



# Burlington LAND USE BULLETIN

Volume 16 No. 1  
March 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.

## APPLICATIONS IN PROCESS

### PLANNING COMMISSION

MEETS MARCH 15, 2006 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 900 E. FAIRHAVEN AVENUE.



♣ Public hearing on a proposed ten lot subdivision, the Plat of Aspen Lane, to be added to the existing 9 lot subdivision located west of 935 E. Gilkey Road on Aspen Lane; including private road extensions by easement to serve the lots. Applicant is Aspen Lane LLC.

♣ Public hearing on a proposed conditional use permit to establish a duplex in a single family residential zoning district located at 855 Miracle Lane. Applicant is Ed George.

♣ Public meeting to hear comments on a proposed major amendment to the conditional use permit for a duplex located at 1262 South Anacortes Street. The location of the duplex is being moved from Lot 5 to Lot 2. The duplex on Lot 2 will be subdivided for sale as two zero lot line residences. Applicant is Kreider.

♣ Public meeting to hear comments on a proposed two lot short plat located at 510 West Fairhaven Avenue. Applicant is Marvin Heinrichs, represented by Azimuth Northwest.

♣ Public meeting to gather public comments on whether the land use classification of "health care" is correct as it applies to the proposed Skagit County Behavioral Crisis Triage Program in the C-1 General Commercial Zoning District located at 201 Lila Lane. The applicant is Skagit County Human Services. This meeting is being held at the request of the court, and the procedure provides for a decision by the Planning Commission and an appeal by parties of record to the City Council.



## GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

Is your flood insurance policy too expensive? Is your coverage worth having? Are rates increasing? A survey of policy holders is planned for this spring, along with a survey of insurance agencies who issue the policies. We are concerned about stability in the rates and whether or not there are existing inconsistencies or problems, because new Flood Insurance Rate Maps will likely be coming out this year and we need to protect the interests of our citizens. If the base flood elevations are raised on the new maps, it will be very important for us to work together to protect against higher insurance rates and agree on flood hazard mitigation measures for Burlington and the area.



## MEETING CALENDAR FOR MARCH

♣ CITY COUNCIL – meets on March 9 and March 23, 2006 at 7:00 p.m. in Council Chambers.

♣ PLANNING COMMISSION – meets March 15, 2006 at 7:00 p.m. in Council Chambers.

## CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES



### SPRING NEIGHBORHOOD MEETINGS

- ▶ Tuesday, March 21 @ 7:00 p.m.
- ▶ Tuesday, April 4 @ 7:00 p.m.

Meetings are held at the Community Ctr. (corner of Greenleaf & Regent Streets)



A major focus of the agenda for the Spring Neighborhood meetings will be Neighborhood Streets and Community Connections. Are there enough street lights? Do you want sidewalks? We will look at several

design options for streets and sidewalks in neighborhood areas. The goal is to build these standards into the code so when the Street Department heads out to fix up your street; they fix it up in the way you want to see it.

Just an hour or two of your time could make your neighborhood BETTER FOREVER!

## 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!



**CONCERNED & INTERESTED  
CITIZENS ARE NEEDED TO  
SERVE ON THE  
BURLINGTON BOARD OF  
ADJUSTMENT. CALL 755-9717  
FOR YOUR OPPORTUNITY  
TO BE A PART OF LOCAL  
LAND USE DECISIONS!**

# APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

## MITIGATED DETERMINATION OF NONSIGNIFICANCE & NOTICE OF PUBLIC HEARING

**Description of Proposal:** Environmental Review of proposed 10 lot subdivision, the Plat of Aspen Lane, to be added to the existing 9 lot subdivision located west of 935 E. Gilkey Road on Aspen Lane; including private road extensions by easement to serve the lots.

**Proponent:** Aspen Lane LLC

**Location of Proposal:** Northwestern portion of Aspen Lane lying west of 935 E. Gilkey Road

**Lead agency:** City of Burlington

**A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION ON MARCH 15, 2006 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 900 E. FAIRHAVEN AVENUE, ON THE APPLICATION FOR A SUBDIVISION.**

**Background:** This project consists of a proposed 10 lot subdivision on a 2+ acre site, a continuation of the 9 lot Plat of Aspen Lane that begins adjacent to 935 E. Gilkey Road. Aspen Lane is designed as a public street, with a hammerhead dead end. The proposed lots in this subdivision are zoned for an 8,400 square foot minimum lot size, but the private easement serving most of the lots is included in lot area. A substantial amount of fill is required for these lots. Drainage easements to get the water to the corner of Gilkey and S. Anacortes are needed.

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. Fill shall be carefully placed to prevent an adverse drainage impact on adjacent property. Drainage system shall insure that there is no runoff onto adjacent property.
2. House designs shall take adjacent lots and homes into consideration to avoid an adverse visual effect and to prevent higher windows from overlooking neighboring yards.
3. Construct utility and access improvements as required by the City Engineer, including providing of a second means of egress through Miracle Lane at least for emergency vehicles.
4. Fire Department hydrant and turnaround standards shall be met.

5. Comply with Title 14, surface water management standards for temporary construction and long term runoff quantity and quality. Downspouts shall be connected through curbs or directly to the storm sewer where feasible.
6. Plans for sanitary sewer, including need for individual pumps shall be reviewed and approved by the Public Works Department and shall be inspected by the City at all phases.
7. Comply with Comprehensive Plan.
8. Construction inspection shall be required to the satisfaction of the City Engineer. The city shall approve the qualifications of any special inspector and daily reports shall be filed with the city.
9. Impact fees shall be paid for Schools, Fire and Parks at the time of building permit issuance.
10. Construction of fire hydrants and water mains shall be completed as required for fire flow.
11. Utilities shall be underground. Easements shall be required for all utility lines not located in the street right-of-way.
12. The street lighting system shall be designed by Puget Sound Energy and approved by the City Engineer prior to installation, which shall be underground. Streetlights shall be shielded from glaring into homes.
13. Structures for holding mailboxes shall be provided at locations approved by the Burlington Post Master and the City Engineer.
14. The City shall require appropriate measures to ensure that there is timely completion of the work. Public improvements shall be installed prior to final plat approval, unless specifically authorized by the City Engineer and Planning Director based on site conditions. In those cases, appropriate financial arrangements at 130% of the value of the work, such as bonds, shall be required. In no case shall building permits be issued until public improvements are installed.
15. Each new home shall have lawn planted, shrubs adjacent to the house and at least one tree per lot prior to sale or occupancy.
16. Design review shall be required prior to issuance of building permits, to insure that the resulting neighborhood presents an attractive block front that minimizes the visual impact of rows of garage doors.
17. No boats or RV parking in the front setback area.

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

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 March 14, 2006.** You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



901 E. Fairhaven Ave.  
Burlington, WA 98233