

A City By Choice

Fred Meyer - public comment

Ordinance 730 – North Bethany

September 7, 2010

Funding Strategies

1. LIDs should replace suggested County Community Service District before this ordinance is approved and all references that single out a county community service district should be removed from the document.
2. Transportation impacts to the greater Bethany area need to be put back into project scope. The cost and burden of the impacts of North Bethany residents now lie heavily on all citizens living in the unincorporated area north of highway 26 – a financial strategy and project plan needs to include all impacted areas before this ordinance is approved.
3. Affordable housing choices were a part of building a community of distinction – these should be completed and amended to this ordinance before it is approved.
4. Funding for the Civic Building and Land for the building estimated in excess of \$25 million need to be addressed within the funding strategies before this ordinance is approved.
5. The completion of Road A to meet with 185th should be added back into the project and funding secured before this ordinance is approved. Without Road A completed – the design of the community plan to alleviate North/South impacts is not fulfilled.
6. Please identify to what amount of right-away will be purchased for all transportation projects on the current funding list.

Ordinance 730 – Main issues

1. It is unclear as to how Arbor Oaks will be managed and if the true spirit of the concept plan has been accomplished. Stronger definitions, expectations and language are needed to ensure all of North Bethany is planned within the spirit of the Planning Goals and Evaluation Criteria approved by the Stakeholder Working Group.
2. The new “main street program” is not defined clear enough for a future committee to make any clear judgments if its development meets code. The SWG did not approve this concept.
3. The SWG approved planning goals have not been met. One major goal, “A Livable and Long-term Future...”, has been changed from **governance decisions to “the provision of urban services”**. Please address these missed goals accordingly.
4. Language around the development of neighborhood parks and connected trails has now become too vague and not discernable. In addition, cemeteries and power lines should not be planned or referenced as ‘open space’.
5. Mid-block crossings should be added to all areas with THPRD trails and logical mid-block crossings. These are essential to the goal to integrate this area with greater Bethany.
6. The community overlays seem constricting to usage and should have more flexible implementations.
7. Policy 44 directly counters with the approved Urbanization Forum Resolution on 7/7/09 - RO 09-63 which states that any new urban areas within the UGB should be annexed and planned by cities. Please include how Policy 44 will be funded and managed by the County.

