

LAND USE BULLETIN



VOL. 17,
ISSUE 6
July 2008

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

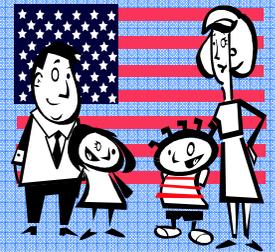
PLANNING COMMISSION – is **CANCELED** for July.

BOARD OF ADJUSTMENT – meeting is scheduled for **Wednesday, July 16, 2008 at 6:00 p.m.** in the City Council Chambers located at 833 S. Spruce Street.

★ Public hearing to hear comments on a proposed variance to legalize existing nonconforming setbacks for the house at **300 Greenleaf Avenue** to allow the creation of a small residential lot on the adjacent parcel. Applicant is Greg and Merriann John.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

The city is considering demolishing the old Fire Station at 600 E. Victoria. A Task Force will be formed to evaluate the options for the future and make recommendations to the City Council. If you are interested, please contact the Planning Department at 755-9717.



Two new issues have been added to the Zoning Code update project. The first is to complete a background report on possible locations for Essential Public Facilities, which are projects that are difficult to locate including work release facilities and Secure Community Transition Facilities; and the second component is to look at new code enforcement measures that might be more effective in getting compliance, the civil infraction.

GAGES SLOUGH AND SKAGIT RIVER CORRIDOR UPDATE



Burlington is continuing to work diligently towards the goal of levee certification so that there will be stability in the base flood elevations and flood insurance rates in the years ahead. Whether or not that program is successful in the long term, flood insurance will continue

to be an important policy to keep. There is still no specific date for the release of the proposed new Flood Insurance Rate Maps, although the Federal Emergency Management Agency has stated that they will be released this summer.

The City and the Dike District are continuing to prepare for a technical appeal of the new maps, based

on detailed research and evidence that continues to be developed about how much water actually gets to Burlington in a 100-year flood event.

Plans for continuing to pursue habitat corridor restoration projects along Gages Slough got a big boost with a donation of \$15,000 to the Burlington Parks Foundation by FIBREX, a local business. The goals for the Gages Slough corridor to improve water quality and wetland functions, as well as create beautiful connected open space are gradually coming to life on the ground. Stop by Jack Doyle Memorial Park on South Section Street or take a drive along Goldenrod Road where it crosses Gages Slough to visit the first two successful wetland restoration projects!

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

★ CITY OF BURLINGTON - NOTICE OF APPLICATION FOR ENVIRONMENTAL REVIEW AND REQUEST FOR COMMENTS BEFORE A THRESHOLD DETERMINATION OF SIGNIFICANCE OR NONSIGNIFICANCE IS PREPARED

Description of Proposal: Environmental review of proposed comprehensive plan amendment from Single Family (SF-D) to Commercial Business (C-B) with a rezone from Single Family (R-1) to General Commercial (C-1) to all construction of commercial buildings with associated parking and landscaping, to include a gas station and convenience store.

Proponent: Dan Mitzel

Location of Proposal: Garrett Road now under construction to connect Peterson Road to SR 20 (800 block of south side of Peterson Road)

Lead agency: City of Burlington

Background: This project is located on a 4.1 acre site divided by a street. This is the remainder of the old Fladebo property, after the construction of a new connection between Peterson Road and SR-20. It is now zoned single family residential. In order to accomplish this project, the rezone will need to provide for a use that is not permitted in the C-1 General Commercial Zoning District, a gas station and convenience store, and relief from the performance standard that prohibits noisy uses and all night uses in commercial zones next to residential zones.

The proposed commercial buildings range from 2,800 to 12,000 square feet in area, traffic generation is estimated at 3,765 trips per day for the site, and approximately 177 parking stalls will be provided.

The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable significant adverse impact on the environment. An environmental impact statement (EIS) may be required under RCW 43.21C.030(2)(c), or it may be possible to prepare a Mitigated Determination of Nonsignificance. If a Mitigated Determination of Nonsignificance is prepared, it would be subject to the following conditions, along with others you recommend in your comments:

1. Comply with Title 14, surface water management standards for temporary construction and long term runoff quantity and quality.
2. Construct utility and access improvements as required by the City Engineer.
3. Comply with setback, fencing and buffer requirements for commercial areas next to residential zones in addition to the landscaping and maintenance standards.
4. Comply with noise standards.
5. Measures shall be taken to prevent light and glare from affecting single family homes.
6. Other?

Comments must be submitted by July 25, 2008 on environmental concerns.

Responsible Official: Margaret Fleek, City of Burlington
Position/Title: Planning Director
Address: 833 S. Spruce Street, Burlington, WA 98233
Date: July 9, 2008

★ CITY OF BURLINGTON 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 complete the construction of 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. Other alternatives include amendments to the Urban Growth Area boundaries for a future school site and No Action.

Status: Development of the Draft Environmental Impact Statement and amendments to the Natural Hazard Mitigation Plan is in process. Consultation with state and federal agencies with respect to compliance with the Endangered Species Act is in process.



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MEETING CALENDAR FOR JULY

★ **CITY COUNCIL**— *Thursday, July 24 and August 14, 2008 at 7 pm*

★ **BOARD OF ADJUSTMENT**— *Wednesday, July 16, 2008 at 6 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 S. Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!