

From: [Shannon Peacock](#)
To: [Brad Johnson](#)
Subject: Permit # LUP 6-23
Date: Monday, August 7, 2023 9:39:34 AM

Exhibit "7"

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good morning,

We recently received a notice of permit # LUP 6-23, and had some follow up questions, and was hoping you could help answer them. We would also like to be notified of the date and time of any hearings/meetings held about this permit.

My questions are as followed:

1. Has a traffic study been done on how much more traffic this will add to the Pine & Sharon intersection?
2. If approved, has a date for start and completion been set for this project?
3. Has the request to rezone the flood plan been approved? And will this change effect just the parcels in question or neighboring parcels as well?
4. It is stated that road improvements to Sharon Ave are included in the proposal. Other than it being turned into a one-way, are there other improvement being looked at?

My husband and I currently own a house on the corner of Sharon & Pine and are deeply concerned about the amount of traffic that this will add to our quiet dead-end road. This proposal does not include another exit point added, other than the one right next to our home and with 89 new homes going in, that has the potential to be a lot of new traffic. With the addition of a sidewalk on the West side of Pine, this will cut down on roadside parking and narrow an already narrow road. Additionally, we are concerned that if there are changes to Sharon or Pine, that it will cause changes in our landscape, as we have quite a bit trees and other foliage very near the roads.

I appreciate any information you can give me on this and appreciate your time in the matter.

Thank you,

Shannon and Daniel Peacock
700 East Sharon Ave
Burlington, WA 98233

 Please consider the environment before printing this e-mail

From: [Shannon Peacock](#)
To: [Brad Johnson](#)
Subject: Permit # LUP 6-23
Date: Monday, August 7, 2023 9:39:34 AM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good morning,

We recently received a notice of permit # LUP 6-23, and had some follow up questions, and was hoping you could help answer them. We would also like to be notified of the date and time of any hearings/meetings held about this permit.

My questions are as followed:

1. Has a traffic study been done on how much more traffic this will add to the Pine & Sharon intersection?
2. If approved, has a date for start and completion been set for this project?
3. Has the request to rezone the flood plan been approved? And will this change effect just the parcels in question or neighboring parcels as well?
4. It is stated that road improvements to Sharon Ave are included in the proposal. Other than it being turned into a one-way, are there other improvement being looked at?

My husband and I currently own a house on the corner of Sharon & Pine and are deeply concerned about the amount of traffic that this will add to our quiet dead-end road. This proposal does not include another exit point added, other than the one right next to our home and with 89 new homes going in, that has the potential to be a lot of new traffic. With the addition of a sidewalk on the West side of Pine, this will cut down on roadside parking and narrow an already narrow road. Additionally, we are concerned that if there are changes to Sharon or Pine, that it will cause changes in our landscape, as we have quite a bit trees and other foliage very near the roads.

I appreciate any information you can give me on this and appreciate your time in the matter.

Thank you,

Shannon and Daniel Peacock
700 East Sharon Ave
Burlington, WA 98233

 Please consider the environment before printing this e-mail

From: [Brad Johnson](#)
To: ["Shannon Peacock"](#)
Cc: [Kim Ohara](#)
Subject: RE: Permit # LUP 6-23
Date: Monday, August 7, 2023 6:01:44 PM

Shannon,

Thank you for your comments. We will include your comments in the information provided to Hearing Examiner in advance of the hearing for this project. Also, you have been added to the notification list and will receive updates on any future hearing dates, decisions, or information.

I tried attaching a copy of the transportation report submitted with the application, but the email was rejected so it may be too large. If you'd like a copy please work with Kim O'Hara in office. Kim can help find a way to get you the document. With respect to your floodplain questions, the applicant has requested "Letter of Map Amendment" (LOMA) from the Federal Emergency Management Agency (FEMA). In order to be eligible for a LOMA an applicant must be able to show the development site is above the floodplain. With respect to your questions, please see my answers below. We haven't reviewed the application yet, so I apologize for not being able to provide more detailed responses at this time.

Please let me know if you have any additional questions or comments.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Shannon Peacock [mailto:Shannon.Peacock@tulalipresort.com]
Sent: Monday, August 7, 2023 9:39 AM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Subject: Permit # LUP 6-23

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good morning,

We recently received a notice of permit # LUP 6-23, and had some follow up questions, and was hoping you could help answer them. We would also like to be notified of the date and time of any hearings/meetings held about this permit.

My questions are as followed:

1. Has a traffic study been done on how much more traffic this will add to the Pine & Sharon intersection?
2. If approved, has a date for start and completion been set for this project?
3. Has the request to rezone the flood plan been approved? And will this change effect just the parcels in question or neighboring parcels as well?
4. It is stated that road improvements to Sharon Ave are included in the proposal. Other than it being turned into a one-way, are there other improvement being looked at?

My husband and I currently own a house on the corner of Sharon & Pine and are deeply concerned about the amount of traffic that this will add to our quiet dead-end road. This proposal does not include another exit point added, other than the one right next to our home and with 89 new homes going in, that has the potential to be a lot of new traffic. With the addition of a sidewalk on the West side of Pine, this will cut down on roadside parking and narrow an already narrow road. Additionally, we are concerned that if there are changes to Sharon or Pine, that it will cause changes in our landscape, as we have quite a bit trees and other foliage very near the roads.

I appreciate any information you can give me on this and appreciate your time in the matter.

Thank you,

Shannon and Daniel Peacock
700 East Sharon Ave
Burlington, WA 98233

 Please consider the environment before printing this e-mail

From: [Brad Johnson](#)
To: ["Shannon Peacock"](#)
Cc: [Kim Ohara](#)
Subject: RE: Permit # LUP 6-23
Date: Monday, August 7, 2023 5:58:29 PM

Shannon,

Thank you for your comments. We will include your comments in the information provided to Hearing Examiner in advance of the hearing for this project. Also, you have been added to the notification list and will receive updates on any future hearing dates, decisions, or information.

I've attached a copy of the transportation report submitted with the application. With respect to your floodplain questions, the applicant has requested "Letter of Map Amendment" (LOMA) from the Federal Emergency Management Agency (FEMA). In order to be eligible for a LOMA an applicant must be able to show the development site is above the floodplain. With respect to your questions, please see my answers below. We haven't reviewed the application yet, so I apologize for not being able to provide more detailed responses at this time.

Please let me know if you have any additional questions or comments.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Shannon Peacock [mailto:Shannon.Peacock@tulalipresort.com]
Sent: Monday, August 7, 2023 9:39 AM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Subject: Permit # LUP 6-23

{ **Caution:** *This email originates outside of the City of Burlington* } >
Good morning,

We recently received a notice of permit # LUP 6-23, and had some follow up questions, and was hoping you could help answer them. We would also like to be notified of the date and time of any hearings/meetings held about this permit.

My questions are as followed:

1. Has a traffic study been done on how much more traffic this will add to the Pine & Sharon intersection?

A transportation study was submitted with the application. We haven't reviewed the report yet, so I don't know about specific traffic volumes, impacts, or planned improvements.

2. If approved, has a date for start and completion been set for this project?

The application materials indicate the developer plans to start work in late 2024. Based on your initial review we have not seen an estimated completion date.

3. Has the request to rezone the flood plan been approved? And will this change effect just the parcels in question or neighboring parcels as well?

The applicant has indicated they are submitting a LOMA application to FEMA. This is done when survey data shows the development site is above the floodplain.

4. It is stated that road improvements to Sharon Ave are included in the proposal. Other than it being turned into a one-way, are there other improvement being looked at?

