

LAND USE BULLETIN



VOL. 18,
ISSUE 2

February 2008

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, February 20, 2008 at 7 pm** in the **City Council Chambers** located at **833 S. Spruce Street**.



Public hearing on a proposed conditional use permit to establish three drive-through uses, including two quick serve restaurants and one bank, in conjunction with the realignment of the access road from Rio Vista/SR 20 to Haggen's and development of the site extending from the Cocusa Motel to the location of the future Walgreen's Drug Store at the corner of Rio Vista and Burlington Boulevard. Applicant is S.E. Grainger Development Group, LLC.



Proposed 3 lot short plat located at **12753 Markwood Road** for Kenneth Brown.



Temporary use permit for one year for minor auto repair and spot painting for Gil's Mobile Services located at **451 W. Whitmarsh Road**.

Board of Adjustment – is scheduled for **Wednesday, February 20, 2008 at 6 pm** in the **City Council Chambers** located at **833 S. Spruce Street**.



Public hearing on a proposed variance from the accessory dwelling unit criteria to allow an existing guest cottage located at **508 South Skagit Street** to be a rental unit on a lot less than 12,000 square feet, with limited parking and relief from the requirement that the owners have been on the site for at least three years. Applicant is James and Izabela Kammerer.



NEIGHBORHOOD PLANNING MEETINGS

Work is in process on updating the zoning code and developing design standards and street standards for Downtown. Later this spring, the Comprehensive Transportation Plan is going to be updated to include new Residential Street Standards. The acquisition of Railroad Park for the public centerpiece in old Downtown is in process.

PLAN NOW TO COME TO THE *SPRING NEIGHBORHOOD PLANNING MEETINGS* FOR AN EXCITING OPPORTUNITY TO MAKE DECISIONS ABOUT THE FUTURE OF YOUR NEIGHBORHOOD!

- ▶ **MORE DUPLEXES YES OR NO?**
- ▶ **LOW IMPACT DEVELOPMENT STANDARDS AND NEIGHBORHOOD STREET DESIGNS – NO MORE RACEWAYS?**
- ▶ **DO WE NEED A THEME FOR DOWNTOWN AND IF SO WHAT DO YOU WANT TO SEE? DESIGN STANDARDS?**

Help Us Plan for the Next 50 Years!

Tuesday, March 11 & April 1, 2008

7:00 p.m.

Community Center in Maiben Park

MEETING CALENDAR FOR FEBRUARY



- ▶ **CITY COUNCIL**—Thursday, February 14 & 28, 2008; at 7 p.m.
- ▶ **PLANNING COMMISSION**—Wednesday, February 20, 2008 at 7 p.m.
- ▶ **BOARD OF ADJUSTMENT**—Wednesday, February 20, 2008 at 6 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 SKAGIT COUNTY DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF EIS

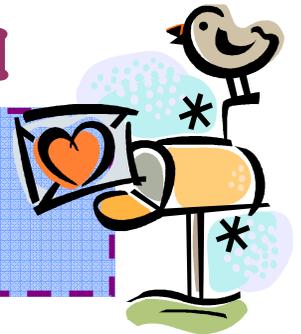
Description of proposal: An amendment to the Burlington Floodplain Management and Natural Hazard Mitigation chapter of the Skagit County Natural Hazard Mitigation Plan to upgrade the existing levees and construct new levees as necessary to result in 100-year Certified Levees around the City of Burlington's Urban Area.

The proposed action is to complete the construction of 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. Other alternatives include amendments to the Urban Growth Area boundaries for a future school site and No Action.

Status: Development of the Draft Environmental Impact Statement and amendments to the Natural Hazard Mitigation Plan is in process. Consultation with state and federal agencies with respect to compliance with the Endangered Species Act is in process.

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!



GAGES SLOUGH & SKAGIT RIVER CORRIDOR UPDATE



Stop by Jack Doyle Memorial Park on South Section Street to see the cleanup of the first ever Gages Slough restoration project! The pilot project for establishing a Gages Slough maintenance program is underway with the initial clean

up and maintenance of the Jack Doyle Memorial Park wetland buffer. It was planted by volunteers including a lot of students in 2000 and it needs more plants, as the survival rate was not as good as it should be. There are at least 15 sites identified for habitat and wetland improvement and water quality upgrade projects in the Gages Slough corridor. Further study as to the best ways to manage the Gages Slough corridor is in process.

The release of the proposed new Flood Insurance Rate Maps by the Federal Emergency Management Agency has been delayed. Work is moving ahead as planned to produce an update of the Burlington Natural Hazard Mitigation Plan and a proposal for getting the levees along the Skagit River front certified for 100-year flood protection. Dike District #12 has been working on levee enlargement since 1990, including the installation of clay keyways to prevent seepage under the levees, widening the tops and adding a long backslope ranging from 1:5 to 1:7 depending on location. The certification of the levees means that endangered species of fish will not become trapped in polluted urban areas during a flood event, so that is a benefit.



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