

**LAND USE  
BULLETIN**



**VOL. 19,  
ISSUE 5**  
*September 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.*



**PLAN TO ATTEND A  
COMMUNITY MEETING  
TUESDAY, SEPTEMBER 29**  
**at 7:00 P.M. IN THE  
CITY COUNCIL CHAMBERS  
833 S. SPRUCE STREET**

***There are several controversial issues facing the Community and YOUR opinions make a difference!***

**HISTORY OF BURLINGTON**

▶ Should the Grafton House be relocated to Railroad Park from Burlington Boulevard? Plans are to build an Urban Plaza for Community Events and construct a replica of the old Burlington Northern Train Station to house the Visitor Information Center, Public Restrooms, and provide a covered platform for outdoor events in the park, such as live music and art shows. There will also be a Transportation Museum component. If the Grafton House is also placed in the Park, there would be the opportunity to display more of the overall history of the community.

▶ What about the History of Agriculture? Do you like the display of old Farm Equipment in the Roundabout?

▶ Should the History of People and Places be the major focus for building Public Art? Memorials and monuments and a self-guiding history walk could be the focus for the next steps in adding public art to the city.

**PARK AND OPEN SPACE NEEDED IN PETERSON ROAD AREA**

▶ Citizens are concerned about Garrett Road and the Pulver/Peterson Road School District proposal – what do you want to see?

**FLOODING AND THE FUTURE**

***The Federal Emergency Management Agency will be attending the meeting to provide an update on major issues.***

▶ Good news is that there will be a 25% reduction in Flood Insurance Rates in Burlington effective October 1, 2009, up from 20%, because we participate in the Community Rating System program.

▶ Bad news is that the new Flood Insurance Rate Maps MAY be issued in late December of this year.

▶ Difficult issues include improving the habitat and water quality of the Skagit River and how to protect the City with better Levees when environmental groups are demanding planting trees that may make flood protection much more difficult.

▶ A new set of federal guidance and a model ordinance and checklist will be ready late fall or early winter, and everyone needs to be aware of what may directly impact your property.

**BOARD OF  
ADJUSTMENT**

Change of date for  
September meeting.  
See page 2 for details.





# APPLICATIONS IN PROCESS

**PLANNING COMMISSION** – is scheduled for *Wednesday, September 16, 2009 at 7:00 pm* in the **City Council Chambers** located at **833 S. Spruce Street**.

Public hearing on the City of Burlington's **2010-2015 proposed Capital Improvement Plan**.

Discussion of the Alternative Futures Project, the Shoreline Master Program update, the plans to complete the long pending update of the Zoning Code including Rezoning quite a large area of Burlington, and adding the Burlington Agricultural Heritage Density Bonus Credits where appropriate. The issue at hand is the need for citizen involvement and input. One suggestion is to regularly include at least one of these issues on the Planning Commission Agenda each month and to better advertise the Planning Commission meetings to get more comments from the public. Other recommendations are needed!

**DATE CHANGE:**

**BOARD OF ADJUSTMENT** – is scheduled for **TUESDAY, September 29, 2009 at 6:00 pm** in the **City Council Chambers** located at **833 S. Spruce Street**.

Public hearing on a proposed variance from the front yard setback for a carport. 20 feet required, 0 feet proposed. Site is located at **807 Quinnat Drive**. Cindy Galvan, applicant.

## HOW TO GET INVOLVED

If you are interested in keeping up on events and issues in Burlington, 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!



## MEETING CALENDAR FOR SEPTEMBER

- » **CITY COUNCIL** — Thursday, September 10 and 24, 2009 at 7 p.m.
- » **PLANNING COMMISSION** — Wed., September 16, 2009 at 7 p.m.
- » **BOARD OF ADJUSTMENT** — Tues., September 29, 2009 at 6 p.m.

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



# APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

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

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description of Proposal:** Development of Railroad Park to provide a Downtown Event Plaza and Welcome Center, a phased project, including approximately 5,000 cubic yards of fill in the park area, development of the public plaza and a new Welcome Center that is a replica of the original Train Station including the Visitor Information Center, Public Restrooms and a covered platform facing the park for events and activities on one parcel; and parking for about 100 cars.

**Proponent:** City of Burlington in partnership with the Chamber of Commerce and the Burlington Parks Foundation

**Location of Proposal:** 520 E. Fairhaven Ave.

**Lead agency:** City of Burlington

**Background:** Development of Railroad Park as an urban plaza and public event space is the first phase, so that use of the site will begin in 2010, and then construct a replica of the original Burlington Train Station as the Welcome Center, including the Visitor Information Center and Chamber of Commerce office, Public Restrooms.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This determination is subject to the following condition: Comply with Stormwater Best Management Practices for all site work.

*This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.*

**Responsible Official:** Margaret Fleek  
City of Burlington

**Position/Title:** Planning Director

**Address:** 833 South Spruce Street,  
Burlington, Washington 98233

**Date:** September 3, 2009

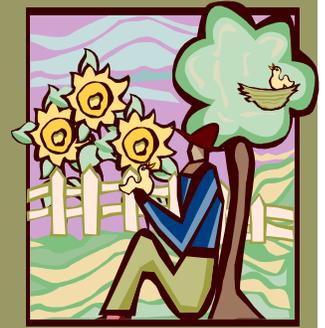
You may appeal this determination to the Planning Department at 833 South Spruce, Burlington, WA 98233. Appeals must be in writing and filed no later than **September 17, 2009**. You should prepare to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.



## 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 set-back in the three-bridge corridor.

## GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Lowering flood insurance premiums: elevate, elevate, elevate... Not only should the low floor be elevated but make sure that the floor of the crawlspace meets Technical Bulletin 11-01 (yes, there are copies available at the Building Department). Also make sure that all mechanical equipment is elevated above the Base Flood Elevation (BFE). This includes ductwork, heat pumps, furnaces, and propane tanks or oil tanks. Make sure any garages that have the floor below BFE are also vented along with the crawlspace.

Please plan to attend the annual meeting of the **Natural Hazard Mitigation Planning Committee on September 30, 2009, at**

**4:00 p.m.** in the City Council Chambers. There will be an update on a wide array of projects and programs, including what is happening in Burlington on Flood Hazard Mitigation.

When the rain comes to Burlington, all the runoff filled with pollutants wash into Gages Slough, and the water quality monitoring program clearly shows that more work is needed by every citizen and business to keep oil, grease, pesticides, chemical fertilizers **OUT** of the WATER! There is lots of good information available at City Hall on steps you can take at home and work.

## CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

**Please contact the Planning Department 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.
- ▶ More volunteers are needed to participate in a Task Force on how to implement the Burlington Agricultural Heritage Density Bonus Credits. 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? We need more than two volunteers here!!!
- ▶ 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**  
**833 S. Spruce Street**  
**Burlington, WA 98233**

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