We just received the application and haven't reviewed it yet, so I'm not familiar with the scope of the proposed plans. From what we understand the developer is proposing improvements to Pine Street (curbs, gutters, sidewalks, and full width paving), improvements to Sharon Avenue (paving, sidewalks, and curbing), and pedestrian crossing improvements at Anacortes.

My husband and I currently own a house on the corner of Sharon & Pine and are deeply concerned about the amount of traffic that this will add to our quiet dead-end road. This proposal does not include another exit point added, other than the one right next to our home and with 89 new homes going in, that has the potential to be a lot of new traffic. With the addition of a sidewalk on the West side of Pine, this will cut down on roadside parking and narrow an already narrow road. Additionally, we are concerned that if there are changes to Sharon or Pine, that it will cause changes in our landscape, as we have quite a bit trees and other foliage very near the roads.

I appreciate any information you can give me on this and appreciate your time in the matter.

Thank you,

**Shannon and Daniel Peacock
700 East Sharon Ave
Burlington, WA 98233**

 Please consider the environment before printing this e-mail

From: [Kim Ohara](#)
To: ["Nora Kammer"](#)
Cc: [Brad Johnson](#)
Subject: RE: City of Burlington - Pine Street Project
Date: Tuesday, August 8, 2023 11:00:34 AM

Nora – below is a dropbox link to the files requested for LUP 6-23.

<https://www.dropbox.com/scl/fo/wzayj86y9d9pbm18tm2n2/h?rlkey=5lmllob4qcofs8nqxa6s32oef&dl=0>

If you have any issues, please let me know.

Thank you,

Kim O'Hara

Permit Center Manager

Direct (360) 755-1371

Office (360) 755-9717



From: Brad Johnson
Sent: Tuesday, August 8, 2023 10:43 AM
To: 'Nora Kammer' <nkammer@skagitcoop.org>
Cc: Kim Ohara <kohara@burlingtonwa.gov>
Subject: City of Burlington - Pine Street Project

Nora,

I tried sending you an email with some project documents attached yesterday but it was returned. I'm guessing the files were too large to email. If you'd like a copy of the site plan, habitat assessments, and flood information, please work with Kim O'Hara, who I've copied on this email. Kim can arrange access to our file transfer site.

Thanks,

Brad Johnson

Community Development Director
City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: Brad Johnson

To: "Nora Kammer"

Subject: RE: LUP 6-23 - P133596,P133597, P13372178,P72179, P72181, P62772and P62771

Date: Monday, August 7, 2023 5:26:26 PM

Attachments: [9_Report_Ecological_7-19-2023.pdf](#)

[16_Survey_LOMA_7-19-2023.pdf](#)

[5_Plans_Site_7-19-2023.pdf](#)

[12_Report_EcologicalMitigation_7-19-2023.pdf](#)

Nora,

I've attached a copy of the proposed site plan, habitat/wetland report, and floodplain survey data. I haven't reviewed these documents yet so I can't comment in detail. From what we heard during the pre-application meeting, I think the only buffer impacts are a bored water-line under Gages Slough from Anacortes Street to the development site, and a small incursion the applicant is proposing to use buffer averaging to address. I also think the developer has applied for a LOMA through FEMA since most of the area being developed is vertically out of the floodplain.

Let me know if we can provide any additional information.

Thanks,

Brad

From: [Kim Ohara](#)
To: ["Shannon Peacock"](#)
Cc: [Brad Johnson](#)
Subject: RE: Permit # LUP 6-23
Date: Tuesday, August 8, 2023 10:31:07 AM

Shannon – Please let us know if you received this email and are able to open the link below to the traffic study for the Gages Crossing project on S. Pine Street.

https://www.dropbox.com/scl/fi/bgv9t2cbm0x8q79x2w21o/11_Report_Transportation_7-19-2023.pdf?rlkey=gk47f7ml7x555klzp7rqw7ewh&dl=0

Thank you,

Kim O'Hara

Permit Center Manager

Direct (360) 755-1371

Office (360) 755-9717



From: Brad Johnson
Sent: Monday, August 7, 2023 6:02 PM
To: 'Shannon Peacock' <Shannon.Peacock@tulalipresort.com>
Cc: Kim Ohara <kohara@burlingtonwa.gov>
Subject: RE: Permit # LUP 6-23

Shannon,

Thank you for your comments. We will include your comments in the information provided to Hearing Examiner in advance of the hearing for this project. Also, you have been added to the notification list and will receive updates on any future hearing dates, decisions, or information.

I tried attaching a copy of the transportation report submitted with the application, but the email was rejected so it may be too large. If you'd like a copy please work with Kim O'Hara in office. Kim can help find a way to get you the document. With respect to your floodplain questions, the applicant has requested "Letter of Map Amendment" (LOMA) from the Federal Emergency Management Agency (FEMA). In order to be eligible for a LOMA an applicant must be able to show the development site is above the floodplain. With respect to your questions, please see my answers below. We haven't reviewed the application yet, so I apologize for not being able to provide more

detailed responses at this time.

Please let me know if you have any additional questions or comments.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: Shannon Peacock [<mailto:Shannon.Peacock@tulalipresort.com>]

Sent: Monday, August 7, 2023 9:39 AM

To: Brad Johnson <bradmj@burlingtonwa.gov>

Subject: Permit # LUP 6-23

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good morning,

We recently received a notice of permit # LUP 6-23, and had some follow up questions, and was hoping you could help answer them. We would also like to be notified of the date and time of any hearings/meetings held about this permit.

My questions are as followed:

1. Has a traffic study been done on how much more traffic this will add to the Pine & Sharon intersection?
2. If approved, has a date for start and completion been set for this project?
3. Has the request to rezone the flood plan been approved? And will this change effect just the parcels in question or neighboring parcels as well?
4. It is stated that road improvements to Sharon Ave are included in the proposal. Other than it being turned into a one-way, are there other improvement being looked at?

My husband and I currently own a house on the corner of Sharon & Pine and are deeply concerned about the amount of traffic that this will add to our quiet dead-end road. This proposal does not include another exit point added, other than the one right next to our home and with 89 new homes going in, that has the potential to be a lot of new traffic. With the addition of a sidewalk on the West side of Pine, this will cut down on roadside parking and narrow an already narrow road. Additionally, we are concerned that if there are changes to Sharon or Pine, that it will cause changes in our landscape, as we have quite a bit trees and

other foliage very near the roads.

I appreciate any information you can give me on this and appreciate your time in the matter.

Thank you,

Shannon and Daniel Peacock
700 East Sharon Ave
Burlington, WA 98233

 Please consider the environment before printing this e-mail

Permit #LUP 6-23

900 South Pine St Project- Landed Gentry

8/7/23

RECEIVED

AUG 09 2023

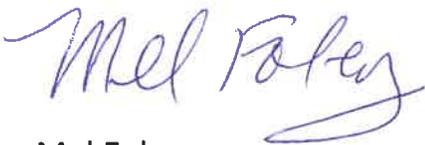
CITY OF BURLINGTON
PLANNING DEPT.

 I would like the time and date for the public hearing please.

In my opinion, anything that Landed Gentry develops is an improvement to the community.

Several years ago, I attended a planning meeting and there was a discussion about a road or "over pass"/bridge connecting Gilkey Rd to East Gilkey. See my map enclosed. I live on Opal Lane and with the traffic during the summer and fall from the sports at the play fields and now the 89 proposed townhomes, it would be nice to hear more discussion/action regarding this OVER PASS. Anacortes Street is BUSY plus we get stuck at the train crossing back and forth sometimes for 15 minutes at Greenleaf St. and on Pease Rd.

