



**MINUTES OF THE
PLANNING COMMISSION**

APRIL 19, 2006

***Council Chambers, City Hall
900 E. Fairhaven Avenue, Burlington, WA***

MEMBERS: Rebecca Bradley, Chair; Marianne Manville-Ailles; Brian Hanson, Jana Vater, Ken Frye and Steve Sexton. Eddie Tjeerdsma, excused.

STAFF: Margaret Fleek

Motion by *Manville-Ailles/Vater* to approve the minutes of the *March 15, 2006* meeting as written.

The meeting was called to order by the Chairperson, *Bradley*.

PUBLIC MEETING

ADOPTION OF FINDINGS & CONCLUSIONS

201 LILA LANE

SKAGIT COUNTY BEHAVIORAL CRISIS TRIAGE CENTER

Fleek stated that the Findings and Conclusions are based on the tapes and minutes of the public hearing held before the Planning Commission on March 15, 2006.

Fleek noted that once the Findings & Conclusions are adopted they will go on the record before the City Council on April 27, 2006. It will be a closed record appeal; no public testimony will be taken.

Motion by *Manville-Ailles/Vater* to approve as presented. Motion carried.

PUBLIC HEARING

CONDITIONAL USE PERMIT #2-06

TO ESTABLISH A BANK WITH A DRIVE THROUGH

723 HAGGEN DRIVE

SUMMIT BANK (JAMES BISHOP), APPLICANT

Public hearing on proposed Conditional Use Permit to establish a bank with a drive-through window on a tenant pad at the Haggen Store site.

This site has multiple points of access including two signalized intersections, so the location for the drive-through bank window is consistent with the standards in the code. The location is just west of Krispy Kreme donuts, and it provides a connection to future tenant pad development.

A condition of the project was that Haggen's would extend Fenton Lane to connect Lila Lane with Andis Road, and create a public easement through the site, if Haggen's successfully installed a traffic signal on SR 20, so general improvements in traffic circulation are still in progress for the Haggen's development overall.

John Ravnik, Engineer, P.O. Box 361, Burlington – reviewed the site plan with the Planning Commission, noting the building is approximately 6,600 square feet in size, and the driveways have been coordinated with Haggen's for additional development. All the utilities are available.

Public hearing opened. No public comments received. Public hearing closed.

Motion by **Frye/Manville-Ailles** to approve the conditional use permit to allow a drive-through window for the bank. Motion carried.

TEMPORARY USE PERMIT

451 W. WHITMARSH ROAD

MINOR AUTO REPAIR

CARLOS DIAZ, APPLICANT

A proposed temporary use permit to allow Auto Repair, with no outdoor storage of vehicles in the C-1, General Commercial zone.

Fleek indicated this was reviewed by the Technical Review Committee. The applicant does minor auto repair and spot painting. The majority of the work is done for the local auto dealers. The Fire Department does not have any problems with this use. **Manville-Ailles** asked if a time limit would apply to the permit. **Fleek** stated we would grant the Temporary Use Permit for one year, but if there are complaints, then we would review their permit. **Frye** asked who polices the location. **Fleek** stated the Code Enforcement Officer and the State Police.

Motion by **Manville-Ailles/Frye** to approve the one year Temporary Use Permit subject to no outdoor storage of vehicles, and if any complaints are received, the permit will be reviewed. Motion carried.

PLAN REVIEW

2-LOT SHORT PLAT #3-06

702 PETERSON ROAD

4-UNIT DEVELOPMENT

JIM YOUNT, APPLICANT

Plan review and short plat to construct four dwelling units in the R-3, Multi Family zone with associated parking and landscaping.

This is a 12,000 square foot site that will accommodate four dwelling units. Two duplex structures are planned (3,000 square foot lot per unit). They will be subdivided as mini-lots for sale to individual owners, with a Homeowners Association to ensure care for the site and buildings.

They are also requesting relief from the five foot perimeter landscaping requirement along the east property line, and have made arrangements with the Housing Authority of Skagit County (property owner to the east) to improve the existing landscape buffer between the two sites.

Staff recommends approval subject to the following conditions:

1. Compliance with the multi-family zoning regulations
2. Comply with required landscaping percentages, but with relief granted along the east property line with enhancement of the existing landscape buffer strip.
3. A Homeowner's Association is required to be submitted for review to the City to ensure long term site and building maintenance.

Manville-Ailles noted that the plan shows a 20 foot driveway, but should it be 30 feet? *Fleek* explained that the Multi Family Development Standard allows up to 4 units with a 20 foot driveway. *Manville-Ailles* stated short plats require 30 feet. *Fleek* explained that a short plat is access by easement, but the Multi Family Development Standards allow 4 units with a 20 foot driveway. *Manville-Ailles* would like to see the mini lot standards beefed up. *Fleek* the code is full of this type of confusion; our goal is to include roads, subdivisions, etc. in their own separate chapter in the new zoning code. *Fleek* agrees from a subdivision stand, but from a multi family stand it is different.

