

LAND USE BULLETIN



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May 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, May 21, 2008 at 7:00 p.m.** in the **City Council Chambers** located at **833 S. Spruce Street.**

 Public hearing to hear comments on a proposed contract rezone to establish a fueling facility with a 3,956 square foot canopy, cashier's kiosk, and five fuel dispensers with ten fueling positions. The proposed action includes installation of one 20,000 gallon fuel tank and one 16,000 gallon dual tank for underground storage. Applicant is the Kroger Company/Fred Meyer Stores, Inc. Site is located at **1024 South Burlington Boulevard.**

 Public meeting on proposed four lot short plat to be located at **302 South Gardner Road.** Applicant is Paul and Diane Sager.

 Plan review of Lots 1-2-3-4 of Binding Site Plan #1-00. Lots 2, 3, 4 each propose a 15,000 square foot steel building to be occupied as warehousing, and Lot 1 is proposed as a single story, 8,500 square foot office/retail building. Site is located at the **southwest corner of Pease Road and South Walnut Street.** B.O.B. LLC and Spring Meadows LLC, applicants.

 Plan review of a proposed 49,000 square foot distribution and warehouse building including 2,750 square feet of office space located on **Lot 18 of the Hopper Road Business Park.** Jack Wallace, applicant.

BOARD OF ADJUSTMENT — is scheduled for **Wednesday, May 21, 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 from the minimum lot size to allow construction of three duplexes at **629 S. Alder Street.** Applicant is H & F Investments.

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

Thanks to the K-4 grade students of **Lucille Umberger School**, the wetland buffer at **Jack Doyle Memorial Park** has been completely upgraded for habitat improvements! This was the first Arbor Day Event in Burlington since 1995, and it was a huge success for wetland restoration. Stop by the neighborhood park in the 300 block of S. Section Street and take a walk to the Slough to see the new and improved wetland buffer first hand.



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. The process has changed, and the City is working with Dike District #12 and Skagit County to complete the framework agreement needed to move

forward with environmental review and to set up the framework for engineering studies. The proposed new Flood Insurance Rate Maps by the Federal Emergency Management Agency are still in development using new data and a new computer program. No date has been set.



This is another reminder to watch your flood insurance renewal this year, and if you are seeing a change in premiums, 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.

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 construction of an approximately 21,282 square foot commercial general/specialty retail development in two 1-story multi-tenant buildings on a 1.8 acre site with approximately 113 parking spaces.

Proponent: Market Place Drive Associates II, LLC

Location of Proposal: 1779 & 1881 S. Burlington Blvd.

Lead agency: City of Burlington

Background: This project is located on the site of an existing Veterinary Clinic and a house that also contains a business. It is the last underutilized parcel on the west side of Burlington Boulevard, south of George Hopper Road. Site access is available to the south on Market Place Drive.

Site development, demolition and grading will commence first (late summer 2008) for the western and northern portion of the site, including construction of the west building. The Vet Clinic business will relocate to the west building upon its completion and the existing vet building will be demolished. The remaining site development, grading and construction for the east building will commence at that point, with occupancy projected for 2009.

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. OTHER??

Comments must be submitted by May 28, 2008 on environmental concerns.

Responsible Official: Margaret Fleek, City of Burlington
Position/Title: Planning Director
Address for comments: 833 South Spruce Street
Burlington, WA 98233



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.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

☞ Pick up your copy of the Natural Yard Care brochure next time you are at City Hall and help keep Burlington green!

☞ 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.



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MEETING CALENDAR FOR MAY & JUNE

- ▶ CITY COUNCIL—Thurs., May 22 and June 12, 2008 at 7 p.m.
- ▶ PLANNING COMMISSION—Wed., May 21, 2008 at 7 p.m.
- ▶ BOARD OF ADJUSTMENT—Wed., May 21, 2008 at 6 p.m.

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!



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