Thank you,

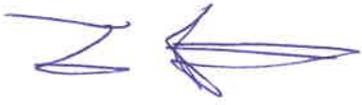


Mel Foley

1037 Opal Lane and a local Realtor 😊

360-770-3115

Melfoley25@gmail.com



From: [Briana G](#)
To: [Brad Johnson](#)
Subject: comments on Permit LUP 6-23
Date: Wednesday, August 9, 2023 4:03:36 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Hello!

I am a resident on Anacortes Street, across Gages Slough from the proposed building lot. I understand there are 7 parcels on what I believe is currently mostly zoned "agricultural use" that is proposed to become almost primarily paved, dense-urban living.

I am strongly opposed to this change for several reasons.

1) Under current residential zoning, there is a minimum of 8400 sq ft/house. Taking parcels 133596, 133597, 72178 (assuming this was mistyped in the notice as 13372178), and 72179 together, they have 1.27, .93, .8, 1.6 acres respectively for a total of 4.6 acres, which would mean a total of 23 homes.

2) the "max impervious" number is including two lots (P62772 and P62771) which are already zoned Agricultural and should NOT be included in the calculations with the residential zones.

3) Even if the new homes proposed were to be 3400 sq feet, that would yield a ratio approximately 50% building/impervious. In the zoning, it would appear that this is the City's intent for this area, which abutts a sensitive environment zone, Gages Slough. 50% should remain the maximum for building/impervious ratio, but the proposal states a 75% ratio.

5) Zoning change - the company purchased two agricultural lots, zoned as such already to protect the water tables and the wildlife. They should **not** be included in any calculations of the "residential" zoned lots, especially the impervious ratios, because it is zoned as such to protect the sensitive water ways and reduce flooding risks to the neighborhood.

6) The planned dense urbanization will increase our neighborhood flood risks. Since the houses along Aspen Lane were added, our back yard water table has increased in the winter. Whenever you add non-permeable surface, you increase runoff for the neighbors. I would request that any new, dense development be required to have 50% permeability **per parcel**, to allow time for water tables to adjust without creating excessive runoff. Such laws exist in other cities to protect the residents, and are accomplished through creating permeable driveways and incorporating appropriate landscaping like rain gardens,

7) The traffic would be a nightmare. The Parks and Rec estimate 12,000 people were at Skagit River last weekend for Rush Soccer Cup. It added several minutes of drive time, and made driving conditions along S Anacortes St dangerous. It was hard to enter traffic anywhere along Anacortes Street. Between the train tracks and the slough, every new home would have only one exit point on Sharon Street onto Anacortes; trying to find "average cars per household" I found data from The Motley Fool (www.fool.com) research from 2022 which reports Washington has an average of 2.5 cars per household; for 89 dwellings, that would mean 222 cars being added to a small, one-way road on an already very busy road. Is the city ready to put in traffic lights to allow those cars to be able to get to work? Is this small neighborhood ready for that kind of traffic increase? How will this impact the foot traffic of students who travel to BEHS or LUE, which are within walking/biking distance? There are no

bike lanes, and the sidewalks are inconsistent and not well maintained as is.

8) There was no proposal for how to deal with the septic issues for those townhomes. There were no drain fields included. Those parcels currently have at most one unit on them, like all neighboring parcels; that area is entirely on septic. Existing residents cannot get onto sewer. How would Landed Gentry deal with that?

9) Unless the current plan is modified to include filtration mitigation along each parcel to catch runoff, Gages slough would be filled with the runoff of the aforementioned 220 cars. In their own proposal, they have parking for 270 cars - it would create a toxic environment that would likely kill whatever wildlife isn't displaced during construction. This is another argument for requiring a larger permeable surface along each parcel. There are herons, geese, bats, owls, frogs and many other animals that currently inhabit the area around Gages Slough. The proposal would reduce their nesting/living area dramatically. The area marked as sensitive should not be allowed to count for any of their permeability ratio, it is protected to prevent flooding.

Please reject the proposal and require the plans to have a maximum 50% building/impervious ration per parcel, require them to remove the two parcels that are zoned agricultural to protect the water runoff and in Gages Slough.

From: [Kim Ohara](#)
To: ["melfoley25@gmail.com"](mailto:melfoley25@gmail.com)
Cc: [Brad Johnson](#)
Subject: Pine Street Project - Landed Gentry
Date: Thursday, August 10, 2023 12:23:14 PM
Attachments: [2023 8-09-2023 letter F MF Comments.pdf](#)

Mel – Thank you for your comments. We will include your comments in the information provided to Hearing Examiner in advance of the hearing for this project. Also, you have been added to the notification list and will receive updates on any future hearing dates, decisions, or information.

Thank you,

Kim O'Hara

Permit Center Manager

Direct (360) 755-1371

Office (360) 755-9717



Permit #LUP 6-23

900 South Pine St Project- Landed Gentry

8/7/23

RECEIVED

AUG 09 2023

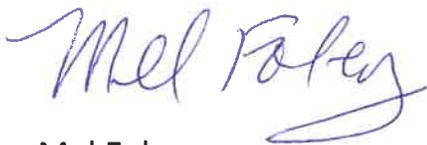
CITY OF BURLINGTON
PLANNING DEPT.

 I would like the time and date for the public hearing please.

In my opinion, anything that Landed Gentry develops is an improvement to the community.

Several years ago, I attended a planning meeting and there was a discussion about a road or "over pass"/bridge connecting Gilkey Rd to East Gilkey. See my map enclosed. I live on Opal Lane and with the traffic during the summer and fall from the sports at the play fields and now the 89 proposed townhomes, it would be nice to hear more discussion/action regarding this OVER PASS. Anacortes Street is BUSY plus we get stuck at the train crossing back and forth sometimes for 15 minutes at Greenleaf St. and on Pease Rd.

Thank you,

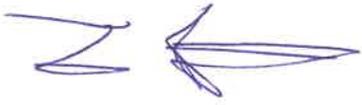


Mel Foley

1037 Opal Lane and a local Realtor 😊

360-770-3115

Melfoley25@gmail.com



From: [Steve Sexton](#)
To: [Brad Johnson](#)
Subject: Fwd: Permit # LUP 6-23 900 S Pine St
Date: Friday, August 11, 2023 2:35:51 PM

----- Forwarded message -----

From: kierasue@aol.com
Date: Aug 10, 2023 5:43 PM
Subject: Permit # LUP 6-23 900 S Pine St
To: Steve Sexton <steves@burlingtonwa.gov>
Cc:

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good Evening-

My apologies but I am not able to make the City Council meeting tonight but urgently want to discuss the application to build 89 town homes at the south end of Pine Street by the slough, west of the roundabout on Anacortes St and east of the railroad tracks. I stopped by City Hall on Monday but you were not available and then I went out of town so this email is my first communication with you stating how upset the neighborhood is and will be if this is approved. We love Burlington and we want it to evolve but stay true to families and community along with safety and common sense. The proposed development of 89 three-bedroom homes could potentially trap 500+ people on a dead end street and severely drain the resources of our first responders and our city infrastructure. Changing Sharon Ave. to a one way west bound lane will hamper those homes and the children that play in their yards as well as the pushing of Olympia St to being the first east bound lane to reach Anacortes St and head south. This small pocket of our great city is home to retirees and new families with young children. The traffic with construction alone will devastate our quiet streets and then the increased community traffic will shut down movement and in the event of a catastrophe, first responders will trap residents in the area with the lack of flow through to Anacortes St. Schools will be impacted as well as response time to local hospitals in Sedro-Woolley and Mount Vernon. At your convenience, please let me know when we can meet or feel free to call me at 313-727-8425.

