

LAND USE BULLETIN



VOL. 19,
ISSUE 6

October 2009

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 21, 2009 at 7:00 pm** in the **City Council Chambers** located at **833 South Spruce Street**.

► Public hearing on proposed contract rezone to allow two drive through lanes on a site located at 115 Cedar Street that does not have access to a signalized intersection; develop site with a 3,500 square foot Credit Union building with parking, and a future retail or office building at 5,219 square feet, including about 2,200 yards of fill on a 1.05 acre site, retaining existing 3,000 square foot storage building.

Applicant is NW Plus Credit Union by Carletti Architects.

► Discussion of the Public Participation Plan for the Shoreline Master Program update, including expanding the scope to cover the implementation of the Gages Slough plans.

► Status report on the Sign Code that is at the City Council for consideration.

BOARD OF ADJUSTMENT – meeting is cancelled for October.

MEETING CALENDAR

- **CITY COUNCIL**— **October 22, November 12 & 24, December 10, 2009 at 7:00 p.m.**
- **PLANNING COMMISSION** — **Wednesday, October 21, 2009 at 7:00 p.m.**

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



Flood Awareness Week

OCTOBER 19-23

Get ready for the season by **updating your emergency kits** and participating in some events.

For more information check out the Fall Flood Bulletin on the city website. Click on **Departments/Planning/Flood Information/Flood Bulletins @:**

www.ci.burlington.wa.us

APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

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

▶ NOTICE OF APPLICATION FOR ENVIRONMENTAL REVIEW AND REQUEST FOR COMMENTS BEFORE A THRESHOLD DETERMINATION OF SIGNIFICANCE OR NONSIGNIFICANCE IS PREPARED

Description of Proposal: Implement Gages Slough Plans including improving water quality, improving the ability of the slough to function as a drainage facility, restore wetland functions and values, and implement the component of the adopted Connected Open Space Plan to provide a pedestrian transportation corridor and public access. This will include buffer restoration and trail construction, construction of bioswales in nonwetland locations, and completion of planning for capital project.

Proponent: City of Burlington

Location of Proposal: 833 S. Spruce Street

Lead agency: City of Burlington

- **Background:** The framework for this project was addressed in the Environmental Impact Statement finalized in April 1994, prepared for the adoption of the Comprehensive Plans and subsequent updates to implement the Growth Management Act in the City of Burlington. The initial program was developed through on-going Neighborhood Planning Committees that met regularly for many years.

- This is additional planning and project development work that follows up on the work of the 1998-1999 Citizen's Advisory Committee who developed the first Gages Slough Management Plan and proposed adding the Gages Slough wetland to the shoreline jurisdiction. There have been subsequent technical updates in 2006 and 2009. The development of the Connected Open Space Plan was designed through a community involvement process in 2003, adopted in the Parks and Recreation Comprehensive Plan in 2005.

- Implementing the Gages Slough Plans includes improving water quality, improving the ability of the slough to function as a drainage facility, restoring wetland functions and values, and implementing the component of the adopted Connected Open Space Plan to provide a pedestrian transportation corridor and public access. This will include buffer restoration and trail construction, construction of bioswales in nonwetland locations, and completion of planning for capital project.

Work will be coordinated with the Citizens Advisory Committee for the Shoreline Master Program and integrated with the on-going public education and outreach that are part of the existing Federal Emergency Management Agency Community Rating System program, the NPDES Phase II Municipal Stormwater Permit and the update of the Shoreline Master Program.

If there is any work done in the wetland itself, appropriate permits will be obtained that may include Hydraulic Project Approval, Corps of Engineers Permit and Water Quality Certification. Gages Slough is not presently included in the Shoreline Management Act jurisdiction.

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. Construction shall be subject to Best Management Practices per Department of Ecology Manual.
2. Review for Historic and Cultural Resources if dredging is proposed.
3. Other?

Comments must be submitted by November 4, 2009 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: October 14, 2009

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GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



This year, beginning October 1, 2009, Burlington property owners who have flood insurance will receive a **25% discount**, up from 20%, because Burlington participates in the Community Rating System program. If you are considering buying flood insurance, you may want to gather more information at the Building Department about your property, including **whether there is an Elevation Certificate on file. Call 755-0077.**

The City will provide broad public notice at the time new flood insurance rate maps are published, currently planned for the end of this year.

Burlington is partnering with the Skagit Conservation District to monitor water quality in Gages Slough, and because of the pollution and the need to get clean water into the Skagit River to protect endangered species, not to mention all the wildlife, Burlington is gearing up to implement the Gages Slough Plans. Give us a call at **755-9717** if you **want to be on the Citizen Advisory Committee.**



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 South Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!

WANTED!

The Mayor is looking for an interested citizen who wants to be on the Board of Adjustment. This is a great opportunity to be a part of your community and learn how the city makes decisions in the neighborhoods. Give us a call at 755-9717 if you are interested!



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APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

► **CITY OF BURLINGTON AND DIKE DISTRICT #12 FLOOD HAZARD MITIGATION** – Final Environmental Impact Statement will be prepared this Fall when the design process is far enough along to be able to clearly address the issues. The project goal is to upgrade appropriate sections of the existing levees and construct new levees, or provide other measures as necessary to result in Certified Levees where appropriate to protect the City of Burlington's Urban Area. The purpose is to stabilize the base flood elevations for the long term future, ensuring predictable development standards, protect the public from the 100-year flood (which has a 1% probability of occurring in any year). Also, a parallel process is underway to complete National Environmental Policy Act review of the proposed levee setback in the three-bridge corridor.



CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

Please contact the Planning Department at 755-9717 if you are interested
In participating in any of these programs and projects!!!

▶ A Shoreline Master Program Advisory Committee will begin meeting this fall, developing a shoreline master program for Gages Slough and the Skagit River Shorelines. A major focus will be on restoration opportunities. *A new and exciting addition to the committee will be implementing the Gages Slough Plans as described on Page 3!* **Call today and volunteer @ 755-9717.** Meetings will be either daytime or late afternoon, depending on Volunteers schedules.

▶ The Task Force on how to implement the Burlington Agricultural Heritage Density Bonus Credits is coming together, so if you are interested, now is the time. Should we allow higher density in single family neighborhoods, or focus only on Downtown and the Retail Core? Should we include Commercial Uses in the program?

▶ An Economic Development Committee is being set up in coordination with the Chamber of Commerce to look at a full slate of ideas and opportunities for Burlington's future.



PLANNING DEPARTMENT
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