

LAND USE BULLETIN



VOL. 22,
ISSUE 2

March 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

Meetings are held at City Hall in the Council Chambers located at 833 S. Spruce Street

CITY COUNCIL – Thursday, March 8, 2012 at 7:00 pm

- ▶ Public hearing on a proposed ordinance relating to land use, zoning and interim controls; to extend the interim prohibition on marijuana dispensaries and to extend the interim ordinance to prohibit the creation of and participation in collective gardens to produce, process, transport or deliver cannabis for medical use, for six months.
- ▶ Public hearing on a proposed ordinance to set permanent regulations in place for Mobile Vendors.
- ▶ March 22, 2012 Council Meeting – Public Hearing on Permit Fee Ordinance update.

BOARD OF ADJUSTMENT – Wednesday, March 21, 2012 at 6:00 pm

- ▶ Public hearing on a variance application to construct a 338 square foot addition to an existing Accessory Dwelling Unit and exceeding the lot coverage allowed (35% required; 38% proposed). The site is located at 1035 E. Orange Avenue. Applicant is Roberto Gonzales.

PLANNING COMMISSION – Wednesday, March 21, 2012 at 7:00 pm

- ▶ Public hearing on the 2012 update of the Wastewater Comprehensive Plan, addressing the City's comprehensive planning needs for wastewater collection, transmission, treatment, and disposal for a 20-year planning period.
- ▶ Shoreline Master Program discussion of issues and consideration of the process for a Supplemental Environmental Impact Statement because of the unique location of Burlington at the center.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

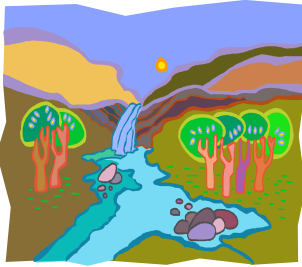
Work is in process on developing the Regional Nonmotorized Plan. Your Planning Department will be on the advisory task force for the project, so if you have ideas or suggestions on key east-west or north-south routes and connections, or other ideas, please let us know!

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!

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



The City of Burlington is preparing to adopt a Shoreline Master Program for shoreline development along the Skagit River shoreline, and in the Gages Slough wetland corridor. The city is not opting to include the wetland buffer along Gages Slough or the Floodplain critical area that

is outside the shoreline management zone in the Shoreline Master Program. In order to demonstrate compliance with the Endangered Species Act – Section 7 Consultation Final Biological Opinion and Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation issued September 22, 2008, the proposed action to adopt the Shoreline Master Program is being accompanied by an evaluation of the city's programs, codes, policies and future plans, for development of vacant land or redevelopment of land in the existing City Limits, since the majority of the City of Burlington is located in the floodplain and all runoff goes to waters that are protected under the Endangered Species Act. This project consists of several related actions:

1. Adopt Shoreline Master Program complying with state regulations and guidelines.
2. Program for a long term sustainable retail core; retrofit for clean stormwater, adding more native vegetation, connecting housing to jobs and transit access in the city, implement nonmotorized plan.

3. Low Impact Development options such as use of pervious pavement, rain gardens, and other features; may require for new development and redevelopment.
4. Update Gages Slough Management Plan as key program component for water quality.
5. Commitment to no expansion of UGA; consideration of no future annexation and limited provision of urban services/ sanitary sewer only to areas with failing septic to protect groundwater and public health
6. Redevelopment plan to be added to Comprehensive Plan to optimize environmental improvement and ensure no net loss of ecological function, in light of unique location at critical regional transportation hub.

The City is working with the federal agencies to determine the feasibility of a citywide assessment, and the best option for the community will be evaluated. Burlington is a very unique community because of the major intersection of critical transportation facilities, including the railroad and state and interstate highways. Figuring out the best way to handle overall compliance with the multitude of laws, regulations and consultations is challenging!



PLANNING DEPARTMENT
833 S. Spruce Street
Burlington, WA 98233

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



LAND USE BULLETIN

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

CONTACT THE PLANNING DEPARTMENT AT
(360) 755-9717 FOR MORE INFORMATION
ON ANY PROJECT.

FLOOD INSURANCE RATE MAP CHANGES – COMPLICATED SITUATION! The Federal Emergency Management Agency 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. These changes will take time, and the City is directly involved in protecting the interests of Burlington property owners. As more information becomes available, the public will be notified.

The City of Burlington has been advised that a Scientific Resolution Panel will take up the City's appeal that is focused on the hydrology of the Skagit River and how much water gets here in a flood event. This issue needs to be resolved regardless of the changes in mapping procedures.