Thank you,
Kiera Wright
624 S Pine St

From: [Brad Johnson](#)
To: ["Briana G"](#)
Cc: [Kim Ohara](#)
Subject: RE: comments on Permit LUP 6-23
Date: Friday, August 11, 2023 4:16:43 PM

Brianna,

We have received your comments and will include them in the record forwarded to the City Hearing Examiner for consideration. We have also added your contact information to the "parties of record" list so you will receive notice of future hearings, decisions, etc. Please note that the applicant is not requesting a zoning change. The property is zoned RA-1 (residential attached). Townhomes and horizontally attached housing are permitted outright in the RA-1 zone. With respect to some of your specific questions I have provided some information below to help clarify what is being proposed and what the City's development regulations allow.

If you have additional comments or questions please let us know.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Briana G [mailto:brianajoy2010@gmail.com]
Sent: Wednesday, August 9, 2023 4:03 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Subject: comments on Permit LUP 6-23

{ **Caution:** *This email originates outside of the City of Burlington* } >

Hello!

I am a resident on Anacortes Street, across Gages Slough from the proposed building lot. I understand there are 7 parcels on what I believe is currently mostly zoned "agricultural use" that is proposed to become almost primarily paved, dense-urban living.

I am strongly opposed to this change for several reasons.

1) Under current residential zoning, there is a minimum of 8400 sq ft/house. Taking parcels 133596, 133597, 72178 (assuming this was mistyped in the notice as 13372178), and 72179 together, they have 1.27, .93, .8, 1.6 acres respectively for a total of 4.6 acres, which would mean a total of 23 homes.

The current zoning of the property is RA-1 (Residential Attached). Townhomes and horizontally

attached housing are permitted outright in the RA-1 zone. The total area of the site is 13.3 acres. The applicant is proposing to use the "cluster development" provisions of the City code, whereby a significant area of open space is set aside in exchange for increasing the amount of development occurring on the remaining portion of the site. The open space reserve associated with the proposed development is approximately 7.11 acres.

2) the "max impervious" number is including two lots (P62772 and P62771) which are already zoned Agricultural and should NOT be included in the calculations with the residential zones.

No portion of the site is zoned agriculture. The entire site is zoned RA-1.

3) Even if the new homes proposed were to be 3400 sq feet, that would yield a ratio approximately 50% building/impervious. In the zoning, it would appear that this is the City's intent for this area, which abutts a sensitive environment zone, Gages Slough. 50% should remain the maximum for building/impervious ratio, but the proposal states a 75% ratio.

The plans submitted by the applicant indicate the total proposed impervious surface coverage is 28.9 percent. The maximum permitted impervious surface coverage for the RA-1 zone is 70 percent.

5) Zoning change - the company purchased two agricultural lots, zoned as such already to protect the water tables and the wildlife. They should **not** be included in any calculations of the "residential" zoned lots, especially the impervious ratios, because it is zoned as such to protect the sensitive water ways and reduce flooding risks to the neighborhood.

No zoning change is proposed. There are no agriculturally zoned properties included in the proposal. The City of Burlington does not have an agricultural zone.

6) The planned dense urbanization will increase our neighborhood flood risks. Since the houses along Aspen Lane were added, our back yard water table has increased in the winter. Whenever you add non-permeable surface, you increase runoff for the neighbors. I would request that any new, dense development be required to have 50% permeability **per parcel**, to allow time for water tables to adjust without creating excessive runoff. Such laws exist in other cities to protect the residents, and are accomplished through creating permeable driveways and incorporating appropriate landscaping like rain gardens,

The applicant has submitted an application for a Letter of Map Amendment (LOMA) to the Federal Emergency Management Agency (FEMA). In order to be eligible for a LOMA the applicant must be able to demonstrate the proposed development area is above the floodplain. The survey data for the site indicates the floodplain elevation is 30.9 feet and the elevations for the development area are above this elevation. The applicant has submitted an engineered storm-water plan which is being reviewed by the City Storm-Water Engineer.

7) The traffic would be a nightmare. The Parks and Rec estimate 12,000 people were at Skagit River last weekend for Rush Soccer Cup. It added several minutes of drive time, and

made driving conditions along S Anacortes St dangerous. It was hard to enter traffic anywhere along Anacortes Street. Between the train tracks and the slough, every new home would have only one exit point on Sharon Street onto Anacortes; trying to find "average cars per household" I found data from The Motley Fool (www.fool.com) research from 2022 which reports Washington has an average of 2.5 cars per household; for 89 dwellings, that would mean 222 cars being added to a small, one-way road on an already very busy road. Is the city ready to put in traffic lights to allow those cars to be able to get to work? Is this small neighborhood ready for that kind of traffic increase? How will this impact the foot traffic of students who travel to BEHS or LUE, which are within walking/biking distance? There are no bike lanes, and the sidewalks are inconsistent and not well maintained as is.

8) There was no proposal for how to deal with the septic issues for those townhomes. There were no drain fields included. Those parcels currently have at most one unit on them, like all neighboring parcels; that area is entirely on septic. Existing residents cannot get onto sewer. How would Landed Gentry deal with that?

Public sewer services is being extended to serve the development. No septic systems are proposed.

9) Unless the current plan is modified to include filtration mitigation along each parcel to catch runoff, Gages slough would be filled with the runoff of the aforementioned 220 cars. In their own proposal, they have parking for 270 cars - it would create a toxic environment that would likely kill whatever wildlife isn't displaced during construction. This is another argument for requiring a larger permeable surface along each parcel. There are herons, geese, bats, owls, frogs and many other animals that currently inhabit the area around Gages Slough. The proposal would reduce their nesting/living area dramatically. The area marked as sensitive should not be allowed to count for any of their permeability ratio, it is protected to prevent flooding.

An engineered storm-water design has been submitted and is being reviewed by our Engineering Department. The City requires infiltration and the use of low impact development features.

Please reject the proposal and require the plans to have a maximum 50% building/impervious ration per parcel, require them to remove the two parcels that are zoned agricultural to protect the water runoff and in Gages Slough.

From: [Brad Johnson](#)
To: "kierasue@aol.com"
Cc: [Kim Ohara](#)
Subject: RE: Permit # LUP 6-23 900 S Pine St
Date: Friday, August 11, 2023 4:35:54 PM

Kiera,

Mayor Sexton forwarded your message regarding the proposed Pine Street development to me. We have included your comments in the record that will be sent to the City Hearing Examiner for consideration. We have also added your contact information to the parties of record list and you will receive notice of future hearings, decisions, etc.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Steve Sexton
Sent: Friday, August 11, 2023 2:36 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Subject: Fwd: Permit # LUP 6-23 900 S Pine St

----- Forwarded message -----

From: kierasue@aol.com
Date: Aug 10, 2023 5:43 PM
Subject: Permit # LUP 6-23 900 S Pine St
To: Steve Sexton <steves@burlingtonwa.gov>
Cc:

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good Evening-

My apologies but I am not able to make the City Council meeting tonight but urgently want to discuss the application to build 89 town homes at the south end of Pine Street by the slough, west of the roundabout on Anacortes St and east of the railroad tracks. I stopped by City Hall on Monday but you were not available and then I went out of town so this email is my first communication with you stating how upset the neighborhood is and will be if this is approved. We love Burlington and we want it to evolve but stay true to families and community along with safety and common sense. The proposed development of 89 three-bedroom homes could potentially trap 500+ people on a dead end street and severely drain the resources of our first

responders and our city infrastructure. Changing Sharon Ave. to a one way west bound lane will hamper those homes and the children that play in their yards as well as the pushing of Olympia St to being the first east bound lane to reach Anacortes St and head south. This small pocket of our great city is home to retirees and new families with young children. The traffic with construction alone will devastate our quiet streets and then the increased community traffic will shut down movement and in the event of a catastrophe, first responders will trap residents in the area with the lack of flow through to Anacortes St. Schools will be impacted as well as response time to local hospitals in Sedro-Woolley and Mount Vernon. At your convenience, please let me know when we can meet or feel free to call me at 313-727-8425.

