

LAND USE BULLETIN



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April 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.

PLANNING COMMISSION – is scheduled for *Wednesday, April 19, 2006 at 7:00 p.m.* in the **City Council Chambers** located at **900 E. Fairhaven Avenue.**



Public hearing on a proposed conditional use permit to establish a bank with a drive-through window located at **723 Haggan Drive.** Applicant is James Bishop for Summit Bank.



Review of Street Tree and lawn proposal for **South Burlington Boulevard between the Bridge and George Hopper Road** to mitigate the impact of buildings that are not located within 10 feet of the property line and may not have windows facing the street. Planning Department is proponent. Tree plan is by Urban Forestry Services, Jim Barborinas.



Example of tree type for Burlington Boulevard



Proposed temporary use permit for more than two weeks to establish an auto repair business with no outdoor storage of vehicles in the C-1, General Commercial Zoning District, located at **451 W. Whitmarsh Road.** Applicant is Carlos Diaz.

BOARD OF ADJUSTMENT - is scheduled for *Wednesday, April 19, 2006 at 6:00 p.m.* in the **City Council Chambers** located at **900 E. Fairhaven Avenue.**



Public hearing on a proposed variance to increase the area of wall signage allowed on the west end of the new **Hampton Inn** from 96 square feet to 140 square feet. Site is located at **1860 S. Burlington Boulevard** and the applicant is BDM Properties.



Public hearing on a proposed variance to establish existing nonconforming front yard setbacks on a corner lot for the record in order to complete a boundary line adjustment to create two small residential lots, located at **503 N. Cherry Street.** Applicant is Robert Towell.



Public hearing on a proposed variance to allow a 5 foot setback which is less than the required setback of 12 feet for a 1,584 square foot detached garage, located at **950 S. Anacortes Street.** Site plan shows 8 feet, applicant is requesting flexibility. Applicant is John McGlinn.

Code Changes and Neighborhood Planning Issues

Work continues on the new Zoning Code planned for Burlington. It is modeled after the latest trends nationwide, called new urbanism or transect zoning, using a design called the Smartcode. The basic idea is to use environmental principles in laying out the code, with lots of charts, tables and illustrations so that it is easy to use and results in development that has good urban design built in without the need for subjective and often lengthy design review procedures.

The Spring Neighborhood Planning meetings have focused on Neighborhood Street designs, so the new code will specify the types of streets that can be built. There are many citizens who do NOT want the basic no maintenance 34 foot

paved street with attached curbs and sidewalks. This quickly becomes a route for speeders and can detract from the important elements that make a block unique. In addition to having the street cross-sections spelled out for different areas, the participants in the spring meetings have asked for a workshop on street lighting options, to make streets safer at night while not being intrusive.

Applications in Process With No Action Taken

There are a number of commercial development projects in the works, at the Technical Committee review stage, with no specific permit applications at this point. 2006 is another very active year for new construction in Burlington.

Gages Slough & Skagit River Corridor Update

Is your flood insurance policy too expensive? Is your coverage worth having? Are rates increasing? **Watch for the countywide survey of floodplain residents and policy holders, sponsored by the countywide Natural Hazard Mitigation Planning Committee.** If the base flood elevations are raised on the proposed new flood 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.



PLANNING DEPARTMENT
901 E. Fairhaven Avenue
Burlington, WA 98233

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

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

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Meeting Calendar for April & May

- » **CITY COUNCIL**—*Thurs., April 13 and 27, 2006*; and *May 11 and 25, 2006* at 7 p.m.
- » **PLANNING COMMISSION**—*Wed., April 19, 2006* at 7 p.m.
- » **BOARD OF ADJUSTMENT**—*Wed., April 19, 2006* at 6 p.m.

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

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!