



200112170105
Skagit County Auditor

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RETURN TO:

CITY OF BURLINGTON - PLANNING DEPT.
901 E. FAIRHAVEN AVENUE
BURLINGTON WA 98233-1918

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

CONTRACT REZONE

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

City of Burlington Ordinance #1457 (2 pages)

ADDITIONAL REFERENCE NUMBERS ON PAGE ____ OF DOCUMENT

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

- 1. City of Burlington
- 2.
- 3.

ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT

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

- 1.
- 2.

ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT

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

Amending the Zoning Map from Single Family R-1-9.6 to Duplex R-2, including adoption of contract rezone conditions, for the following property known as the South 120 feet of Assessor's Parcel Number P62609 and the South 120 feet of Assessor's Parcel Number P62601, situated in Skagit County, Washington. SW ¼ of Section 31, Township 35N, Range 4E, W.M.

ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT

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

South 120 feet of P62609, South 120 feet of P62601

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

AN ORDINANCE amending the Zoning Map from Single-Family R-1-9.6 to Duplex R-2, including adoption of contract rezone conditions, for the property known as the South 120 feet of Assessor's Parcel Number P62609 and the South 120 feet of Assessor's Parcel Number P62601, situated in the County of Skagit, State of Washington.

WHEREAS, the site consists of 1.58 acres of land that fronts on Peterson Road, and

WHEREAS, a rezone is being sought to develop a duplex development with an approved design concept to provide a diversity of housing opportunities contemplated by the Growth Management Act, and

WHEREAS, this proposed project is the first land use action in the development of the 38+ acres of vacant land in the area that is now possible following city improvements to local storm drainage and streets, and

WHEREAS, it is critical to obtain voluntary mitigation agreements with each land use action, that will result in the acquisition of land and construction of a neighborhood park in the Northwest Precinct west of Interstate 5 as identified in the adopted Parks and Recreation Comprehensive Plan, and

WHEREAS, a duly advertised public hearing was conducted before the Burlington Planning Commission and a recommendation made to adopt the contract rezone, and

WHEREAS, the City Council has determined that the proposed contract rezone meets the criteria for redesignation as requested.

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

Section 1. The following property is hereby rezoned from Single-family Residential R-1-9.6 to Duplex Residential R-2:

THE SOUTH 120 FEET OF THE FOLLOWING:

Assessor's Parcel Number P62609

That portion of the West 1/2 of the East 1/2 of Tract 48, PLAT OF THE BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said West 1/2 of the East 1/2; thence South 89 degrees 00'00" East along the South line of said Tract 48 for a distance of 100.00 feet to the true point of beginning; thence continuing South 89 degrees 00'00" East for a distance of 159.58 feet to an intersection with a line 60.00 feet West of, as measured to right angles, and parallel to the East line of said West 1/2 of the East 1/2; thence North 0 degrees 37'34" East along said parallel line for a distance of 165.00 feet; thence North 89 degrees 00'00" West parallel to said South line for a distance of 159.77 feet to a line which is 100.00 feet East of and parallel to the West line of said West 1/2 of the East 1/2, as measured along said South line; thence South 0 degrees 33'37" West along said parallel line to the true point of beginning.

AND

THE SOUTH 120 FEET OF THE FOLLOWI

Assessor's Parcel Number P62601



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Tract 4 of Burlington Short Plat No. 4-79, approved October 25, 1979 and recorded October 26, 1979 in Volume 3 of Short Plats, page 201, under Auditor's File No. 7910260042, being a portion of the East ½ of the East ½ of Tract 48, PLAT OF THE BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County Washington.

Situate in the County of Skagit, State of Washington.

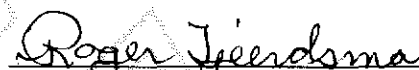
Section 2. A contract shall be executed with the city and the applicant before any permits are issued to include the following requirements:

1. The applicant shall contribute a fair share towards acquisition of a 2-3 acre Neighborhood Park as a voluntary mitigation agreement at the time of subdivision of the land, percentage to be based on the relationship of the acreage of this site to the total amount of vacant land in the area north of Peterson Road and west of I-5 in the City Limits.
2. Contract rezone shall be noted on the official zoning map.
3. Site shall be developed per the approved plans.
4. 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
14th day of June, 2001.