Thank you,
Kiera Wright
624 S Pine St

From: kierasue@aol.com
To: [Brad Johnson](#)
Cc: [Kim Ohara](#); [Steve Sexton](#)
Subject: Re: Permit # LUP 6-23 900 S Pine St
Date: Friday, August 11, 2023 4:39:06 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Hi-

Thank you for your response. I just forwarded the email to the Mayor from a different account in case it had gone to spam so please disregard Mayor Sexton:). I will send a more formal written comment by August 16th per the notice mailed to the neighborhood but thank you for entering this initial email to the record.

Kiera

On Friday, August 11, 2023 at 04:35:56 PM PDT, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Kiera,

Mayor Sexton forwarded your message regarding the proposed Pine Street development to me. We have included your comments in the record that will be sent to the City Hearing Examiner for consideration. We have also added your contact information to the parties of record list and you will receive notice of future hearings, decisions, etc.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: Steve Sexton
Sent: Friday, August 11, 2023 2:36 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>

Subject: Fwd: Permit # LUP 6-23 900 S Pine St

----- Forwarded message -----

From: kierasue@aol.com

Date: Aug 10, 2023 5:43 PM

Subject: Permit # LUP 6-23 900 S Pine St

To: Steve Sexton <steves@burlingtonwa.gov>

Cc:

{**Caution:** *This email originates outside of the City of Burlington*} >

Good Evening-

My apologies but I am not able to make the City Council meeting tonight but urgently want to discuss the application to build 89 town homes at the south end of Pine Street by the slough, west of the roundabout on Anacortes St and east of the railroad tracks. I stopped by City Hall on Monday but you were not available and then I went out of town so this email is my first communication with you stating how upset the neighborhood is and will be if this is approved. We love Burlington and we want it to evolve but stay true to families and community along with safety and common sense. The proposed development of 89 three-bedroom homes could potentially trap 500+ people on a dead end street and severely drain the resources of our first responders and our city infrastructure. Changing Sharon Ave. to a one way west bound lane will hamper those homes and the children that play in their yards as well as the pushing of Olympia St to being the first east bound lane to reach Anacortes St and head south. This small pocket of our great city is home to retirees and new families with young children. The traffic with construction alone will devastate our quiet streets and then the increased community traffic will shut down movement and in the event of a catastrophe, first responders will trap residents in the area with the lack of flow through to Anacortes St. Schools will be impacted as well as response time to local hospitals in Sedro-Woolley and Mount Vernon. At your convenience, please let me know when we can meet or feel free to call me at 313-727-8425.

Thank you,

Kiera Wright

624 S Pine St

From: [Briana G](#)
To: [Brad Johnson](#)
Subject: Re: comments on Permit LUP 6-23
Date: Sunday, August 13, 2023 11:09:14 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >
Thank you, Brad.

When did the property change from "Agricultural" to RA1? It was Agricultural when we purchased our home 5 years ago.

On Friday, August 11, 2023, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Brianna,

We have received your comments and will include them in the record forwarded to the City Hearing Examiner for consideration. We have also added your contact information to the "parties of record" list so you will receive notice of future hearings, decisions, etc. Please note that the applicant is not requesting a zoning change. The property is zoned RA-1 (residential attached). Townhomes and horizontally attached housing are permitted outright in the RA-1 zone. With respect to some of your specific questions I have provided some information below to help clarify what is being proposed and what the City's development regulations allow.

If you have additional comments or questions please let us know.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: Briana G [mailto:brianajoy2010@gmail.com]

Sent: Wednesday, August 9, 2023 4:03 PM

To: Brad Johnson <bradmj@burlingtonwa.gov>

Subject: comments on Permit LUP 6-23

{ **Caution:** *This email originates outside of the City of Burlington* } >

Hello!

I am a resident on Anacortes Street, across Gages Slough from the proposed building lot. I understand there are 7 parcels on what I believe is currently mostly zoned "agricultural use" that is proposed to become almost primarily paved, dense-urban living.

I am strongly opposed to this change for several reasons.

1) Under current residential zoning, there is a minimum of 8400 sq ft/house. Taking parcels 133596, 133597, 72178 (assuming this was mistyped in the notice as 13372178), and 72179 together, they have 1.27, .93, .8, 1.6 acres respectively for a total of 4.6 acres, which would mean a total of 23 homes.

The current zoning of the property is RA-1 (Residential Attached). Townhomes and horizontally attached housing are permitted outright in the RA-1 zone. The total area of the site is 13.3 acres. The applicant is proposing to use the "cluster development" provisions of the City code, whereby a significant area of open space is set aside in exchange for increasing the amount of development occurring on the remaining portion of the site. The open space reserve associated with the proposed development is approximately 7.11 acres.

2) the "max impervious" number is including two lots (P62772 and P62771) which are already zoned Agricultural and should NOT be included in the calculations with the residential zones.

No portion of the site is zoned agriculture. The entire site is zoned RA-1.

3) Even if the new homes proposed were to be 3400 sq feet, that would yield a ratio approximately 50% building/impervious. In the zoning, it would appear that this is the City's intent for this area, which abutts a sensitive environment zone, Gages Slough. 50% should remain the maximum for building/impervious ratio, but the proposal states a 75% ratio.

The plans submitted by the applicant indicate the total proposed impervious surface coverage is 28.9 percent. The maximum permitted impervious surface coverage for the RA-1 zone is 70 percent.

5) Zoning change - the company purchased two agricultural lots, zoned as such already to protect the water tables and the wildlife. They should **not** be included in any calculations of the "residential" zoned lots, especially the impervious ratios, because it is zoned as such to protect the sensitive water ways and reduce flooding risks to the neighborhood.

No zoning change is proposed. There are no agriculturally zoned properties included in the proposal. The City of Burlington does not have an agricultural zone.

6) The planned dense urbanization will increase our neighborhood flood risks. Since the houses along Aspen Lane were added, our back yard water table has increased in the winter. Whenever you add non-permeable surface, you increase runoff for the neighbors. I would request that any new, dense development be required to have 50% permeability **per parcel**, to allow time for water tables to adjust without creating excessive runoff. Such laws exist in other cities to protect the residents, and are accomplished through creating permeable driveways and incorporating appropriate landscaping like rain gardens,

The applicant has submitted an application for a Letter of Map Amendment (LOMA) to the Federal Emergency Management Agency (FEMA). In order to be eligible for a LOMA the applicant must be able to demonstrate the proposed development area is above the floodplain. The survey data for the site indicates the floodplain elevation is 30.9 feet and the elevations for the development area are above this elevation. The applicant has submitted an engineered storm-water plan which is being reviewed by the City Storm-Water Engineer.

