

LAND USE BULLETIN



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, October 17, 2007 at 7:00 p.m.** in the **City Council Chambers at 833 S. Spruce Street.**

- ▶ There are no agenda items at this time; meeting will be cancelled if no applications for plan review are filed.

BOARD OF ADJUSTMENT - is scheduled for **Wednesday October 17, 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 rear yard setback to provide 8 feet instead of 20 feet, to accommodate a proposed two story building with apartments above and office on the first floor Site is located at **1112 E. Fairhaven Avenue**, applicant is Wayland Dan Hewitt.
- ▶ Public hearing on a proposed variance from the noise standards at night to allow approximately **40 nights for night construction work on the State Route 20 improvement project.** Applicant is Washington State Department of Transportation.

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.

Status: Development of the Draft Environmental Impact Statement and amendments to the Natural Hazard Mitigation Plan is in process.

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES



A Zoning Task Force is being organized to complete an in-depth review of the proposed new Zoning Code. Please contact the **Planning Department at 755-9717** if you are interested. Meetings will be at least twice a month during the day, or at the end of the day if that is the desire of the committee.

Based on citizen input at the Fall Neighborhood meetings, a survey of the community is planned for the next citywide newsletter to gather additional information on how to improve opportunities for public involvement. Delivery of the newsletter to apartments is also planned to see if there is interest in getting more involved in the community.

MEETING CALENDAR FOR THE MONTH

- ▶ **CITY COUNCIL**—*Thursday, October 11 and Thursday, October 25, 2007* at 7:00 p.m.
- ▶ **PLANNING COMMISSION**—*Wednesday, October 17, 2007* at 7:00 p.m.
- ▶ **BOARD OF ADJUSTMENT**—*Wednesday, October 17, 2007* at 6:00 p.m.

Meetings are held in the **City Council Chambers at: 833 S. Spruce Street**

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Mapping is underway to lay out 15 sites for wetland mitigation and buffer restoration along the Gages Slough corridor. These locations were identified in a study completed this year on the condition of Gages Slough and opportunities for enhancement. Maps and a background report will be available soon.

New 100-year flood elevation maps using the results of detailed information on flooding in the Skagit

River are available for **public review** and the study and maps will be **presented on October 9, 2007 at the Burlington City Council Chambers at 6:00 p.m.** Even if these maps were to be adopted by the Federal Emergency Management Agency, Burlington must proceed as quickly as possible to make sure that the levees get certified for 100-year flood protection. While not as devastating, this approach still results in an unacceptable increase in flood elevations that will destroy future opportunities for the community in Downtown and the Retail Core.



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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