

**LAND USE
BULLETIN**



VOL 21
ISSUE 1
January 2011

This bulletin provides an update on all pending land use actions ranging from opportunities for citizen involvement and appeal of proposed development projects, to the meeting calendar for land use and planning related activities.



APPLICATIONS IN PROCESS

PLANNING COMMISSION – is scheduled for *Wednesday, January 19, 2011 at 7:00 pm* in the City Council Chambers located at 833 S. Spruce Street.

- * Public hearing on proposed conditional use permit to build a drive through window as part of a planned sit down coffee house located at 1126 S. Burlington Boulevard, including construction of an addition to an existing building in the C-1 Commercial zoning district. Applicant is Bob Coe, represented by Carletti Architects.
- * Discussion of the Draft Shoreline Master Program and ideas to get moving forward on the public access trail along the south side of Gages Slough starting at the Pulver Road Pump Station to include integrating design of water quality treatment bioswales to get clean water into the Skagit River.

BOARD OF ADJUSTMENT— meets *Wednesday, January 19, 2011 at 6:00 p.m.* in the City Council Chambers.

- * Public hearing to hear public comments on a proposed Variance to expand a nonconforming use, adding a 50 x 90' storage building adjacent to existing buildings for Cascade Concrete LLC, an existing industrial use located in the C-1 General Commercial zoning district.

JANUARY 2011 - Meeting Calendar

- CITY COUNCIL — Thursday, January 13 & 27, 2011 at 7 pm
- PLANNING COMMISSION - Wed., January 19, 2011 at 7 pm
- BOARD OF ADJUSTMENT - Wed., January 19, 2011 at 6 pm

*Meetings are held in the
City Council Chambers at:*

833 S. SPRUCE STREET, BURLINGTON WA

VOLUNTEER NEEDED:

The Mayor is looking for an interested citizen who wants to be on the Board of Adjustment. This is a great opportunity to be a part of your community and learn how the city makes decisions in the neighborhoods. Give us a call if you are interested!





Mark your Calendars!

to attend a

COMMUNITY MEETING

January 26, 2011

6:30 p.m.

City Council Chambers



Discussion on major community issues

AGENDA

Bicycling and Walking In Burlington – Challenges and Opportunities

- Do you want Bike Lanes? The Spruce Street Connection – What about parking on one side only?
- What is needed to make the edges at Pulver and Gardner Road bike and pedestrian friendly?

“Honey, I Redeveloped the Strip Mall!”

- Is it possible to build high QUALITY and high density housing in the Retail Core between the RR and I-5? Is it a good idea?

Burlington Levee Improvement Project – status and next steps

- What are the odds of getting credit for the existence of the Dike District #12 levees on the flood maps in the next few years?

Flood Insurance AFTER the Maps Change – Do YOU have Questions?

- A FEMA representative will be available to answer your questions.

Other discussion as desired.

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

Burlington sits like an expensive target in the midst of high anxiety about salmon runs, floodplains, disconnected channel migration zones, preservation of agricultural lands, and major interstate and state routes and railroads. Burlington has a little room for some new population, but most important is to keep on implementing the Community’s plan to put together an interesting place to work, live, eat and play by building on our strengths and focusing on connections. And any new population will be integrated with our thriving historic Downtown and its 49 blocks with infill and redevelopment potential, right next door to the I-5 Retail Core where high quality mixed use development is ready to be funded.

With a beautiful, walkable community that includes miles of riverfront and over 150 acres of parks, all accessible to the public, Burlington represents a long term opportunity for a sustainable community with a strong base of home ownership, jobs, and hanging out by the Skagit River! Getting clean Stormwater out the end of Gages Slough and back into the Skagit River is a top priority for environmental quality.

The *Envision Skagit 2060* project has the potential to be a positive force for tuning up the economic engine, ensuring long term quality of the environmental features, and enhancing human scale qualities that set this region apart from the rest of the Puget Sound waterfront, especially because of the 3000 + square mile drainage basin that is the Skagit Valley. Keep track of that project and get involved! Community meetings are



CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

Please contact the Planning Department if you are interested in participating in any of these programs and projects!!!

- * **Burlington Arts Council** – Presenting a Downtown Art Walk during the Tulip Festival in April.
- * **NonMotorized Plan to connect Burlington** – getting started on one project, designing the Gages Slough Trail and water quality project.
- * **Gages Slough Wetland Buffer Restoration** project scheduled for March, 2011.



- City Council – 7:00 pm
- Planning Commission – 7:00 pm
- ✗ = City Holiday ✗ = Furlough Day

2011 MEETING CALENDAR

Meetings held in City Hall Council
Chambers – 833 S. Spruce Street

JANUARY							FEBRUARY							MARCH						
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30	31																			
APRIL							MAY							JUNE						
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JULY							AUGUST							SEPTEMBER						
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31																				
OCTOBER							NOVEMBER							DECEMBER						
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30	31																			

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

CONTACT THE PLANNING DEPARTMENT AT 755-9717 FOR MORE INFORMATION ON ANY PROJECT.

FLOOD INSURANCE RATE MAP CHANGES – APPEAL PENDING. The City of Burlington is actively engaged in the process of preparing an appeal of the proposed new Flood Insurance Rate Maps that have been released by the Federal Emergency Management Agency. The final results of the mapping process will determine who has to have Flood Insurance, how much they will pay, and how new development and redevelopment proceeds in Burlington. Until the Burlington Levees are approved as providing 100-year flood protection, the community will be living with the results of this federal process. If you have any questions about your property, contact the Planning Department for detailed information. Once we have identified what is proposed for your property, we will also keep you on the contact list as the process moves along.



HOW TO GET INVOLVED

If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at 755-9717 or stop by the office at 833 South Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!

PLANNING DEPARTMENT
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