5A to UR4 adjacent to Lake Padden Park.
- Desperately need relief from lack of water in the area.
- Extend water and sewer to improve condition of existing structures and provide for growth.
- People drive too fast on Yew Street because it's a wider road – there's a lack of speeding enforcement.
- When will there be a traffic light at Yew and Samish? It is a difficult intersection to pull out of.