

LAND USE
BULLETIN



VOL. 24
ISSUE 1
February 2014

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.

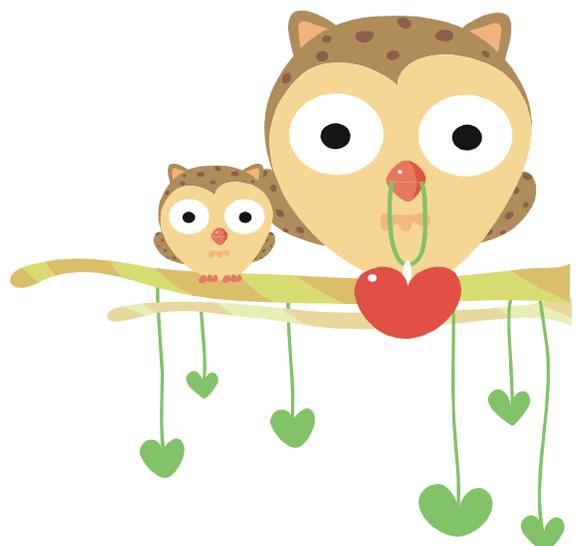


APPLICATIONS IN PROCESS

PLANNING COMMISSION – is scheduled for Wednesday, February 19, 2014 at 7:00 p.m.

- ♥ Plan review of a 3,200 square foot, single story office building with associated parking and landscaping for an optometrist and tenant (TBD) at **853-855 S. Alder Street**. Joe Wald, applicant. Represented by Grinstad & Wagner Architects.
- ♥ Plan review of a proposed **150 Sharon Avenue** for 20,000 square foot retail store. Applicant is Cash & Carry.

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



MEETING CALENDAR FOR FEBRUARY

- ♥ City Council meets on Thursday, February 27 and March 13 at 7:00 p.m.
- ♥ Planning Commission meets on Wednesday, February 19 at 7:00 p.m.
- ♥ Natural Hazard Mitigation Plan is being updated— five public meetings are scheduled as follows:
February 20 • March 20 • April 17 • May 15 • June 19
10:00 a.m. @ City Hall



APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

Contact the Planning Department at 755-9717 for more information on any project.

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

Description of Proposal: Proposed application for environmental review and a contract rezone to construct a **92-unit apartment complex on a 3.36-acre parcel.** Contract rezone is required to add a third story, increase lot coverage, maximum building size, height, gross floor area and number of units.

Proponent: Cedar Home Ventures, LLC

Location of Proposal: 677 Peterson Road - north side. The site is not visible from the road because the access is presently occupied by a driveway with a mobile home and shop.

Lead agency: City of Burlington

Background: The site is zoned for multi-family development. The code provides for increased residential density with projects that meet current development standards through the Burlington Agricultural Heritage Credit program, adopted in 2010. With the exception of the increase in allowable density, the multi-family development standards in the zoning code were last amended in 1996 to revise the code to increase community acceptance of housing design and density, limiting building size, height, lot coverage and gross floor area. This site appears to be the last vacant site specifically zoned for multi-family development in Burlington. The R-3 zoning code allows 14 units to the acre = 46 units on 3.36 site. The additional density of 46 units will be purchased using Agricultural Heritage credits @ \$1,000 per unit.

This site has R-3 multi-family zoning to the east, west and south, with an existing single family subdivision to the north. There will be six 3-story buildings at the center of the site with a courtyard/play area in the center surrounded by parking, one 2-story building and an office near the entrance, and a fenced and gated garbage dumpster at each corner of the site. There are a number of fire and life safety questions that will be addressed following the zoning decision.

The zoning code is currently being reevaluated as part of the required update of the comprehensive plan to address unique conditions in Burlington. Because of the permanent constraints on expansion of the City Limits, there are limited sites available for new development, and many of the opportunities for increased multi-family housing will necessitate redevelopment of existing lots in locations near business districts such as Downtown and the Burlington Boulevard area.

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:

- Review of traffic study to ensure no adverse effects on Peterson Road, and if identified, to require mitigation.
- Final design review of landscaping, access, garbage containers and sidewalk plans.
- Construct permanent noise baffling fencing to mitigate noise from automobiles coming and going.
- Address adequacy of design of the buildings at the north and south end that are only 5 feet apart in terms of privacy, fire and life safety.
- Storm water quality plans shall be reviewed to maximize opportunities for low impact design.
- Construction shall be subject to Best Management Practices per Department of Ecology Manual.
- Other?

