

LAND USE BULLETIN



Volume 17, Issue 6

July 2007

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, June 20, 2007 at 7:00 pm** in the **City Council Chambers** located at **900 E. Fairhaven Avenue**.

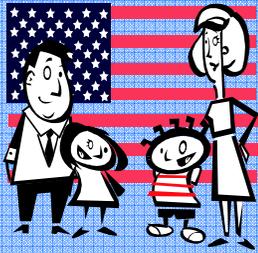
★ Public meeting #3 on the proposed **amendments to the Burlington Floodplain Management and Natural Hazard Mitigation Plan**. Margaret Fleek, Planning Director will discuss the Alternatives for Burlington's future, part of the update to the plan and the Draft Environmental Impact Statement that is in preparation.

★ Public hearing to hear comments on proposed amendments to Contract Rezone Ordinance #1592 to allow General Commercial uses at **1026 South Spruce Street**. Applicant is Al Brown.

★ Public Hearing on proposed **amendments to Zoning Code** for Conditional Use Permits in C-1 and new Parking Chapter.

★ Public Hearing on **proposed amendments to Subdivision Code** to update the exemptions and allow splitting off property for open space.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES



YOU are invited to a series of public meetings on the proposed amendments to the Burlington Floodplain Management and Natural Hazard Mitigation Plan described above. The plan of action is to evaluate the flood hazard, problems, and possible solutions for Burlington, including the following topics: assess the hazard; assess the problem; set goals; review possible activities and draft an action plan. This will be on the agenda of the regular monthly Planning Commission meeting for the next three months, held on the **third Wednesday at 7:00 p.m.** in the City Council Chambers, with the third meeting on July 18, 2007. The Federal Emergency Management Agency is very likely to propose a major increase in the 100-year Base Flood Elevations on the Flood Insurance Rate Maps, and the City and Dike District #12 plan to seriously look at how to raise the levees and provide 100-year flood protection to the community.

This month the Planning Commission will be conducting two public hearings, one on the first in a series of planned updates to the Burlington Zoning Code, and one updating the exemptions to the Subdivision Code, including splitting off property for open space. Additional topics will be coming to the Planning Commission over the course of the year, with the goal of a totally updated code framework in place by the end of the year. Interested? Call the Planning Department if you want more information or start attending the Planning Commission meetings!

MEETING CALENDAR FOR JULY

- ▶▶ **CITY COUNCIL**—**Thursday, July 12 and July 26, 2007;** at 7:00 p.m.
- ▶▶ **PLANNING COMMISSION**—**Wednesday, July 18, 2007** at 7:00 p.m.
- ▶▶ **BOARD OF ADJUSTMENT**—**Wednesday, July 18, 2007** at 6:00 p.m.

Meetings are held in the City Council Chambers at 900 E. Fairhaven Avenue, 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 901 East Fairhaven Avenue. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



The plans for future restoration projects in the Gages Slough Corridor are coming together as the scientists have finished their review. New maps will be prepared this summer and this Fall, there will be exciting positive ideas to discuss at the Neighborhood Meetings. The plan is to get as many residents and businesses as possible involved in improving storm water quality and the overall water quality of Gages Slough.

Flood Hazard Mitigation is difficult to accomplish because it is complicated and expensive. Burlington is diligently pursuing the drafting of updates to the Natural Hazard Mitigation Plan to include getting the levees certified for 100-year flood protection. The process, in a nutshell, requires that engineering studies be submitted in an application for a Conditional Letter of Map Amendment (CLOMR) from the Federal Emergency Management Agency (FEMA), who will review the material and state that if the work is done per the conditional approval, then the levees will qualify for certification. Then, the work is done under the supervision of the Army Corps

of Engineers to their Design Manual specifications. Finally, the community applies for a Letter of Map Amendment (LOMR) to get the certification.

Meanwhile, the jurisdictions and citizens in Skagit County are taking every step possible to come together and be prepared to defend the position that the Federal proposal to significantly increase the base flood elevations for new construction is NOT based on solid evidence and information.

YOU are encouraged to help us with your ideas, interests, and concerns. Plan to attend one or more of the continuing series of meetings on Flood Hazard Mitigation at the Burlington Planning Commission, held on the third Wednesday of each month at 7:00 p.m. in the Burlington Council Chambers. Dates are: July 18, August 15 and September 19, 2007.

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN



CITY OF BURLINGTON AND SKAGIT COUNTY DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

Description of proposal: An amendment to the Burlington Floodplain Management and Natural Hazard Mitigation chapter of the Skagit County Natural Hazard Mitigation Plan to upgrade the existing levees and construct new levees as necessary to result in 100-year Certified Levees around the City of Burlington's Urban Area.

The proposed action is to construct 100-year certified levees based on the Federal Emergency Management Agency (FEMA) final Flood Insurance Rate Maps (FIRM) when they are adopted following resolution of any appeals. There are two major alternatives presented: one is levees elevated based on the hydrology developed for Skagit County by Pacific International Engineering that is not presently accepted by the Army Corps of Engineers; FEMA's response is unknown but probably will be the same as the Corps. The other major alternative will be to construct certified levees based on the Corps hydrology, if that becomes the basis for the new FIRM maps.

Status: Development of the Draft Environmental Impact Statement and amendments to the Natural Hazard Mitigation Plan is in process.



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