7) The traffic would be a nightmare. The Parks and Rec estimate 12,000 people were at Skagit River last weekend for Rush Soccer Cup. It added several minutes of drive time, and made driving conditions along S Anacortes St dangerous. It was hard to enter traffic anywhere along Anacortes Street. Between the train tracks and the slough, every new home would have only one exit point on Sharon Street onto Anacortes; trying to find "average cars per household" I found data from The Motley Fool (www.fool.com) research from 2022 which reports Washington has an average of 2.5 cars per household; for 89 dwellings, that would mean 222 cars being added to a small, one-way road on an already very busy road. Is the city ready to put in traffic lights to allow those cars to be able to get to work? Is this small neighborhood ready for that kind of traffic increase? How will this impact the foot traffic of students who travel to BEHS or LUE, which are within walking/biking distance? There are no bike lanes, and the sidewalks are inconsistent and not well maintained as is.

8) There was no proposal for how to deal with the septic issues for those townhomes. There were no drain fields included. Those parcels currently have at most one unit on them, like all neighboring parcels; that area is entirely on septic. Existing residents cannot get onto sewer. How would Landed Gentry deal with that?

Public sewer services is being extended to serve the development. No septic systems are proposed.

9) Unless the current plan is modified to include filtration mitigation along each parcel to catch runoff, Gages slough would be filled with the runoff of the aforementioned 220 cars. In their own proposal, they have parking for 270 cars - it would create a toxic environment that would likely kill whatever wildlife isn't displaced during construction. This is another argument for requiring a larger permeable surface along each parcel. There are herons, geese, bats, owls, frogs and many other animals that currently inhabit the area around Gages Slough. The proposal would reduce their nesting/living area dramatically. The area marked as sensitive should not be allowed to count for any of their permeability ratio, it is protected to prevent flooding.

An engineered storm-water design has been submitted and is being reviewed by our Engineering Department. The City requires infiltration and the use of low impact development features.

Please reject the proposal and require the plans to have a maximum 50% building/impervious ration per parcel, require them to remove the two parcels that are zoned agricultural to protect the water runoff and in Gages Slough.

From: [Bill Springer](#)
To: [Brad Johnson](#)
Subject: concerning permit #LUP 6-23
Date: Sunday, August 13, 2023 8:16:28 PM

{ Caution: This email originates outside of the City of Burlington } >

Brad,

I've been studying this permit request which seeks to add 89 townhomes to 900 South Pine st. This is a horrible idea for many reasons. For one thing I (Wilbur Springer) am the owner of 900 S Pine st that's the listed address for this project and do not give my permission to build on my property. Aside from this technicality the very idea that it would be considered ok to add 89 homes which would need to funnel families in and out of this small dead end road that currently only has to cope with 12 homes would show a complete disregard for the families that already live here. All of the streets that lead to South Pine st. are very small narrow streets that can barely accommodate the houses that already exist here. The only way to mitigate the horrible traffic snarls that would occur here would be to extend South Pine st. to the south and develop an entrance directly onto Anacortes st. Simply building regular single family homes here on the order of 10-15 houses would negatively impact this small neighborhood badly enough. To add 89 town houses would profoundly negatively impact this area and utterly decimate our quality of life. Please do not approve.

Wilbur Springer
900 S. Pine St.

From: [Karen Robertson](#)
To: [Brad Johnson](#)
Subject: Opposition to Multi Family Complex
Date: Tuesday, August 15, 2023 8:30:45 AM
Attachments: [Opposition Letter.pdf](#)

{ **Caution:** *This email originates outside of the City of Burlington* } >

Dear Council,

Please find my attached letter of opposition to the proposed Multi-family development on S Pine St.

Best Regards,

Karen Garrison

Dear Council,

I am writing to express my strong opposition to the proposed Multi family complex at the southwest quadrant of S Pine St. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents on S Pine St are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

As residents/property owners on what we thought was a quiet dead end street, it came as quite a surprise to my family and our neighbors to recently hear that the 13 acres on the southwest side of S Pine St across from our home had been sold and it is the proposed site of an 89 unit Town home/Apartment complex.

A primary concern is that Multi Family complexes are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenants visitors, puts all available neighborhood curbside parking under pressure. Personal privacy for home owners becomes an issue with their landholdings being overlooked at all times.

There are several questions about the proposed development that I feel we need to have answers to and I have listed them below.

- Will the proposed town homes be subsidized housing, or will it be market rate multifamily housing?*
- Are they rentals or will the units be privately owned?*
- Has there been any study done on the effects of multi-family housing on the crime rate? There is already a history of crime and drug use at other multi-family housing properties in the area. Condominium and large market-rate apartment complexes appear to make a neighborhood somewhat more vulnerable to violent crime.*
- Can our fire and police departments provide adequate protection for the proposed development?*
- What about impacts on local school enrollment? Number of school buses running on a dead-end road due to school choice? There could be as many as 6 routes running on S Pine twice a day.*
- Are there stormwater impacts that would be realized? Gages slough runs on the backside of the properties across the street from the proposed multi-family complex. We are not allowed use of our property beyond 20ft behind our home due to native plant protection and the slough*

I urge you to disapprove the proposed Multi family complex, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who may not have managed to letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

From: kierasue@aol.com
To: [Brad Johnson](#)
Subject: Comments for Permit LUP 6-23
Date: Tuesday, August 15, 2023 1:35:20 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Dear City of Burlington,

Regarding Permit LUP 6-23 (900 South Pine Street), I am stating my strong opposition to the building of the proposed 89 Townhomes on a dead-end street on a floodplain, next to a protected slough and a very active BNSF rail track for those three reasons and:

- *development will drain our already underfilled fire and police forces
- *new residents will overflow the already underfunded schools
- *property owners pay floodplain insurance but this development will be free of that cost creating an equity issue for the community
- *city infrastructure is unable to handle the additional sewer, water, and road usage
- *rerouting Sharon Ave to a one way west bound road traps those residents and will increase the use of Olympia St east bound
- *89 homes with three bedrooms will add 500+ people to an established quiet and safe neighborhood and potentially increase crime rates and loss/damage of property
- *increased traffic will not allow the children to play safely in front of their homes or allow for the retirees to confidently drive in and out of their driveways
- *construction will disrupt the chicken farm to the south of the slough as well as add additional wear and tear on our roads before the development is even completed
- *lack of flow through on South Pine Street will hinder safety of the residents in the case of catastrophe from the railroad or within the development
- *property values will decrease and the sale/rentals of the units will add a transient vibe to the established area of 100+ homes
- *new development not low income or affordable housing so not solving a problem
- *Burlington alone has already added 1700 homes of the required 3500 for Skagit County per the Growth Plan
- *tax revenue from the development will not replace the homeowners that love this city and have chosen to invest it and will now leave because of the lack of common sense and safety created by this development

Please add my name and number to the list to be contacted about the future public hearing for this permit.

