

## LAND USE BULLETIN



Volume 16, Issue 3

June 2006

*This bulletin provides an update on all pending land use actions ranging from opportunities for citizen involvement and appeal of proposed development projects, to the meeting calendar for land use and planning related activities.*

**PLANNING COMMISSION** — is scheduled for *Wednesday, June 21, 2006 at 7:00 p.m.* in the **City Council Chambers** located at **900 E. Fairhaven Avenue.**



Discussion of proposal to amend the Sign Code to allow electronic readerboard for library in R-S, Semi-Public zoning district.



Proposed change of use from residence to Consignment Boutique for Kay Hall to be located at **237 E. Rio Vista.** Administrative review required by Planning Commission in MR-NB, Medium Residential-Neighborhood Business zoning district.

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**BOARD OF ADJUSTMENT** — is scheduled for *Wednesday, June 21, 2006 at 6:00 p.m.* in the **City Council Chambers** located at **900 E. Fairhaven Avenue.**



Public hearing on a proposed variance to allow the construction of a duplex in the R-2 Duplex zoning district, on a 7,487 square foot lot which is less than the 7,600 square feet minimum lot size, located at **629 S. Alder Street.** The applicant is Christopher and Ann Vollans.



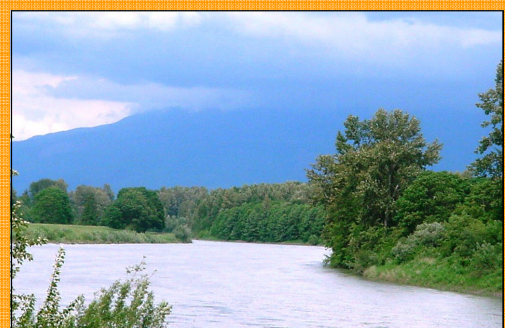
Public hearing on a proposed variance from the minimum lot size for an existing legally nonconforming duplex and to establish existing nonconforming front yard setbacks on a corner lot for the record in order to complete a boundary line adjustment to create a small residential lot; lot size required is 7,600 square feet, 6,000 proposed. Front setbacks: 20 feet required; 0 feet existing on Avon Avenue side; and 20 feet required; 17 feet existing on N. Regent Street. Site is located at **401 North Regent St. and 943 Magnolia Avenue.** Applicant is Greg and Merriann John.

### Gages Slough & Skagit River Corridor Update

The Federal Emergency Management Agency (FEMA) has provided a status update on the ongoing Skagit River Flood Insurance Study. They have stated that they are nearing completion of the initial work maps covering the floodplain extending along the Skagit River from Sedro-Woolley downstream to the bay. The work, being accomplished by the US Army Corps of Engineers, will be received by FEMA and will follow their standard protocol which requires a FEMA review before the study is endorsed by them. FEMA intends to make the computer model and its results available to interested parties once their internal technical

review is complete, and at that time, the next steps will be discussed. No dates have been set at this time.

The Gages Slough study to identify potential restoration sites and update the Gages Slough Management Plan is in process this summer and will be available for public review later this year.



Skagit River

## Application in Process with No Action Taken



### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description of Proposal:** Environmental Review of proposed 1.6 acre commercial development including retail, restaurant and other uses permitted in the C-1 General Commercial Zoning District with parking and landscaping, to include street improvements.

**Proponent:** Herman and Nedra Hobbick

**Location of Proposal:** East side of South Alder Street between Sharon and Cedar Street

**Lead agency:** City of Burlington

**Background:** This project consists of a proposed commercial development of the 1.6 acre site including retail, restaurant and other uses permitted in the C-1 General Commercial Zoning District with parking and landscaping, to include street improvements. The first phase is an addition and renovation of the existing building to accommodate a specialty hardware store.

Public improvements include paving the alley and installing curb, gutter and detached sidewalk with street trees along Alder Street. The applicant is proposing to phase the improvements to coordinate with construction and that may be feasible for some of the site as determined by the City Engineer.

The site plan as shown does not comply with the zoning code setback requirements and must be revised prior to permit issuance, along with the preparation of a detailed landscaping plan. The code is very specific regarding maximum setbacks from the street. The project needs to present an attractive street frontage in its location. Street improvements include a separated curb and sidewalk with street tree plantings.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and

other information on file with the lead agency. This information is available to the public on request. This determination is subject to the following conditions:

1. Comply with Title 14, surface water management standards for temporary construction and long term runoff quantity and quality.
2. Construct utility and access improvements as required by the City Engineer, to include a street front design with separated curb and planting strip.
3. Comply with landscaping and maintenance standards.
4. Comply with floodplain regulations.
5. Comply with setback requirements of zoning code to include windows on the street frontage.

*This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.*

Responsible Official: Margaret Fleek, Planning Director

Address: 901 E. Fairhaven Ave., Burlington, WA 98233

Date: June 14, 2006

You may appeal this determination to the Planning Department at 901 East Fairhaven Avenue, Burlington, WA 98233. Appeals must be in writing and **filed no later than June 26, 2006**. You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



Proposed annexation along North Skagit Street, extending to the north edge of the Urban Growth Area and east to Peacock Lane. Petitioners include Landmark Homes, the Burlington-Edison School District and numerous individual property owners. On June 8, 2006, the City Council will discuss the proposal to conduct a workshop on June 22, 2006 at 6:00 p.m. to consider a number of issues, including the question raised by Skagit County of invoking the Boundary Review Board's jurisdiction to expand the area to be annexed, and the proposed approach to development of the vacant land in the proposed annexation area.

## Code Changes and Neighborhood Planning Issues



Proposal to amend the sign code to allow an electronic readerboard for the library will be the subject of discussion in June and a public hearing on July 19, 2006 at the Planning Commission.



Task Force work will be moving forward this summer on establishing the fee for the Burlington Agricultural Heritage Credit program. This program will require payment of a fee to increase residential density in old downtown Burlington beyond the basic four units per acre. The funds will be provided to the Farmland Legacy program to help acquire targeted farmland development rights around Burlington. This is part of the design of the new and improved land use code for Burlington.



PLANNING DEPARTMENT  
901 E. Fairhaven Avenue  
Burlington, WA 98233

Phone: 360-755-9717  
Fax: 360-755-9309

E-mail: [mfleek@ci.burlington.wa.us](mailto:mfleek@ci.burlington.wa.us)

**LAND USE BULLETIN**

### Meeting Calendar for June & July

- » CITY COUNCIL—Thurs., June 22, 2006; July 13 & 27, 2006 7pm
- » PLANNING COMMISSION—Wed., June 21, 2006 at 7 p.m.
- » BOARD OF ADJUSTMENT—Wed., June 21, 2006 at 6 p.m.

Meetings are held in the City Council Chambers at 900 E. Fairhaven Avenue, Burlington WA

### How to Get Involved

*If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at 755-9717 or stop by the office at 901 E. Fairhaven Avenue. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!*