

LAND USE BULLETIN




VOL. 21,
ISSUE 3

August 2011

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 – Wednesday, August 17, 2011 at 7:00 pm in the City Council Chambers located at 833 S. Spruce Street.

 Public hearing on a proposed comprehensive plan amendment and rezone from Single Family to MR-NB, Medium Residential and Neighborhood Business to allow an existing nonconforming building to continue with mixed business and residential use. The site is located at **1034 S. Anacortes Street**. Applicant is Carol Thayer for P.R. Wirth Estate.


 Public hearing on the proposed **2012-2017 Capital Improvement Plan** for the City of Burlington.


CITY COUNCIL — in the City Council Chambers located at 833 South Spruce Street.

Thursday, August 11, 2011 at 7:00 p.m.

 Public hearing on a proposed ordinance relating to land use, zoning and interim controls; amending Burlington Municipal Code Section 15.15.025 to **continue the interim special flood risk zone** adopted by Ordinance 1724 for six months.

Thursday, August 25, 2011 at 7:00 p.m.


 Public hearing on a proposed ordinance relating to land use, zoning and interim controls; to extend the **interim prohibition on marijuana dispensaries** adopted by Ordinance 1735 for six months.

 Public hearing on a proposed ordinance relating to land use, zoning and interim controls; to **prohibit issuance of new permits for mobile vendors** to be set up on private property, not including mobile food uses that travel to businesses for the lunch crowd, for six months.

BOARD OF ADJUSTMENT – meeting is canceled for August.



APPLICATIONS IN PROCESS WITH NO ACTION TAKEN

 **FLOOD INSURANCE RATE MAP CHANGES – APPEAL PENDING.** The City of Burlington is one of the parties in the appeal of the proposed new Flood Insurance Rate Maps that have been released by the Federal Emergency Management Agency. The appeal is focused on the hydrology of the Skagit River and how much water gets here in a flood event. The Federal Emergency Management Agency has notified the city that they are changing the way they set the base flood elevations when a community has levees that are not certified as providing 100-year flood protection, to give credit for the levees that exist. There is no timeline for action and it will be necessary to basically start over on what the impacts will be to flood insurance requirements and rates at the time the proposed changes are mapped. Many of you have contacted the city about your property and everyone will be notified when more information is available.



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

CODE CHANGES & NEIGHBORHOOD PLANNING ISSUES

► There are a number of controversial issues facing the community, including medical marijuana dispensaries and mobile vendors. The City Council will take public testimony on August 25, 2011 at 7:00 p.m. on extending interim controls for six months while these controversial issues are studied.



► The City is working with all of the cities, towns, county, ports, tribes and other concerned agencies to continue the planning process with the goal of long term Sustainable Communities, Non-motorized Plans, and to complete the work started by the Envision Skagit project. With more detailed plans in place, the opportunity for additional funding to do specific projects is greatly enhanced.

GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Burlington is working towards improving the water quality in Gages Slough and looking at opportunities to encourage Low Impact Development designs with features like Rain Gardens and bioswales to clean the stormwater.

At the same time, Dike District #12 and the Corps of Engineers are working on improving levee safety and adding mitigation to improve fish habitat.

Both efforts will result in improved public access along the Skagit River and Gages Slough. Burlington is very fortunate to have such great long term opportunities to continue to make our community sustainable, beautiful and an affordable place to live!

How to Get Involved

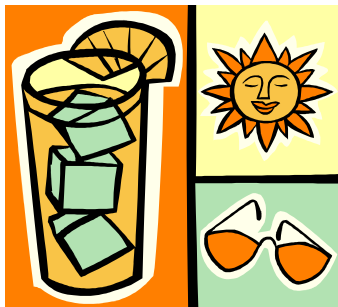
If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at (360)755-9717 or stop by the office at 833 S. Spruce Str. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!



MEETING CALENDAR FOR AUGUST

- **CITY COUNCIL**—Thursday, August 11 & 25, 2011 at 7:00 p.m.
- **PLANNING COMMISSION**—Wednesday, August 17, 2011 at 7:00 p.m.

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




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