

LAND USE BULLETIN



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March 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 scheduled for **Wednesday, March 19, 2008 at 7:00 pm** in the **City Council Chambers** located at **833 S. Spruce Street**.

- ▶ Continued public hearing on a proposed conditional use permit to establish three drive-through uses, including two quick serve restaurants and one bank, in conjunction with the realignment of the access road from Rio Vista/SR 20 to Haggan's and development of the site extending from the Cocusa Motel to the location of the future Walgreen's Drug Store at the corner of Rio Vista and Burlington Boulevard. Applicant is S.E. Grainger Development Group, LLC.
- ▶ Continued plan review of the proposed Walgreen's drug store site at the corner of **Rio Vista and Burlington Boulevard**. Applicant is SE Grainger Development Group, LLC.
- ▶ Proposed 2 lot short plat located at **1601 E. Rio Vista**. Applicant is Justin and Cynthia White represented by Lisser and Associates.
- ▶ Proposed temporary use permit to add a second commercial coach at **301 S. Spruce Street** for 12 months. Applicant is Border Logistics LLC.
- ▶ Plan review of new 750 square foot restaurant to be located at **320 North Burlington Boulevard**, including one way alley, right turn only onto SR 20, and parking and landscaping per code. Applicant is Double Barrel BBQ.
- ▶ Temporary use permit extension until August 2008 for automobile sales limited to 10 vehicles at any one time located at **544 S. Spruce Street**. Applicant is Brett Lloyd.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

Work is in process on updating the zoning code and developing design standards and street standards for Downtown. Later this spring, the Comprehensive Transportation Plan is going to be updated to include new Residential Street Standards. The acquisition of Railroad Park for the public centerpiece in old Downtown is in process.



Spring

NEIGHBORHOOD PLANNING MEETINGS

THE SPRING NEIGHBORHOOD PLANNING MEETINGS ARE **BEING RESCHEDULED**. AN EXPANDED FRAMEWORK FOR COMMUNITY PARTICIPATION IS IN DESIGN, BASED ON RECOMMENDATIONS FROM THE 2007 NEIGHBORHOOD MEETINGS. STAY TUNED!!!

A report is in the works on the story of Burlington's 17 years of on-going Neighborhood Planning, the issues, the successes, the projects yet to be done.

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 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.

► **Notice of Application for environmental review for a conditional use permit** to authorize construction of four 1650 square foot, two-story buildings with commercial/industrial space on the ground floor and residential apartments on the second story to be located at **501 North Oak Street** in the C-2 Heavy Commercial Zoning District. Applicant is Skagit Synergy LLC.

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. Prepare a detailed landscaping and maintenance plan for the site per code prior to final plan review by the Planning Commission.
2. Comply with Title 14, surface water management standards for temporary construction and long term runoff and water quality.
3. Other?????

*Comments must be submitted by **March 20, 2008** on environmental concerns.*

Responsible Official: Margaret Fleek, City of Burlington
 Position/Title: Planning Director
 Address for comments: 833 S. Spruce Street
 Burlington, WA 98233
 Date: March 6, 2008

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Stop by Jack Doyle Memorial Park on South Section Street to see the cleanup and replanting of the first ever Gages Slough restoration project! The pilot project for establishing a Gages Slough maintenance program is underway with the initial clean up and maintenance of the Jack Doyle Memorial Park wetland buffer. The herbaceous layer is being replanted to

help with storm water quality improvement thanks to the Burlington City Council and the Burlington Parks Foundation. Tree donations are needed for the upper layer replanting. This is a great success and a benefit to wildlife habitat and the public park!

The release of the proposed new Flood Insurance Rate Maps by the Federal Emergency Management Agency is delayed because of computer problems.

Meanwhile, new issues continue to emerge about Homeowner's having major increases in Flood Insurance Rates. Watch your insurance renewal this year, and if you are seeing a change, please contact your insurance agent and the Planning and Building Department. There are many errors in policies and potential errors on Elevation Certificates, and the city will provide as much assistance as possible.

The Natural Hazard Mitigation Planning Committee has started the process of updating the countywide plan. There will be a series of 5 public meetings that will give you the opportunity for input. Watch the newspaper for dates, or call the Planning Department.



PLANNING DEPARTMENT
 833 S. Spruce Street
 Burlington, WA 98233

Phone: 360-755-9717 ▪ Fax: 360-755-9309
 E-mail: bpplanning@ci.burlington.wa.us
 Website: www.ci.burlington.wa.us

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!

MEETING CALENDAR FOR MARCH

- **CITY COUNCIL**—Thursday, March 13 and Tuesday, March 25, 2008; at 7 p.m.
- **PLANNING COMMISSION**—Wednesday, March 19, 2008 at 7 p.m.



Meetings are held in the City Council Chambers at 833 S. Spruce Street, Burlington WA



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