

LAND USE BULLETIN



Volume 17, Issue 7

September 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, September 19, 2007 at 7:00 pm** in the **City Council Chambers** located at **833 S. Spruce Street**.

- ◆ Public meeting #5 on the proposed **amendments to the Burlington Floodplain Management and Natural Hazard Mitigation Plan**. The Plan for Action will be the subject, along with a discussion of the Levees that are being rebuilt and the most current status of the FEMA map revision process.
- ◆ Public hearing on a proposed conditional use permit to expand a Nursing Home in the R-2 Duplex zoning district located at **625 E. Washington Avenue**. Applicant is the Ovenell Nursing Home.
- ◆ Public hearing on the **2008—2013 Capital Improvement Plan**.
- ◆ Proposed two lot short plat located at **665 Peterson Road**. Applicant is Paul Erickson. Site is zoned R-3, Multi-family.
- ◆ Public meeting on proposed **Illustrated Zoning Code** amendments to incorporate design standards in the code.



CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

Fall Neighborhood Planning meetings are scheduled for 7:00 p.m. on **Tuesday, September 11 AND Tuesday, October 2, 2007** at the **Community Center** located at the corner of **Greenleaf Avenue and S. Regent Street**. Stop by to see and discuss the proposed new **Illustrated Zoning Code**, help us plan for new and better ways to get more **Citizen Participation**, find out where Burlington stands on flood hazard mitigation, and help prioritize city programs and plans to meet your goals.

SEPTEMBER MEETING CALENDAR

- ▶ **CITY COUNCIL**—*Thursday, September 13 and September 27, 2007*; at 7:00 p.m.
- ▶ **PLANNING COMMISSION**—*Wednesday, September 19, 2007* at 7:00 p.m.



Meetings are held in the **NEW 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 our **NEW** 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!

The City is in need of a Volunteer to serve on the Board of Adjustment. If you are interested in being part of the team who makes key decisions about neighborhoods, give the Planning Department a call today at 755-9717.



GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Gages Slough property owners who are interested in having the Slough permanently reserved as Open Space now have a new opportunity to donate land without subdividing, and benefit in other areas as well. The procedure is just being put together to implement the new ordinance.

The current estimated timeline for the release of draft revised Base Flood Elevation maps is late November to early December. These dates are contingent on successful inclusion of the Samish River study, revisions to floodplain boundaries based on new topography provided by the County, and factoring in the USGS conclusion to officially revise the peak discharge.

Work is in process on updating the Burlington Natural Hazard Mitigation Plan to set the goal for 100-year Levee Certification around the Urban Areas and develop the detailed implementation work program. Release date for the Draft Environmental Impact Statement and updated Natural Hazard Mitigation Plan is currently estimated for the end of the year by Burlington.

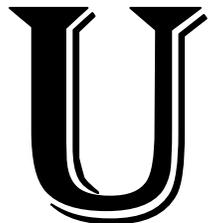
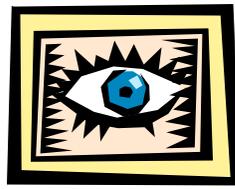
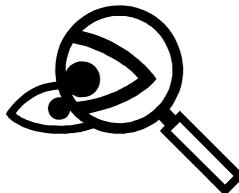
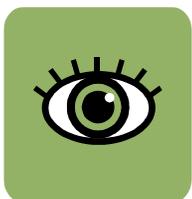
APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

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.

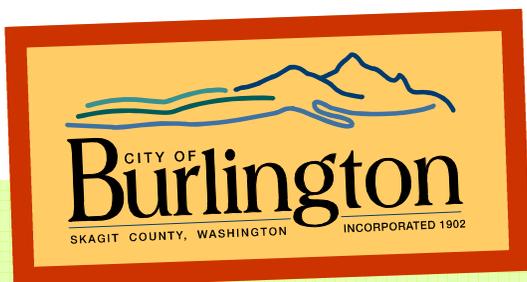
The proposed action is to construct 100-year certified levees based on the Federal Emergency Management Agency (FEMA) final Flood Insurance Rate Maps (FIRM) when they are adopted following resolution of any appeals. There are two major alternatives presented: one is levees elevated based on the hydrology 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.



SEE YOU...

...at the Neighborhood Planning meeting on September 11 or
October 2, 2007 at 7 p.m. at the Community Center!



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