



200903310037
Skagit County Auditor

3/31/2009 Page 1 of 2 11:10AM

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 #1657

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: P122682, P122681, P38167, P62391, P62394, located in NW ¼ of Section 32, Township 35N, Range 4E, W.M.

ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT

DESCRIPTION: An ordinance rezoning property from R-1-8.4 Single Family to R-2 Duplex

ASSESSOR'S PARCEL/TAX I.D. NUMBER: P122682, P122681, P38167, P62391, and P62394

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

ORDINANCE 1657

AN ORDINANCE amending the Zoning Map from Single Family (R-1-8.4) to Duplex (R-2), for the property known as Assessor's Parcel Numbers P122682, P122681, P38167, P62391 and P62394, situated in the County of Skagit, State of Washington.

WHEREAS, the site consists of 2.1 acres of land that is being rezoned to allow construction of a duplex development, and

WHEREAS, the site is irregular in shape leading to irregular lot shapes that warrant consideration of a ten foot rear yard in order to allow for better design, and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on the proposed action on September 17, 2008 and made a recommendation for approval with conditions, and

WHEREAS, the City Council has deliberated on the record and determined that the proposed rezone meets the criteria for re-designation as requested.

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

Section 1. The following property shall be rezoned from Single Family (R-1-8.4) to Duplex (R-2):

Assessor's Parcel Numbers P122682, P122681, P38167, P62391 and P62394
Situated in the County of Skagit, State of Washington.

Section 2. The rezone is approved subject to the following conditions that shall be shown on the plat and construction permits:

1. A ten foot wide access easement shall be granted adjacent to the property line abutting Dane Lane.
2. Change the setbacks for rear yards for the duplexes to a minimum of ten feet as allowed in BMC 17.15.055.d.2.
3. Provide a children's play area to be shown on the plat.

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 9th day of October, 2008.

THE CITY OF BURLINGTON

Edward J. Brunz
Edward J. Brunz, Mayor

ATTEST:

Greg Thramer
Greg Thramer, Finance Director

APPROVED AS TO FORM:

Scott Thomas
Scott Thomas, City Attorney

Filed with the City Clerk:	10/1/2008
Passed by the City Council:	10/9/2008
Signed by the Mayor:	10/9/2008
Published:	10/15/2008
Effective Date:	10/20/2008



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