Jim Yount, applicant, stated his biggest concern is the driveway, as the lot is only 76 feet wide.

Manville-Ailles asked if the Planning Commission will review the Housing Authority landscape plan. *Fleek* stated that it will be reviewed by the Planning Department at the time of building permit issuance.

Motion by *Frye/Sexton* to approve the preliminary short plat and plan review subject to the conditions listed in the Staff Report. Motion carried.

PLAN REVIEW

1881 BOUSLOG ROAD

FOOTHILLS TOYOTA, PHASE 2

TOM STROTKAMP, REPRESENTATIVE

Plan review of Phase II of development of new Toyota dealership with associated parking and landscaping on a 6 acre site.

The first phase was construction of a temporary used automobile dealership. Environmental review was completed at that time and major utility issues were resolved. Staff recommends approval of the site plan subject to complete any required site improvements and compliance with the landscaping and maintenance standards.

Tom Strotkamp, Architect, stated that Phase II will consist of a new 50,000 square foot building. Appearance is dictated by the Toyota factory. They have worked hard on the site plan to make it a cut above the other dealerships. The landscaping plan includes a seasonal garden, walking trail and gazebo. They are not sure what the status of Bennett Road is. *Fleek* believes it just has storm drainage.

Motion by *Manville-Ailles/Frye* to approve the plan review subject to recommendations in the Staff Report. Motion carried.

PLAN REVIEW
1946 PARK LANE
WALTON BEVERAGE

Plan review of 147,263 square foot site with 2,943 square feet of office and a 5,375 square foot warehouse area and room for future expansion for Walton Beverage.

Fleek indicated the beverage business has changed with so many products on the market that central distributing is now occurring at their location in Whatcom County, so this facility will basically transfer and reroute already prepared loads. The existing facility will likely be sold.

Staff recommends approval subject to completing any required site improvements and compliance with the landscaping and maintenance standards. The site shall include retaining existing street trees. Fleek noted there are mature street trees on both street fronts, so the landscape architect did not visit the site, and Staff wants to make sure they are not cut down.

Sean Hicks of GWR Design will relay the message to the landscape architect. This will be a warehouse building to be used for transitory storage with an office in front.

Motion by *Frye/Manville-Ailles* to approve subject to recommendations. Motion carried.

PLAN REVIEW
747 W. MCCORQUEDALE ROAD
BURLINGTON AUTOMOTIVE
FABER BROTHER, REPRESENTATIVE

Plan review of a two story, 11,046 square foot building for Burlington Automotive including NAPA Auto Care Center and Express Lube with associated parking and landscaping located in the recently rezoned C-2, Heavy Commercial zone.

Fleek noted that it appears they are not proposing perimeter landscaping on the west and the specific species are not identified. They are sharing driveways with Collision One to the west, but with a 34 foot driveway along the building there should be room for widening the landscape strips.

Staff recommends approval of the plan review subject to completing any required site improvements and compliance with the landscaping and maintenance standards.

Ron Faber, Faber Brothers Construction – stated that one of the main concerns for the owner was to be able to bring vehicles in easier, as they roll them in and out by hand, as they are stalled vehicles. They moved the landscaping to the other side to offset that change. The reason for the gate in center on west side is they work with Collision One, to the west; Collision One does the body work, and then they roll the vehicle to Burlington Automotive for the mechanical repair.

Manville-Ailles suggested adding the landscape change as a condition.

Motion by *Manville-Ailles/Vater* to approve the plan review subject to the recommendations and allow for landscape averaging on the west side by moving the landscaping to another location on the site. Motion carried.

STREET TREE & LAWN CORRIDOR BURLINGTON BOULEVARD

Proposal to create street tree and lawn corridor along South Burlington Boulevard to improve the appearance of the area, in light of the type and location of new construction in the vicinity. Tree types are recommended by Jim Barborinas, Urban Forestry Service.

Fleek approached Jim Barborinas, Arborist for recommendations. There are above ground power lines along South Burlington Boulevard, as the City did not want to pay an additional \$225,000 during new bridge construction to underground the power.

Ken Frye indicated that Mount Vernon planted trees years ago which cracked the sidewalks. *Fleek* stated that is why we hired Jim Barborinas. He looks at the tree type, the location and supervises the plantings. Kohl's will have a 25 foot tall blank wall and setback 50-60 feet; they proposed big planting trees at the location. The rest of the area (in front of Ashley Furniture) will be the smaller type trees.

Bradley asked about requirements for street trees. *Fleek* – we want to require that they plant specific types to not only make it look good and colorful, but to make sure the tree fits the site, overhead wires, etc. The developer will be responsible for planting. Spacing of trees will be 30 feet on center. Jim Barborinas would advise if they needed to be planted further apart, depending on the tree type.

