



MINUTES OF THE PLANNING COMMISSION

October 19, 2011

*Council Chambers, City Hall
833 S. Spruce Street, Burlington, WA*

MEMBERS: Rebecca Bradley-Lowell- Chair, Marianne Manville-Ailles, Jana Vater, Ken Frye, Rock White, Brian Hanson, and Sally Straathof.

STAFF: Margaret Fleek

The meeting was called to order by *Lowell*. Flag Salute.

Motion made by *Manville-Ailles/Hanson* to approve the September 21, 2011 as written. Motion carried.

PLAN REVIEW

325 PEASE ROAD

EAGLE'S WINGS MIXED USE DEVELOPMENT

CROSSROADS COVENANT CHURCH, APPLICANT

White recused himself from this project as he is on the Board of Directors for Eagles' Wings. *Lowell* and *Hanson* both disclosed they attend Crossroads Covenant Church on occasion, but do not have any financial interest.

Fleek explained in order to access new private funding opportunities, it is critical to establish a track record of success and ability to manage the program for victims of domestic violence and their children. The applicant is proposing to bring in modular housing units that will be on site for several years until funding and construction is completed for the project approved on April 20, 2011 by the Planning Commission. The approved concept is Eagles' Wings Phase I, a mixed use project totaling 36,900 square feet on four levels, with commercial use on the lower floors and 18 apartments.

The location of the modular units will not be visible from Pease Road at all, and the critical social services that will be necessary to operate the program with the modular units will be provided from the exist jug. They have the services needed to help the people.

Motion by *Manville-Ailles/Vater* to approve the plan review to allow Eagles' Wings start up for modular units subject to the following conditions:

1. Maintain the Green Space with lawn; identify locations for tree planting that will not interfere with future Phase I to get some long term landscaping started. Work with Planning Department on species; look at opportunities for tree donations.
2. Provide storm drainage water quality treatment with a plan approved by Public Works.
3. Approval limited to 6 modular units identified on the site plan.
4. Annual review by the Planning Commission.

Motion carried.

DISCUSSION

LONG RANGE COMMUNITY PLANNING ISSUES

Discussion of starting the long range community planning process with a major citizen outreach component, leading to the 2015 Growth Management Act Update, looking in detail at the land use issues and opportunities around the edges of Burlington. A Supplemental Environmental Impact Statement is proposed as the vehicle for focusing on alternatives.

Planning Commission discussed the Raspberry Ridge issues, the west side of the city and the Nonmotorized Plan along Gages Slough to get the major connections in place. *Lowell* also suggested adding the Peterson/Pulver property into the Urban Growth Area for the school district. *Fleek* stated the Planning Commission will spend some time next month laying out the big issues.

Planning Commission stated they would like to encourage the City Council to consider hiring a code enforcement position. The Planning Commission spends many volunteer hours reviewing and approving projects and issues come up with conditions placed on projects and there is no one to follow through with assisting on code issues. Also, signs and junk are getting out of control. Hidden Treasures started putting up signs again up and down Burlington Boulevard on a regular basis, Car Toys and Les Schwab signs and banners, and various roaming vendors need attention. *White* asked if the covered shelter at the mobile food van at 702 North Burlington Boulevard was removed. *Fleek*, no, and stated they are on notice.

The meeting was adjourned.