Thank you,

Kiera Wright

313-727-8425

624 S Pine St

From: [Paula Rae](#)
To: [Brad Johnson](#)
Cc: [Paula Rae](#)
Subject: Permit LUP 6-23 (900 South Pine Street)
Date: Tuesday, August 15, 2023 7:26:58 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Dear City of Burlington,

Regarding Permit LUP 6-23 (900 South Pine Street), I am stating my strong opposition to the building of the proposed 89 Townhomes on a dead-end street on a floodplain, next to a protected slough and a very active BNSF railroad track for those three reasons and:

- *Development will drain our already underfilled fire and police forces.
- *New residents will overflow the already underfunded schools.
- *Property owners pay floodplain insurance but this development will be free of that cost creating an equity issue for the community.
- *City infrastructure is unable to handle the additional sewer, water, and road usage.
- *Rerouting Sharon Avenue to a one way west bound road traps those residents and will increase the use of Olympia Avenue east bound.
- *89 homes with three bedrooms will add 500+ people to an established quiet and safe neighborhood and potentially increase crime rates and loss/damage of property.
- *Increased traffic will not allow the children to play safely in front of their homes or allow for the retirees to confidently drive in and out of their driveways.
- *Construction will disrupt the chicken farm to the south of the slough as well as add additional wear and tear on our roads before the development is even completed.
- *Lack of flow through on South Pine Street will hinder safety of the residents in the case of catastrophe from the railroad or within the development.
- *Property values will decrease and the sale/rentals of the units will add a transient vibe to the established area of 100+ homes.
- *New development that is not low income or affordable housing is not solving that ever growing problem.
- *Burlington alone has already added 1700 homes of the required 3500 for Skagit County per the Growth Plan!
- *Tax revenue from the development will not replace the homeowners that love this

city and have chosen to invest it and will now leave because of the lack of common sense and safety created by this development.

I agree with each of the points generated by the Neighbors of Pine Street and Olympia Avenue.

Please add my name and number to the list to be contacted about future public hearings for this permit.

Thank you,

Paula Johnson, *a 46 year resident at the corner of Pine and Olympia*
700 Olympia Avenue
360-661-7542



Virus-free www.avast.com

From: [Renee Schooler](#)
To: [Brad Johnson](#)
Date: Tuesday, August 15, 2023 2:14:09 PM

{**Caution:** This email originates outside of the City of Burlington} >

Dear City of Burlington,

Regarding Permit LUP 6-23 (900 South Pine Street), I am stating my strong opposition to the building of the proposed 89 Townhomes on a dead-end street on a floodplain, next to a protected slough and a very active BNSF rail track for those three reasons and:

- *development will drain our already underfilled fire and police forces
- *new residents will overflow the already underfunded schools
- *property owners pay floodplain insurance but this development will be free of that cost creating an equity issue for the community
- *city infrastructure is unable to handle the additional sewer, water, and road usage
- *rerouting Sharon Ave to a one way west bound road traps those residents and will increase the use of Olympia St east bound
- *89 homes with three bedrooms will add 500+ people to an established quiet and safe neighborhood and potentially increase crime rates and loss/damage of property
- *increased traffic will not allow the children to play safely in front of their homes or allow for the retirees to confidently drive in and out of their driveways
- *construction will disrupt the chicken farm to the south of the slough as well as add additional wear and tear on our roads before the development is even completed
- *lack of flow through on South Pine Street will hinder safety of the residents in the case of catastrophe from the railroad or within the development
- *property values will decrease and the sale/rentals of the units will add a transient vibe to the established area of 100+ homes
- *new development not low income or affordable housing so not solving a problem
- *Burlington alone has already added 1700 homes of the required 3500 for Skagit County per the Growth Plan
- *tax revenue from the development will not replace the homeowners that love this city and have chosen to invest it and will now leave because of the lack of common sense and safety created by this development

Please add my name and number to the list to be contacted about the future public hearing for this permit.

Thank you,

Renee and Jim Schooler

360-707-8308

714 E Olympia Ave

On Monday, August 14, 2023 at 05:57:13 PM PDT, Joe DeGloria <degloria4mayor@gmail.com> wrote:

Pine St. Group,

I have below a copy of Brad Johnson's response to me. Also, as you can see, time is short. Everyone should get a statement/letter in writing to Brad by tomorrow. Within the below text is a digital link to the notice for reference. I have asked for a review of all the documents and I am expecting them tomorrow. I wanted to get each response out asap due to time constraints. Will be in touch with more information as soon as possible.

From: Brad Johnson

Sent: Friday, August 11, 2023 1:34 PM

To: Joe DeGloria

Subject: Pine Street Development

Council Member DeGloria,

I received your voicemail regarding the proposed development off South Pine Street. If the member of the public who contacted you has questions or comments regarding this project, please have them send me an email. A copy of the public notice for the project can be accessed using the following link.

https://burlingtonwa.gov/DocumentCenter/View/5608/2_NoticeOfApp_Posted-SEPA

The notice includes instructions for members of the public to submit comments. It is extremely important that comments be submitted in writing using the instructions in the notice. In order to formally consider comments, or include the commenters as "parties of record", which entitles them to receive future notices concerning hearing dates, decisions, etc., we need to receive something in writing.

If you have questions about the project, I'd be happy to discuss it with you. I'll be out of the office this afternoon, but I've got some time available Tuesday afternoon and Thursday morning. Also, if you'd like to review the project documents, I can arrange access to file transfer site. Just let me know.

Thanks,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

On Sat, Aug 12, 2023 at 4:54 PM kierasue@aol.com <kierasue@aol.com> wrote:

Hello Mr. DeGloria-

Thank you again for taking the time to meet with us yesterday and to walk South Pine St to see where the proposed development would be and to hear the devastating impacts it will have on our quiet little piece of Burlington. Everyone will individually be emailing Mr. Johnson by 8/16 and we plan to attend the City Council meeting on 8/24 at 7pm. We appreciate you also meeting with Mr. Johnson and to later share what is learned with us. I have added Karen Garrison's email to this list as well as her neighbor to the north, Abby Woodward, along with Aaron Young and Carol Anderson. Still waiting

on David's email but we know where he lives:). Listening and validating us yesterday was much appreciated especially when you could have just forwarded my email to Mr. Johnson instead of replying like somebody else on City Council who will remain nameless. The insight you shared about the city and its' future plans will go a long way to help us communicate our concerns and fight back against the invasion of our investments.

Have a good weekend,
Kiera & Pine St Neighbors

On Saturday, August 12, 2023 at 03:30:46 PM PDT, Joe DeGloria <degloria4mayor@gmail.com> wrote:

Hello All,

Will get our emails linked up here. In addition to the above email addresses, there were: Tim and Karen Garrison 880 Pine St. / directly across from the north end of the proposed development. Tim had mentioned that his wife Karen had generated a list or spreadsheet with potential concerns of the neighborhood. This may be a potentially good reference for the group to have. If anyone has Tim or Karen, contact info. we could get them in this email chain. Also, Carol Anderson, Aaron Young, and David West, I have their phone numbers and will make contact with them to get them into this email chain as well.

I will meet with our City Planner next week, Brad Johnson, and get a review of the project, timelines, deadlines, and steps to follow for all of you to make your voices heard and bring your concerns to the table. Once I have more information I will share it with you all.

Joe DeGloria

On Fri, Aug 11, 2023 at 1:15 PM Joe DeGloria <degloria4mayor@gmail.com> wrote:

Kiera,

See you there.

Joe DeGloria

On Fri, Aug 11, 2023, 11:51 AM KIERA WRIGHT <kierasue@aol.com> wrote:

Perfect, 624 S Pine St. Thank you!

Sent from my iPhone

On Aug 11, 2023, at 9:47 AM, Joe DeGloria <degloria4mayor@gmail.com> wrote:

Kiera,

Ok today at 2:15 p.m.. what address should I meet you at?

Joe DeGloria

On Fri, Aug 11, 2023, 7:56 AM KIERA WRIGHT <kierasue@aol.com> wrote:

Good Morning-

Thank you for your quick response and willingness to meet. I am also available today after 2pm and if possible, would love to meet on Pine St and walk the proposed development with you and explain our concerns and use your local knowledge to highlight any blindspots the community may have to this project in case we are missing something in the bigger picture.

