

LAND USE
BULLETIN



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November 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, November 14, 2007 at 7:00 p.m.** in the City Council Chambers at 833 S.

Spruce Street.

Public hearing on a proposed contract rezone to establish a drive-through at **380 North Burlington Boulevard** on a new building to replace a building that was fire damaged and demolished. Applicant is Frank and B.J. Kendall.

Continued public hearing on conditional use permit and plan review of a 2.8 acre site located at **110 W. Rio Vista**, with a proposed 14,694 square foot Walgreens drug store, 1,174 square foot retail building, drive-through pharmacy and drive-through espresso, with future building pad on remainder of site, with accessory parking and landscaping. Applicant is S.E. Grainger Development Group, LLC.

BOARD OF ADJUSTMENT - is scheduled for **Wednesday November 14, 2007 at 6:00 p.m.** in the City Council Chambers located at 833 S. Spruce Street.

Public hearing on a proposed variance from the 35% maximum lot coverage with 48% proposed, and from the front yard setback requirements to provide 0 feet instead of 20 feet, to accommodate a proposed addition to the home, and rebuilding and enclosing an existing carport for a garage. Site is located at **402 N. Spruce Street**, applicant is Jesus Ochoa.

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.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

Work is in process on updating the zoning code. Issues and options will be identified for your discussion and suggestions!



GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



The importance of every citizen helping to reduce pollution that gets into the Skagit River was reinforced by a field trip to the Gages Slough pump station yesterday. Oily brown water is not what we are looking for here! Every little bit of pollution that we can stop from entering the system really helps! One good rainstorm sweeps a million gallons of water off the streets and parking lots into Gages Slough. The Washington State Department of Transportation SR 20 wetland mitigation project, which is to create an additional wetland area in the Gages Slough corridor on McCorquedale Road,

brought that message home when they ran into design problems and accidentally created a small lake with mountains of beauty bark in the middle. The intensity of the runoff in rainstorms was apparently not anticipated, and extra measures will be put in place to protect the pump station if the bark escapes in high water this winter.

Burlington will be focusing on storm water quality more and more as ideas and options to clean up the dirty water as close to the source as possible, and improve maintenance standards are implemented. This is part of the new Municipal Stormwater Program that is now a state requirement.



Flood Evacuation Planning Success Story!!! Hats off to the Cedars Condominium project for getting organized take care of the community in a flood event. This is truly a model organization for every neighborhood to look at. The Block Leaders have volunteered to help neighbors in the event of an emergency.

During a flood event, Burlington starts the flood watch process with a meeting held at least 24 hours before a flood will reach the city. If a flood fight appears likely, the Police Chief decides that it is timely to notify everyone on the early notification list, including nursing homes, schools, retirement living locations and day care centers. Phone calls will be made to each facility, to let them know that there may be a need to evacuate in the next 12 hours. At this point, the Block Leaders will immediately call on each resident in their area in person or by phone to offer assistance. If people have emergency plans to stay with friends or relatives, the suggestion is to go early, particularly if the location is south on the freeway, because at some point the roads to the south may be closed.

If your block, your homeowner's association, or your apartment or condominium group wants to join the early notice and help your neighbor program, please give the Planning Department a call and we will come out and help you get started!!!! THANK YOU CEDARS FOR TAKING ACTION!



MEETING CALENDAR FOR THE MONTH

- » **CITY COUNCIL**—Tuesday, November 20 and Thursday, December 13, 2007 at 7:00 p.m.
- » **PLANNING COMMISSION**—Wednesday, November 14, 2007 at 7:00 p.m.
- » **BOARD OF ADJUSTMENT**—Wednesday, November 14, 2007 at 6:00 p.m.

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!



PLANNING DEPARTMENT
833 S. Spruce Street
Burlington, WA 98233

Phone: 360-755-9717
Fax: 360-755-9309

E-mail: bplanning@ci.burlington.wa.us



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