

# LAND USE BULLETIN



VOL. 20,  
ISSUE 4  
August 2010

*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, August 18, 2010 at 7:00 pm** in the **City Council Chambers** located at **833 S. Spruce Street**.

-  Public hearing on the proposed **2011-2016 Capital Improvement Plan** for the City of Burlington.
-  Public hearing a proposed **amendment to the zoning code to regulate outdoor vending machines**.
-  Plan review of proposed **International House of Pancakes** restaurant to be located at **1810 S. Burlington Boulevard**.
-  Plan review of proposed change of use of existing building located at **1611 S. Burlington Boulevard** to include tenant spaces along Burlington Boulevard and collision repair in the back. Applicant is represented by Carletti Architects.
-  Discussion of **new proposed Flood Insurance Rate Maps (FIRM)**.
-  Update on **Shoreline Master Program project**.

**Board of Adjustment** – meeting is canceled for August.



## FEMA

### TUESDAY, AUGUST 17, 2010

6:00 - 8:00 p.m.

**BURLINGTON CITY HALL ■ 833 S. SPRUCE STREET**

**PUBLIC**

**OPEN HOUSE**

FEMA will be giving a presentation on the proposed FEMA map changes and staff information stations on:

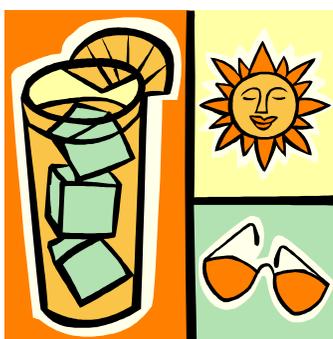
- Insurance ■ Mapping ■ Floodplain Management ■ Engineering

The new proposed Flood Insurance Rate Maps have been published as expected, with significant increases of several feet in the base flood elevations, depending on your location. The maps are available at the Planning Department if you want to take a look at them. The new maps have a different data base and you **must subtract 3.8 feet** to compare them to your current base flood elevation. The appeal period for the city starts in October, so stay tuned for more information!

## MEETING CALENDAR FOR AUGUST

- » **CITY COUNCIL**—*Thursday, August 12 & 26, 2010* at 7:00 p.m.
- » **PLANNING COMMISSION**-*Wednesday, August 18, 2010* at 7:00 p.m.

*Meetings are held in the City Council Chambers at  
833 S. Spruce Street, Burlington WA 98233*



# APPLICATIONS IN PROCESS WITH NO ACTION TAKEN



## CITY OF BURLINGTON AND DIKE DISTRICT #12 FLOOD HAZARD MITIGATION

Final Environmental Impact Statement issued July 16, 2010. Hard copies are available for \$30.00, Electronic copies (CD) for \$5.00. It is also available for review on the city's website, Planning Department page at [www.ci.burlington.wa.us](http://www.ci.burlington.wa.us) **The Proposed Action is:** Construct 100-year certified levees that are accredited by FEMA along the Skagit River frontage of Burlington based on the Federal Emergency Management Agency's (FEMA) final Flood Insurance Study, when this study is adopted following resolution of any appeals. Provide long term protection measures for the edges of the existing Urban Growth Area that address open space, farmland, greenbelt and public health.

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

## 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!



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 if you are interested!

### CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

**2010 COMMUNITY SURVEY**  
Please send a copy of completed survey to address listed above.

1. When you think about Burlington's shoreline along the Skagit River and Gages Slough, what do you see about water in the future (next 20 years)?

WHAT DO YOU SEE ABOUT...	WATER	SLUGS	A LITTLE	NOT
Leaving a large amount of water				
Leaving a small amount of water				
Water in the Skagit River				
Water in the Gages Slough				
Water in the Skagit River and Gages Slough				
Water in the Skagit River and Gages Slough and through the community				
Water in the Skagit River and Gages Slough and through the community and through the community				
Water in the Skagit River and Gages Slough and through the community and through the community and through the community				
Water in the Skagit River and Gages Slough and through the community and through the community and through the community				

2. There are many reasons why people live where they do. I have a few things people like about where they live and things they don't like. Please check whether you agree or disagree with each statement.

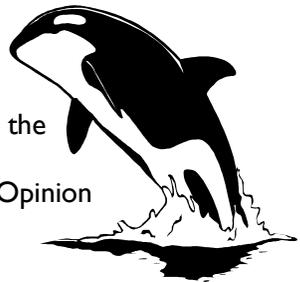
Statement	Yes	No	Don't Know	Not
Cost of living here				
Cost of housing here				
Quality of life here				
Quality of schools here				
Quality of shopping here				
Quality of recreation here				
Quality of air here				
Quality of water here				
Quality of food here				
Quality of transportation here				

**Burlington Community Survey** – If you have not completed your Community Survey, or if you need a copy to fill out, it is not too late!!! Stop by City Hall to pick one up or drop it off!!!!

The **Burlington Shoreline Master Program** is available for public comments on the city's website, [www.ci.burlington.wa.us](http://www.ci.burlington.wa.us), on the Planning Department page. Comments are appreciated.

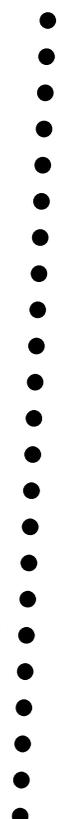
### GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE

The cities and towns located in the Skagit River Flats area are attempting to come up with a reasonable approach to comply with the Federal Emergency Management Agency's response to the Biological Opinion that claims that floodplain development is killing Orca Whales and Chinook Salmon. The implementation date is September 23, 2010, and because the unique situation here in the Skagit River basin is not addressed adequately in the proposed Model Ordinance, Burlington is planning to move ahead with documenting that every permit issued complies with the Endangered Species Act. The paperwork will be handled by staff so no additional burden will be placed on the public, unless there is a very large and unusual project that will need additional habitat assessment reports. The goal of taking this alternative approach is to protect citizens from overregulation.



**PLANNING DEPARTMENT**  
833 S. Spruce Street  
Burlington, WA 98233

Phone: 360-755-9717  
Fax: 360-755-9309  
E-mail: [bplanning@ci.burlington.wa.us](mailto:bplanning@ci.burlington.wa.us)



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