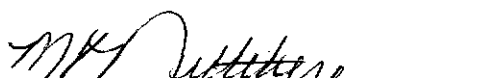
THE CITY OF BURLINGTON


Roger A. Tjeerdsma, Mayor

ATTEST:


Richard A. Patrick, Finance Director

APPROVED AS TO FORM:

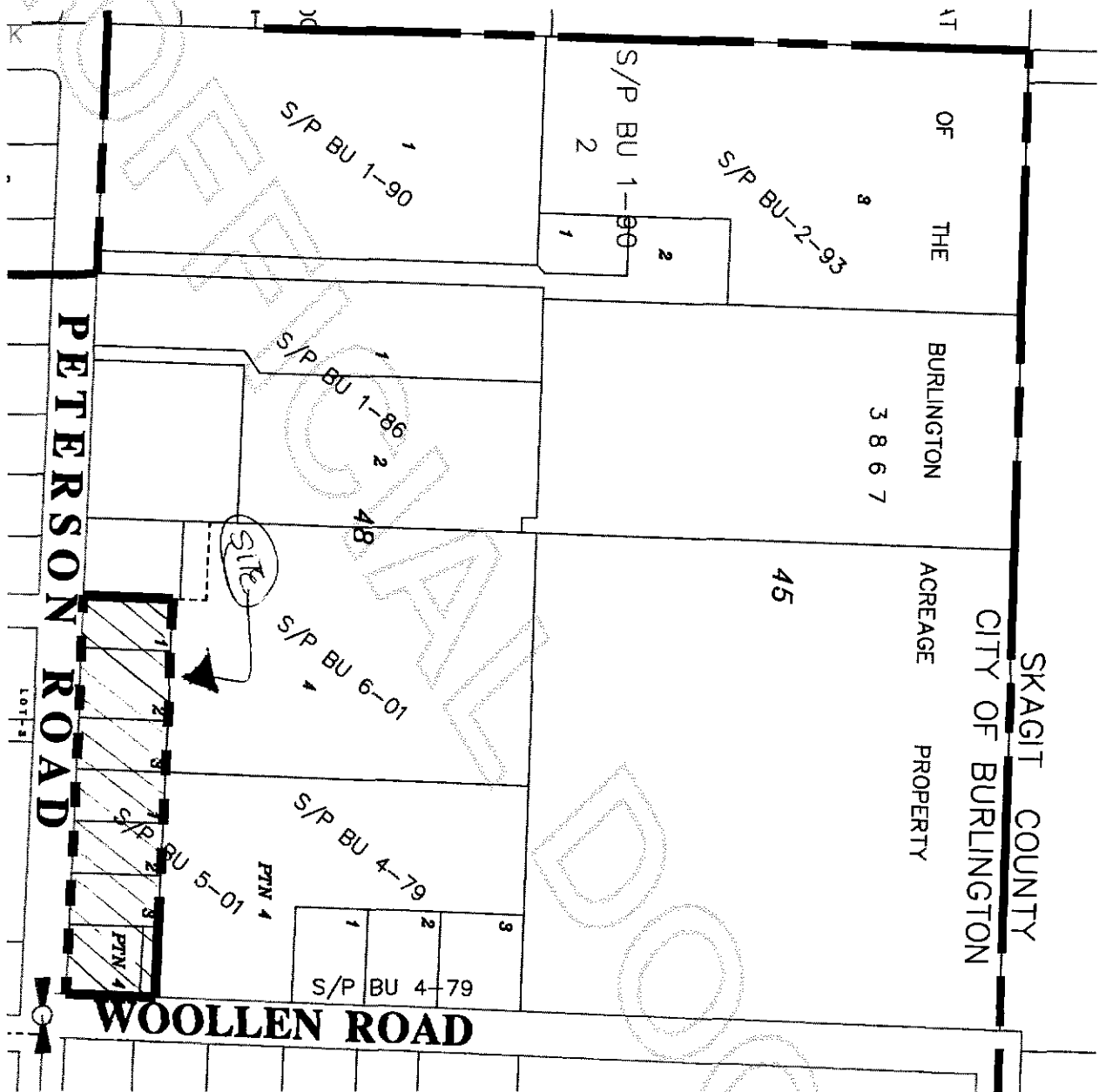

Marilyn K. Nitteberg, City Attorney

FILED WITH CITY CLERK:	6-6-01
PASSED BY CITY COUNCIL:	6-14-01
SIGNED BY MAYOR:	6-14-01
PUBLISHED:	6-20-01
EFFECTIVE:	6-25-01



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