

**LAND USE
BULLETIN**



**VOL. 22
ISSUE 1
January 2012**

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 **Wed., January 18, 2012 at 7:00 pm @ 833 S. Spruce Str.**

- * Public hearing on proposed contract rezone from R-S Semi-Public to C-I General Commercial to allow the installation of a delicatessen in the building in addition to the current office use. Site is located at **800 E. Fairhaven Avenue** and the applicant is Greta Aitken.
- * Walk-through of the draft Shoreline Master Program and discussion of any issues and future process --- including consideration of a Supplemental Environmental Impact Statement to make sure that every component has been reviewed and considered carefully.

CITY COUNCIL - is scheduled for

Thursday January 12, 2012 at 7:00 p.m. @ 833 S. Spruce Street

- * Public hearing on a proposed ordinance proposed ordinance relating to land use, zoning and interim controls; amending Burlington Municipal Code Section 15.15.025 to continue the interim special flood risk zone adopted by Ordinance 1739 for six months.

BOARD OF ADJUSTMENT— meeting canceled.

JANUARY 2012 - Meeting Calendar

 **CITY COUNCIL** — **Thursday, January 12 & 26**
@ 7:00 pm

 **PLANNING COMMISSION** — **Wed., January 18**
@ 7:00 pm

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

833 S. SPRUCE STREET, BURLINGTON WA

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!



Mark your Calendars!

to attend a

COMMUNITY MEETING

Tuesday, February 7, 2012

**7:00 p.m.
City Council Chambers**



Topics for discussion with the Mayor and Staff include:

- The latest news from the State Legislature in Olympia
- Gages Slough Nonmotorized Trail and connections around the city
- The latest update on Flood Map Revisions and Appeals,
- Setting priorities for the UW Green Futures Laboratory to look at the future redevelopment of the Retail Core in the I-5 corridor,
- Opportunities for getting clean stormwater out of Burlington,
- Planning for Economic Development and long term sustainability,
- What is happening with the Endangered Species Act and Flood Insurance,
- Any topics of interest to YOU!

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

The city is working on completing the update of the Shoreline Master Program that regulates all development along the Skagit River and the Gages Slough wetlands. It is the goal of the project to also make sure that city regulations comply with the Endangered Species Act. Because of the very sensitive location of Burlington in the floodplain, extra care is being taken to evaluate the best options for getting clean stormwater out of the end of Gages Slough, and for protecting and improving wildlife habitat in that corridor. The recent repairs to the Skagit River levees have include a lot of planting of willows and also large woody debris installations in the river to improve critical habitat. If everyone works together, great results are possible. There is much more work to be done, but Burlington is confident that this community is on the right track.

Got your emergency kit ready to go?????



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 – COMPLICATED SITUATION! The Federal Emergency Management Agency has notified the city that they are changing the way they set the base flood elevations when a community has levees that are not certified as providing 100-year flood protection, to give credit for the levees that exist. The draft report is issued, and the city is working with all of the cities, towns, dike districts, and the county on comments that are due at the end of January. As more information becomes available, property owners will be notified. The City of Burlington is one of the parties in the appeal of the proposed new Flood Insurance Rate Maps that were released by the Federal Emergency Management Agency about a year ago. The appeal is focused on the hydrology of the Skagit River and how much water gets here in a food event and it needs to be resolved regardless of the changes in mapping, but it is tough to get action at the federal level.

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City Council – 7:00 pm
 Planning Commission – 7:00 pm
 = City Holiday

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

2012 MEETING CALENDAR

JANUARY							FEBRUARY							MARCH						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
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15	16	17	18	19	20	21	12	13	14	15	16	17	18	11	12	13	14	15	16	17
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APRIL							MAY							JUNE						
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JULY							AUGUST							SEPTEMBER						
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OCTOBER							NOVEMBER							DECEMBER						
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APPLICATIONS IN PROCESS WITH NO ACTION TAKEN - cont'd from page 2

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Construct a Low Impact Development demonstration project in Downtown Burlington including building a sidewalk, pervious pavement parking lot, a raingarden and drainage improvements on site of old fire station, a .36 acre site, and a raingarden and drainage improvements at a nearby intersection, a .18 acre site.

Proponent: City of Burlington
Location of Proposal: 601 E. Victoria (Corner of Hazel & Cascade Highway at Anacortes Street)
Lead agency: City of Burlington

Background: This project is funded by a grant, and it is designed to upgrade the site of the old Fire Station for public parking with pavement that will drain, along with a raingarden to absorb runoff, along with revising the drainage to the triangular area at the next corner, where there is a small raingarden today.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision

was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the following conditions:

1. Final design review of landscaping and sidewalk plans.
2. Construction shall be subject to Best Management Practices per Department of Ecology Manual.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Margaret Fleek, Planning Dir
City of Burlington
Address: 833 South Spruce Street,
Burlington, Washington 98233
Date: January 6, 2012

You may appeal this determination to the Planning Department at 833 South Spruce, Burlington, WA 98233. Appeals must be in writing and filed no later than **January 20, 2012**. You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



CITY OF Burlington
SKAGIT COUNTY, WASHINGTON INCORPORATED 1902

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