

**LAND USE
BULLETIN**



**VOL. 19,
ISSUE 2**

February 2009

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.

**BOARD OF
ADJUSTMENT**

The Board of Adjustment meeting is canceled for February.



APPLICATIONS IN PROCESS

Planning Commission – is scheduled for Wednesday, February 18, 2009 at 7:00 pm in the City Council Chambers located at 833 S. Spruce Street.

- ♥ Public meeting for administrative review of proposed towing business with office and shop space behind existing house at 840 S. Spruce Street, and future phase with a multiple tenant building. Applicant is Alan Holtzheimer for Apex Towing.
- ♥ Administrative review of proposed Habitat for Humanity ReStore in an existing building located at 1590 Port Drive in the M-I, Industrial zoning district. Applicant is Wayne Wegner.
- ♥ Public hearing on a proposed conditional use permit to establish use as a religious institution in the building located at 612 East Fairhaven Avenue, expanding the Christ the King Church into the adjacent building, establishing an auditorium with a capacity of 330 people with accessory classrooms, offices and an art gallery with food and coffee bar adjacent to the street. Applicant is Christ the King Church represented by Jennifer Aylor and Dave Browning.
- ♥ Public hearing on a proposed contract rezone to establish a fueling facility with a 3,956 square foot canopy, cashier's kiosk, and five fuel dispensers with ten fueling positions. The proposed action includes installation of one 20,000 gallon fuel tank and one 16,000 gallon dual tank for underground storage. The applicant is the Kroger Company/Fred Meyer Stores, Inc. and the site is located at 1024 South Burlington Boulevard.
- ♥ Public hearing on a proposed amendment to the zoning code to establish regulations and procedures for Essential Public Facilities.
- ♥ Temporary Use Permit for one year for Gil's Mobile Services located at 451 W. Whitmarsh. Applicant is Virgilio Santiago-Garcia.
- ♥ Temporary Use Permit for six months for mobile food van at West Fairhaven and North Burlington Boulevard. Applicant is Alejandro Rocha.

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

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

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 proposed 3 lot binding site plan including a 1.93 acre site with an existing industrial building that will be remodeled for retail use, future development of a grocery store and gas station on a 1.9 acre site and a .73 acre site that may be used for a restaurant.

Proponent: Gary and Diane Steen

Location of Proposal: 740 Highway 20

Lead agency: City of Burlington

Background: This is the site of the old Holiday Market and sporting goods store, and all of the existing buildings with the exception of the industrial building have either been demolished or will soon be demolished as part of the SR 20 project. The applicant is proposing a phased plan to improve the site, install utilities and infrastructure as each area of the site is developed, and comply with the codes. A tenant improvement permit has been issued to allow work to begin on renovating the industrial building and converting it to retail. The site will have shared storm drainage and access to utilities. Landscaping and parking will be provided per code.

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. Measures shall be taken to prevent light and glare from affecting single family homes.
4. Other?

Comments must be submitted by **February 23, 2009** on environmental concerns.

Responsible Official: Margaret Fleek,
City of Burlington

Position/Title: Planning Director

Address for comments: 833 South Spruce Street
Burlington, WA 98233

Date: February 9, 2009

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!



GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



CITY OF BURLINGTON AND DIKE DISTRICT #12 – Draft Environmental Impact Statement is being released for comments on February 13, 2009. A public hearing is scheduled for *Thursday, March 12, 2009* at 4:00 p.m. in the City Council Chambers at 833 S. Spruce Street. Visit the City of Burlington website www.ci.burlington.wa.us to review the document on February 13, 2009.

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.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

There is a public hearing on setting up a conditional use permit process and criteria for siting local and regional Essential Public Facilities at **7:00 p.m. on Wednesday, February 18, 2009** in the City Council Chambers at 833 S. Spruce Street. This is specifically intended to protect neighborhoods and community areas from incompatible



land use actions such as Secure

Community Transition Facilities and other land use actions that are difficult to site. Take this opportunity to be heard and plan to attend the Planning Commission and make comments! Contact the Planning Department for copies of the proposals and

GET INVOLVED! It is YOUR community!



FEBRUARY 2009 MEETING CALENDAR

CITY COUNCIL meets on Thursday, February 26 &
March 12, 2009 at 7:00 pm

PLANNING COMMISSION meets on Wednesday,
February 18, 2009 at 7:00 pm

*Meetings are held in the
City Council Chambers at:*

833 S. SPRUCE STREET, BURLINGTON WA



PLANNING DEPARTMENT
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Burlington, WA 98233

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LAND USE BULLETIN

"Give all to love; obey
thy heart." – Ralph
Waldo Emerson (1847)

*Happy Valentine's
Day!*


