

LAND USE BULLETIN



Volume 16, Issue 7

November 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 - meeting is scheduled for Wednesday, November 15, 2006 at 7:00 p.m. in the City Council Chambers at 900 E. Fairhaven Avenue.

- ▶ Plan Review of proposed multiple lot development for Herman and Nedra Hobbick of a 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. Site is located on the **east side of South Alder Street between Sharon and Cedar Street.**
- ▶ Public hearing on proposed 4,000 square foot bank with drive-through as part of a planned 1.5 acre commercial development including and two 8,000 square foot buildings with retail and other uses permitted in the C-1 General Commercial Zoning District with parking and landscaping, to include street improvements. Applicant is Cascade Bank and the site is located on the **west side of South Alder Street extending 350 feet south of Sharon and the southeast corner of Sharon and Burlington Boulevard.**
- ▶ Public hearing on proposed contract rezone to construct 4 buildings including townhouse units and office on the ground floor of one building. Site is 29,571 square feet and the contract rezone is proposed to allow three story buildings in the R-3 Multi-family zoning district and modify development standards. Applicant is Rick Holt represented by Allen D. Elliott, Architect and the site is located at the **northwest corner of Sharon and Alder Street.**

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES



Thanks to everyone who took time to attend one of the Fall Neighborhood Planning Meetings! Lots of exciting issues are on the table in the area of transportation projects and in designing the future of the streets of Burlington.

Expect a positive report on working with the Railroad on Downtown issues in the next edition of the bulletin!

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

NOTICE OF APPLICATION FOR ENVIRONMENTAL REVIEW AND REQUEST FOR COMMENTS BEFORE A THRESHOLD DETERMINATION OF SIGNIFICANCE OR NONSIGNIFICANCE IS PREPARED

Description of Proposal: Environmental Review of 14.67 acre site with phased commercial development; Phase I is construction of 15,000 square foot automobile dealership for Skagit Valley Hyundai with future phases to include possible storage/warehouse, office, and automobile related uses.

Proponent: Jim Potter dba Skagit Crossings LLC

Location of Proposal: 1359 Goldenrod Road

Lead agency: City of Burlington

Background: This project consists of a 14.67 acre site with phased commercial development; Phase I is construction of 15,000 square foot automobile dealership for Skagit Valley Hyundai with future phases to include possible storage/warehouse, office, automobile related uses and other uses permitted in the C-2 Heavy Commercial Zoning District with parking and landscaping, to include street improvements.

Three-quarter street improvements will be constructed on West Stevens Road. Bouslog Road will be extended through a portion of the property, and Goldenrod Road will be improved to match the property to the north. A 12" waterline will be installed and looped through the site.

The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. An environmental impact statement (EIS) may be required under RCW 43.21C.030(2)(c), or it may be possible to prepare a Mitigated Determination of Nonsignificance. If a Mitigated Determination of Nonsignificance is prepared, it would be subject to the following conditions, along with others you recommend in your comments:

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.
3. Comply with landscaping and maintenance standards.
4. Comply with the C-2 Heavy Commercial Zoning District standards.
5. OTHER??

Comments must be submitted by November 17, 2006 on environmental concerns.

Responsible Official: Margaret Fleek

Position/Title: Planning Director

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

Date: October 25, 2006

**MITIGATED DETERMINATION OF NONSIGNIFICANCE
and NOTICE OF PUBLIC HEARING**

Description of Proposal: Environmental Review of proposed 1.5 acre commercial development including 4,000 square foot bank with drive-through and two 8,000 square foot buildings with retail and other uses permitted in the C-I General Commercial Zoning District with parking and landscaping, to include street improvements, including a conditional use permit for the drive-through.

Proponent: Cascade Bank

Location of Proposal: West side of South Alder Street extending 350 feet south of Sharon and the southeast corner of Sharon and Burlington Boulevard.

Lead agency: City of Burlington

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

Background: This project consists of a proposed commercial development of the 1.5 acre site including a bank with drive-through in the first phase and a second phase with two 8,000 square foot buildings with retail and other uses permitted in the C-I General Commercial Zoning District with parking and landscaping, to include street improvements.

Public improvements include 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. Street improvements need to include a separated curb and sidewalk with street tree plantings. The public hearing is regarding the conditional use permit for the drive-through.

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.
3. Comply with landscaping and maintenance standards.
4. Design an attractive street front that is coordinated for the overall site.
5. Comply with the C-I General Commercial Zoning District standards.
6. Design review is required.

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, Washington 98233

Date: October 25, 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 November 14, 2006**. You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

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APPLICATIONS WITH NO ACTION TAKEN—continued

MITIGATED DETERMINATION OF NONSIGNIFICANCE and NOTICE OF PUBLIC HEARING

Description of Proposal: Environmental Review of proposed contract rezone to construct four buildings including townhouse units and office on the ground floor of one building. Site is 29,571 square feet and the contract rezone is proposed to allow three story buildings in the R-3, Multi-family zoning district and modify development standards.

Proponent: Rick Holt represented by Allen D. Elliott, Architect

Location of Proposal: Northwest corner of Sharon and Alder Street.

Lead agency: City of Burlington

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

Background: This project consists of a proposed contract rezone to construct four buildings including townhouse units and office on the ground floor of one building. Site is 29,571 square feet and the contract rezone is proposed to allow uses consistent with the R-3 zoning, but to provide for different development standards to better utilize this site that is a transitional location between zoning districts, including but not limited to the following list: three stories with 40' maximum height to accommodate pitched roofs and more attractive design; relief from setback requirements, some relief from parking requirements, 45% lot coverage and 80% impervious surface. Details are available at the Planning Department.

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.
3. Comply with landscaping and maintenance standards.
4. Design an attractive street front that is coordinated for the overall site.

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, Washington 98233

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Appeals must be in writing and filed **no later than November 14, 2006**. You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



MEETING CALENDAR FOR NOVEMBER

▶ **CITY COUNCIL**— *Tuesday, November 21 and Thursday, December 14, 2006; at 7 p.m.*

▶ **PLANNING COMMISSION**—*Wed., November 15, 2006 at 7 p.m.*

Meetings are held in the City Council Chambers at 900 E. Fairhaven Avenue, Burlington WA 98233



GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

Burlington has met with the Federal Emergency Management Agency to discuss the new flood insurance study and proposed changes to the base flood elevation maps. It was a very difficult meeting and the City is continuing to ask that they take a more realistic look at what happens to floodwaters coming down the Skagit Valley and onto the delta area. The continued efforts by Burlington and Dike District #12 to implement our flood hazard mitigation plan are not being recognized or considered at all and the proposed increases in the 100 year base flood

elevation are devastating to flood insurance rates and the practical reality of living and doing business here. Needless to say, every avenue is being pursued to work through the issues.

On another note, there is an excellent response coming in on the Flood Insurance Survey countywide, and with the support of floodplain property owners, we intend to make a positive effort to see real improvements in the National Flood Insurance Program. You will be kept posted!

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!

The City is looking for an interested citizen who wants to get involved in local issues by volunteering to serve on the Board of Adjustment. It is YOUR COMMUNITY, and you have the opportunity to make a difference!



PLANNING DEPARTMENT
901 E. Fairhaven Avenue
Burlington, WA 98233

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

E-mail: bplanning@ci.burlington.wa.us



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