



201111150079

Skagit County Auditor

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RETURN TO:

CITY OF BURLINGTON - PLANNING DEPT.

833 S. SPRUCE STREET

BURLINGTON WA 98233

DOCUMENT TITLE(S) (or transfer contained herein):

CONTRACT REZONE ORDINANCE

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

CITY OF BURLINGTON Ordinance #1744

☐ ADDITIONAL REFERENCE NUMBERS ON PAGE ____ OF DOCUMENT

GRANTOR(S) (Last name, first name and initials):

CITY OF BURLINGTON

☐ ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT

GRANTEE(S) (Last name, first name and initials):

CITY OF BURLINGTON

☐ ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT

LEGAL DESCRIPTION: (Abbreviated: i.e., lot, block, plat or quarter, section, township and range):

Parcel Numbers: P62798, located in NE ¼ of Section 5, Township 34N, Range 4E, W.M.

☐ ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT

DESCRIPTION: An ordinance amending the City of Burlington Comprehensive Plan Map from SF-D Single Family-Duplex to C-B Commerical-Business and amending the Zoning Map from R-1-8.4 Single Family to MR-NB Medium Residential-Neighborhood Business Contract Rezone for the following property known as Assessor's Parcel Number P62798, located in the NE ¼ of Section 5, Township 34N, Range 4E, W.M., in Skagit County, Washington.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P62798

☐ TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT.

ORDINANCE 1744

AN ORDINANCE OF THE CITY OF BURLINGTON amending the Comprehensive Plan Map from SF-D Single Family and Duplex to C-B Commercial and Business and amending the Zoning Map from R-1 8.4 Single Family to MR-NB-C Medium Residential and Neighborhood Business Contract Rezone, to be located on Assessor's Parcel Number P62798, situated in the County of Skagit, State of Washington.

WHEREAS, the proposed comprehensive plan amendment #CPA 1-11 and rezone #REZ 1-11 is proposed to establish zoning that will legalize the existing building and provide for options for continued occupancy in the future on a site that was developed prior to annexation into the City Limits of Burlington, and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on the proposed action on August 17, 2011 and recommended denying the application, and

WHEREAS, a timely request for an appeal hearing was filed by the applicant, and

WHEREAS, the City Council has considered the testimony in the open hearing on the comprehensive plan amendment and the closed record appeal hearing on the rezone, deliberated on the record and determined that the proposed comprehensive plan amendment and rezone meets the criteria for redesignation as requested.

NOW, THEREFORE, THE CITY OF BURLINGTON DO ORDAIN AS FOLLOWS:

Section 1. The following property shall be redesignated on the on the comprehensive plan map from SF-D Single Family and Duplex to C-B Commercial and Business and rezoned from R-1 8.4 Single Family to MR-NB-C Medium Residential and Neighborhood Business Contract Rezone:

Assessor's Parcel Number P62798

Tract 2 of Short Plat #34-82.

Situated in the County of Skagit, State of Washington.

Section 2. A contract shall be executed with the city and the applicant before any permits are issued to include the following requirements:

Permitted Primary Uses:

- A. Maximum of two dwelling units.
- B. Artisanal uses, such as photographers, framing and gallery, artist studio dwelling.
- C. Home Occupations.
- D. Laboratories, such as dental or soil testing with no outdoor storage.
- E. Professional services, corporate and other offices with minimal customer service on the premises.
- F. Trades and subcontractors such as plumbing, electrical, HVAC with no outside storage.
- G. Corner visibility shall be maintained pursuant to BMC 17.45.020.
- H. Contract rezone shall be noted on the official zoning map.
- I. A copy of the ordinance shall be recorded with Skagit County.

Section 3. This ordinance shall be in full force and effect five days after its passage, approval and publication as provided by law.

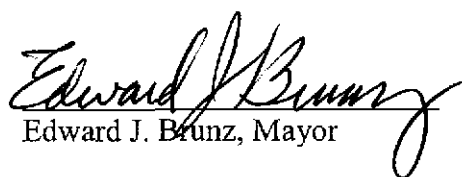
INTRODUCED AND PASSED and approved at a regular meeting of the City Council this 13th day of October, 2011.




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Skagit County Auditor

THE CITY OF BURLINGTON


Edward J. Brunz, Mayor

ATTEST:


Greg Thrasher, Finance Director

APPROVED AS TO FORM:


Scott G. Thomas, City Attorney

Filed with the City Clerk:	10/05/2011
Passed by the City Council:	10/13/2011
Signed by the Mayor:	10/14/2011
Published:	10/17/2011
Effective Date:	10/22/2011



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