PLAN REVIEW 1955 S. BURLINGTON BLVD. ASHLEY FURNITURE STORE RAVNIK & ASSOCIATES, REPRESENTATIVE

Plan review of 33,392 square foot building with associated parking and landscaping. This is redevelopment of the old Brim Tractor site. The new building will have windows on the street. *Fleek* indicated this is a long thin lot, and the requirement to have the building within 10 feet from the street did not work out. There is a series of exceptions in the code; one is a different entrance. There is a 5,800 square foot low spot on the site at the southeast corner that is to be developed by the Newman Development. The owner, John Bouslog is willing to fill the hole and Newman Development will submit a landscape plan for the 5,800 square foot area.

Manville-Ailles noted this area has the lower power lines, which will have the smaller trees. *Ravnik* indicated there is no reason we cannot work out placement of trees. *Fleek* recommended that Jim Barborinas be on site for the plantings. *Ravnik* is not sure if the trees listed in landscape plan are the same, but we can come up with some nice trees that will coordinate and fit in with the sign and the area.

Ravnik stated that they are providing approximately 15% landscaping (10% minimum). *Fleek* is hoping for green, nice colorful trees. *Manville-Ailles* asked about the billboard on the site. *Fleek* indicated the billboard dates back to the 1950's, but did not realize they were keeping the billboard on this site. We will have to discuss this outside of the Planning Commission; *Fleek* will talk to the City Attorney.

Manville-Ailles asked if recommendation for installation of landscaping shall be supervised by Jim Barborinas. *Fleek* stated it wouldn't have to be Jim Barborinas, but we need to be contacted prior to installation to make sure it is properly supervised.

Motion by *Manville-Ailles/Sexton* to approve plan review subject to conditions listed in the Staff Report and adding recommendations for landscaping and working out the issue with pole sign. Motion carried.

PLAN REVIEW

1942 MARKETPLACE DRIVE

KOHL'S DEPARTMENT STORE

Plan review of 68,890 square foot retail store on a 5.95 acre site in the Burlington Crossings development with 308 parking spaces and landscaping.

Fleek stated this is the last site in the Burlington Crossing development. It has a 25 foot tall blank wall along S. Burlington Boulevard; they are proposing landscaping to mitigate. There was a landscape error, as the landscaping does not continue all the way south down Burlington Boulevard, but that will be corrected to include landscaping at the time they submit for a building permit.

There are two outstanding issues on the Burlington Crossings site overall: 1) dedicating the street abutting the site on the north side as a public right of way; 2) the 5,800 square foot vacant space that is in the right of way at the southern entrance to Burlington Crossings. Although Kohl's is not directly responsible for either spot, a resolution of both issues is required before building permits are issued for this project and McDonald's.

Staff recommends approval subject to the following conditions:

1. Street trees along Burlington Boulevard shall consist of the Autumn Blaze Maple.
2. The street on the north side of the site shall be dedicated as public right of way by Newman Development, and Newman Development shall complete fill and landscaping of the area in the right of way at the southern entrance to Burlington Crossings development based on a plan for landscaping and maintenance approved by the City.
3. Landscaping calculations shall be provided on the building permit plans and an irrigation/maintenance plan, and plans shall be modified to include the rest of the street front along Burlington Boulevard.
4. Installation of landscaping and trees shall be supervised by Urban Forestry Services or a comparably qualified person to ensure proper soil and site preparation.

Matt McRostie of WRG Design – stated design includes 308 parking stalls and extensive landscaping. Kohl's is comparable to a Mervyn's store. This will be one of the first Kohl stores in Western Washington; it will be one of Kohl's smaller prototype buildings.

Mr. McRostie stated they are working with Technical Review Committee concerns: screening the loading dock; landscaping, including the 5,800 Bouslog piece and maintenance.

George Akel of Newman Development Group – had one comment about the 5,800 square foot area at Bouslog's, they are engineering issue to continue the street further to east to create an arterial; this was worked out some time ago.

Motion by *Manville-Ailles/Frye* to approve the plan review subject to the conditions. Motion carried.

WALK-ON AGENDA

FENCE REQUEST

830 E. VERNON AVENUE

MIGUEL & VERONICA QUEZADA

Proposal to construct a 6 foot fence in the 20 foot front yard setback on the north and west side of the home along Vernon and Holly. This home is across the street from the new library. No new street improvements will occur on the south side of their house.

Veronica Quezada is asking for an 8 foot setback instead of the required 20 foot front yard setback to create privacy from the future library foot and vehicle traffic.

Motion by *Frye/Hanson* to approve the construction of a 6 foot fence with an 8 foot setback from the front property lines on Vernon and Holly. Motion carried.