

## LAND USE BULLETIN



VOL. 17,  
ISSUE 9  
October 2008

*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** – is scheduled for **Wednesday, October 15, 2008 at 7:00 pm** in the **City Council Chambers** located at **833 South Spruce Street**.

► Plan review of proposed 8 lot short plat on a 2.1 acre site located at **513 N. Oak Street** to build a duplex community, if the rezone is approved by the City Council. Applicant is Commonwealth, LPI.

► Plan review of proposed 83-unit Candlewood Inn and Suites, a three story, 35 foot tall building of 42,794 square feet to be located at **1888 South Burlington Boulevard**. Applicant is BDM, LLC.

► Public hearing on updating the **Noise Ordinance** and relocating it to the Nuisance Chapter of the municipal code.

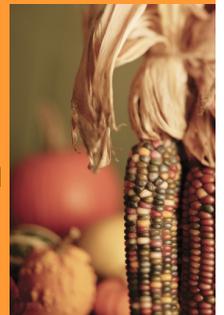
**CITY COUNCIL** – The **City Council** meeting is scheduled for **Thursday, October 9, 2008 at 7:00 p.m.** in the **City Council Chambers** at **833 South Spruce**.

► Final action on a proposed conditional use permit to establish use as a religious institution in the C-2 Heavy Commercial Zoning District. The site is the vacant tenant space of approximately 11,000 square feet located at **1831 Bouslog Road**. The proposed auditorium is 5,100 square feet and 64 parking spaces are required at the rate of 1 space per 80 square feet. The applicant is the City of Refuge Christian Church of Washington State represented by Darayl Taylor, Pastor.

► Final action on a proposed rezone from Single Family Residential to Duplex on a 2.1 acre site located at **513 N. Oak Street** to build a duplex community. Applicant is Commonwealth, LPI.

► Public meeting on the City of Burlington 2009-2014 Capital Improvement Plan with proposed resolution to adopt.

**BOARD OF ADJUSTMENT**— ► *meeting is canceled* for October.



## OCTOBER 2008 MEETING CALENDAR

- **CITY COUNCIL**—**Thursday, October 9 and October 23, 2008; at 7:00 p.m.**
- **PLANNING COMMISSION** — **Wednesday, October 15, 2008 at 7:00 p.m.**

**Meetings are held in the City Council Chambers at:  
833 S. Spruce Street,  
Burlington WA**

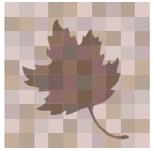


## How to Get Involved

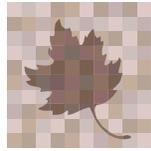
If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at 755-9717 or stop by our **NEW** office at 833 S. Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!

## APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

CONTACT THE PLANNING DEPARTMENT AT 755-9717 FOR MORE INFORMATION ON ANY PROJECT.

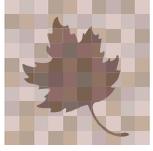


**Continued for later consideration is a closed record appeal hearing** before the City Council on a proposed conditional use permit to establish a home occupation as a small scale batch coffee roaster for wholesale and website sales of roasted coffee beans, located at **993 Peterson Road**. The applicant is Gordon's Gourmet, Inc., Gordon Manning owner.



**CITY OF BURLINGTON AND DIKE DISTRICT #12 – Draft Environmental Impact Statement in preparation**

**Description of proposal:** This is the first phase of environmental review. The project goal is to upgrade appropriate sections of the existing levees and construct new levees, or provide other measures as necessary to result in Certified Levees where appropriate to protect the City of Burlington's Urban Area. The purpose is to stabilize the base flood elevations for the long term future, ensuring predictable development standards, protect the public from the 100-year flood (which has a 1% probability of occurring in any year) initially, while planning for and implementing measures to provide incrementally greater protection as time goes by. A range of land use alternatives is presented, in order to maximize flexibility in the decision-making process and ensure adequate analysis of the impacts of each alternative.



**CITY OF BURLINGTON - Draft Environmental Impact Statement in preparation**

**Description of Proposal:** Evaluate Transportation impacts for development of vacant commercial land located at 1720 South Burlington Boulevard, a 3.5 acre site including a proposal for an Oil Can Henry's location plus other retail and office uses; and to include the cumulative effects of development of the three adjoining vacant parcels of land for a total of approximately 7.82 acres. Primary vehicle access to the development is proposed from Burlington Boulevard.

## GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



October is the beginning of the Flood Season and Flood Awareness Week is the week of October 20, 2008. As Burlington and Dike District #12 move forward with developing the plan of action for long term flood hazard mitigation, each citizen is really on the hook to make sure that you are prepared for emergencies with that three-day kit! If you want more information about getting your block or just a few neighbors together to get on the Neighbor-to-Neighbor Telephone Tree for early notice about potential flood evacuation, the Planning Department is ready to visit with YOU!

Gages Slough is a very lively habitat corridor these days, as the Beavers keep expanding their work along Burlington Boulevard. Slower than the mighty Beaver,

but steady, the community is gradually implementing the Gages Slough Management Plan by improving water quality and wetland functions, as well as creating beautiful connected open space. A group of Volunteers will soon begin taking additional water quality samples along the Gages Slough corridor to help focus on problem locations and get the job done.

Expanded scoping on the flood hazard mitigation planning for Burlington is underway, and meetings with individual agencies are very helpful in making sure that the best options for the future of the city and the region are on the table for consideration. Together, this great community is taking action from the smallest tree planting to making long term decisions about the best plan of action for living with the Skagit River; this is a great time to be here!



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## CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

The Noise Ordinance is being updated and relocated to the Nuisance Code as part of the update of the zoning code.

Next step is to update the Landscaping standards, including looking at adding a native plant requirement and adding some options for low impact development such as rain gardens. If you have ideas or know of problems with landscaping that need solving, now is a good time to share them.



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