

*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** – The next Planning Commission meeting is scheduled for **Wednesday, January 21, 2015 at 7:00 p.m.** in the City Council Chambers located at 833 South Spruce Street.

- ▶ A public hearing is scheduled to take public testimony on a proposed application for a conditional use permit to construct a drive-through and sit down coffee house located at **1960 Marketplace Drive.**
- ▶ Public discussion of proposed changes to the Zoning Code to allow 3 or 4 story medium density residential buildings north and south of Fairhaven Avenue and east of Burlington Boulevard, north of Sharon Avenue.

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## *Code Changes &*

## *Neighborhood Planning Issues*

**Update on Growth Management Act** – The Comprehensive Plan and Zoning Code for Burlington is in the process of being updated and amended. As soon as a solid draft is available, notice will be given that an Environmental Impact Statement will be presented to the community for review.

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## *Meeting Calendar for March*

- Planning Commission meets on **Wednesday, January 21 at 7:00 pm**
- City Council — **Thursday, January 22 at 7:00 pm**

**Meetings are held in the Burlington Council Chambers located 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 (360) 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!



# Applications in Process with No Action Taken

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

**Draft Environmental Impact statement is in process:** This is a proposal to establish a new comprehensive plan designation and zoning prior to annexation for a site known as **1724 E. Rio Vista Avenue**, that includes 15.09 acres of land that has been used as a farm, now zoned in Skagit County as Urban Reserve Residential (URR) that allows for one dwelling unit per five acres; and to amend the comprehensive plan designation and zoning on the 2.1 acre forested parcel to the west that has a 50 foot wide connection to South Section Street, now zoned as Open Space Parks and Agriculture (OSPA).

A range of alternatives is being developed in addition to the Proposed Action, which is detailed as follows:

Amend the Comprehensive Plan designation for both sites to Commercial Business (C-B). Rezone portion in the County that is currently Urban Reserve Residential (URR) and portion in the City Limits that is currently Open Space Parks and Agriculture (OSPA).

Establish new zoning for the total 17.19 acre site as Medium Residential and Neighborhood Business (MR-NB). Add contract rezone conditions to the total site as follows:

- A. Single family development along East Rio Vista Avenue and the west side of the 2.1-acre parcel.
- B. Construct connecting street from Section Street to Gardner Road.
- C. Develop overflow parking for boat launch for displaced Gardner Road parking.
- D. Landscape screening between multi-family or commercial sites and single family residences.
- E. Three story buildings allowed with a maximum height of 35' except in single family area.
- F. Total number of apartment units shall be not more than 150.
- G. Commercial uses shall be limited to the location of the existing farm related buildings.
- H. Maximum building footprint increased from 6,500 square feet to 8,000 sq. ft.
- I. Minimum 3 acres of open space.

Annex the 15.09 acre portion of the site into the Burlington City Limits. Comply with Special Flood Risk Zone standards for area within 300' of the landward toe of the levee, which prohibits development within 100' and restricts development in the next 200'.



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## Gages Slough & Skagit River Update

**2.67 inches of rain fell in the City of Burlington on January 5, 2015.**

Fortunately for all, the Skagit River did not flood here. Please take the issue of being prepared at home, on the road and at work very seriously. Here is the list!!!! **NOW IS THE TIME.**

**Sign up for automatic notification of Local Emergency Alerts for your cell phones and those of friends and relatives! Only land lines are automatically dialed.** For those of you with access to a computer, you can sign up at the website <https://mystateusa.com/alertSignup.aspx?region=1157>.

Review your emergency procedure at home with your household and take the time to put your Emergency Preparedness Kit together, or check your flashlight batteries in your existing kit. Remember, a supply of drinking water, emergency food and first aid kit are the bare minimums, along with flashlights. In addition to the basic three day supply of food and water, consider having supplies for sheltering for up to two weeks. Keep a small "grab and go" kit for your place of work with food, water, first aid supplies. For the emergency kit in the car, add flares, jumper cables and seasonal supplies. "Are You Ready? An In-depth Guide to Citizen Preparedness" is available. If you want to order a free copy for your home, call 1-800-480-2520. On the internet, <http://www.fema.gov/areyouready/> is the website link. A copy is available in the Burlington Public Library. **THIS COVERS THE BASIC DISASTER SUPPLIES KIT IN DETAIL.**



LAND USE BULLETIN