Comments must be submitted by
FEBRUARY 28, 2014
on environmental concerns

Responsible Official: Margaret Fleek, City of Burlington

Position/Title: Planning Director

Date: February 11, 2014

Address for comments: 833 S. Spruce Street,
Burlington, WA 98233

Comments may also be sent by e-mail to
mfleek@ci.burlington.wa.us or phone 360-755-9717



- City Council – 7:00 pm
- Planning Commission – 7:00 pm
- ✗ = City Holiday

Meetings held in City Hall Council Chambers – 833 S. Spruce Street

2014 MEETING CALENDAR

| JANUARY | | | | | | | FEBRUARY | | | | | | | MARCH | | | | | | |
|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
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| | | | ✗ | 2 | 3 | 4 | | | | | | | 1 | | | | | | | 1 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 19 | ✗ | 21 | 22 | 23 | 24 | 25 | 16 | ✗ | 18 | 19 | 20 | 21 | 22 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 26 | 27 | 28 | 29 | 30 | 31 | | 23 | 24 | 25 | 26 | 27 | 28 | | 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| | | | | | | | | | | | | | | 30 | 31 | | | | | |
| APRIL | | | | | | | MAY | | | | | | | JUNE | | | | | | |
| S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S |
| | | 1 | 2 | 3 | 4 | 5 | | | | | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 27 | 28 | 29 | 30 | | | | 25 | ✗ | 27 | 28 | 29 | 30 | 31 | 29 | 30 | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| JULY | | | | | | | AUGUST | | | | | | | SEPTEMBER | | | | | | |
| S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S |
| | | 1 | 2 | 3 | ✗ | 5 | | | | | | 1 | 2 | | ✗ | 2 | 3 | 4 | 5 | 6 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 27 | 28 | 29 | 30 | 31 | | | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 28 | 29 | 30 | | | | |
| | | | | | | | 31 | | | | | | | | | | | | | |
| OCTOBER | | | | | | | NOVEMBER | | | | | | | DECEMBER | | | | | | |
| S | M | T | W | Th | F | S | S | M | T | W | Th | F | S | S | M | T | W | Th | F | S |
| | | | 1 | 2 | 3 | 4 | | | | | | | 1 | | 1 | 2 | 3 | 4 | 5 | 6 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 | 9 | 10 | ✗ | 12 | 13 | 14 | 15 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 21 | 22 | 23 | ✗ | ✗ | 26 | 27 |
| 26 | 27 | 28 | 29 | 30 | 31 | | 23 | 24 | 25 | 26 | ✗ | ✗ | 29 | 28 | 29 | 30 | 31 | | | |
| | | | | | | | 30 | | | | | | | | | | | | | |

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

- ♥ Burlington is very fortunate to be served by Dike District #12. Their highest priority is to complete the levee upgrade along the eastern, upriver edge from the beginning of the levee at Lafayette Road to the Railroad Bridge at Whitmarsh Road. This will help keep flood insurance rates lower in the years to come, as well as ensuring substantially better flood protection. The shoreline permit for work in the City Limits was issued in 2012 and work will be in process over the next two years. The shoreline permit for work east of Gardner Road is on appeal at Skagit County. No dates have been set for further public hearings at this time.
- ♥ There continues to be great enthusiasm about getting trails and boardwalks along Gages Slough, making it easier to walk and bike around Burlington. With the help of the UW Green Futures Lab, fresh ideas to combine stormwater treatment with restoration and public access are in the works. The trail under I-5 at Cascade Mall is scheduled for construction this year.
- ♥ Burlington is focusing on improving quality of life and getting healthy in this great location! Stay prepared for emergencies, take steps to prevent polluting Gages Slough and the Skagit River with nontoxic car wash and careful use of fertilizers and herbicides. Spring is on the way!

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

The process of updating the Burlington Comprehensive Plan and Zoning Code has started. The process will set the framework for the long term future of historic Downtown to encourage redevelopment and in some locations near Burlington Boulevard that have very outdated zoning. Discussions are starting at the Planning Commission on whether medium density infill should be 3 or 4 stories, how parking should be addressed, and what should the streets look like if the plan is to encourage more pedestrian friendly living.



PLANNING DEPARTMENT
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Website: www.burlingtonwa.gov

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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 833 South Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!