Kiera

Sent from my iPhone

On Aug 10, 2023, at 9:59 PM, Joe DeGloria <degloria4mayor@gmail.com> wrote:

Kiera,

Hello thank you for the contact and information. Always a pleasure to hear from the community both good and bad concerns. I would be happy to meet with you for a conversation on this issue. As for times to meet, I am available tomorrow after 2 p.m. and Saturday after 10 a.m. also could meet afternoon on Sunday. If those times do not work for you please let me know what times work for you and I will do my best to accommodate.

Joe DeGloria

On Thu, Aug 10, 2023, 5:48 PM kierasue@aol.com <kierasue@aol.com> wrote:

Good Evening-

My apologies but I am not able to make the City Council meeting tonight but urgently want to discuss the application to build 89 town homes at the south end of Pine Street by the slough, west of the roundabout on Anacortes St and east of the railroad tracks. As a candidate for Mayor and current City Council Member, this email is my first communication to you stating how upset the neighborhood is and will be if this is approved and would like to know your position on this as you and your siblings grew up right around the corner. We love Burlington and we want it to evolve but stay true to families and community along with safety and common sense. The proposed development of 89 three-bedroom homes could potentially trap 500+ people on a dead end street and severely drain the resources of our first responders and our city infrastructure. Changing Sharon Ave. to a one way west bound lane will hamper those homes and the children that play in their yards as well as the pushing of Olympia St to being the first east bound lane to reach Anacortes St and head south. This small pocket of our great city is home to retirees and new families with young children. The traffic with construction alone will devastate our quiet streets and then the increased community traffic will shut down movement and in the event of a catastrophe, first responders will trap residents in the area with the lack of flow through to Anacortes St. Schools will be impacted as well as response time to local hospitals in Sedro-Woolley and Mount Vernon. We know there is a need for affordable housing to help our current citizens but these townhomes are not the solution and don't have a price tag that is "affordable". At your convenience, please let me know when we can meet or feel free to call me at 313-727-8425.

Thank you,
Kiera Wright
624 S Pine St

From: [Christine Clark](#)
To: [Brad Johnson](#)
Subject: Re Application for 900 South Pine Street
Date: Wednesday, August 16, 2023 4:52:13 PM

{ Caution: This email originates outside of the City of Burlington } >
Brad,

It's hard to examine this application and not respond emotionally. All I can say is way to go CAPITALISM. This proposal is disgusting, dangerous. Things like this are not the solution, sustainable or the answer and only benefit the developer who typically has no ties to the community, builds makes their money and leaves with zero considerations for the people who they impact from their actions.

Where will the children play or go to school? Parking? one car per Household only? that never works! How will we all exit this small narrow ONE WAY road in the event of an emergency? Sadly, we have the current events playing out in Hawaii to clearly represent the carnage of people not being able to get out!!! South Pine Street is a narrow ONE WAY DEAD END road that we already have to yield to our neighbors we are passing out of caution, and you want to pack 89 additional families in on 7 lots??? UNBELIEVABLE.

What about wildlife and the ecology? The birds that stop in the fields before they go to the slough. Blue Heron, ducks, geese, turkey vultures we've seen numerous birds stop in the field and geese nest in the field? and the trees? for more concrete? no! disgusting.

If you must build, why not build 2, 3 maximum homes per parcel. As that was done with 880 & 884 Pine Street? Build something that allows the neighbors to have room to breathe and privacy and be safe. The residents of Burlington do not want to live in an environment like Snohomish, King or any of the outlying south counties of the state. We do not want to have a city feel, look or experience.

Don't pack us in like sardines...

THIS is NOT the answer. This would not be an attractive addition to our area, you would absolutely need your builder to construct a ramp onto South Anacortes Street for safety alone, you can not honestly expect 89 additional people to safely navigate this tiny dead end, ABSOLUTE INSANITY.

The home I live in has a fully functional working septic system. I don't believe that your 89-unit system would follow all the federal, state, and city guidelines. This is going to cause our septic system to fail. Excessive water, storm drainage and runoff will negatively impact our residence.

On a personal note this is going to completely destroy what I was looking forward to in my golden years, getting married in the next few months and enjoying this home for my retirement years coming very soon. I don't Honestly know if I can live here for the rest of my life now.... who would want to live in the middle of an absolute insane shit show for their retirement years?

I request the additional information to be sent to attend meetings regarding this matter.

I haven't even addressed the fact that I have a special needs son in a wheelchair and all the complications that his brain injury and his special needs further complicate...

This proposal is disgusting, not the Burlington community I wanted for my family.

Sadly, with Grievance.

C.A. Wells

From: [Maria Vivanco](#)
To: [Brad Johnson](#)
Subject: Landed Gentry Development
Date: Wednesday, August 16, 2023 4:12:59 PM

{ Caution: This email originates outside of the City of Burlington } >

To whom it may concern;

My name is Maria Vivanco. My address is 845 S Pine Street Burlington.

I would be the closest neighbor to this development.

I just want to comment on the development that is planned. The issue I see is our traffic will increase and will have an environmental impact. The increased stormwater runoff from the development and pollutants from residential activity, including automobile traffic adding 6ppd-quinone from tires, will end up in the slough impacting aquatic life and overall water quality. 6ppd-quinone is the chemical that has been killing Coho salmon before they can spawn. It's directly tied to automobile tires as the source.

Please consider my comment.

Thank you,

Maria Vivanco
Skagit County Public Health
Staff Assistant 1,
Deputy Registrar, LHJ
700 S 2nd Street Rm. 301
Mount Vernon, WA 98273
Phone: 360-416--1500 Ext:1532
Fax: 360-416--1501
mariav@co.skagit.wa.us

From: [Maria Vivanco](#)
To: [Brad Johnson](#)
Subject: RE: Landed Gentry Development
Date: Wednesday, August 16, 2023 4:31:43 PM

{ Caution: This email originates outside of the City of Burlington } >

The comments are my own since I am a neighbor to the planned development.

Thank you,

Maria

From: Brad Johnson <bradmj@burlingtonwa.gov>
Sent: Wednesday, August 16, 2023 4:17 PM
To: Maria Vivanco <mariav@co.skagit.wa.us>
Subject: RE: Landed Gentry Development

CAUTION: This email originated from an external email address. Do not click links or open attachments unless you recognize the sender, you are expecting this email and attachments, and you know the content is safe.

Maria,

I think it would be appropriate for you to clarify for the record whether you are submitting comments in your capacity as Skagit County Health Department employee, or whether these comments are your own.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Maria Vivanco [<mailto:mariav@co.skagit.wa.us>]
Sent: Wednesday, August 16, 2023 4:13 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Subject: Landed Gentry Development

{ Caution: This email originates outside of the City of Burlington } >

To whom it may concern;

My name is Maria Vivanco. My address is 845 S Pine Street Burlington.

I would be the closest neighbor to this development.

I just want to comment on the development that is planned. The issue I see is our traffic will increase and will have an environmental impact. The increased stormwater runoff from the development and pollutants from residential activity, including automobile traffic adding 6ppd-quinone from tires, will end up in the slough impacting aquatic life and overall water quality. 6ppd-quinone is the chemical that has been killing Coho salmon before they can spawn. It's directly tied to automobile tires as the source.

Please consider my comment.

Thank you,

Maria Vivanco
Skagit County Public Health
Staff Assistant 1,
Deputy Registrar, LHJ
700 S 2nd Street Rm. 301
Mount Vernon, WA 98273
Phone: 360-416--1500 Ext:1532
Fax: 360-416--1501
mariav@co.skagit.wa.us

From: [nic.hartman](#)
To: [Brad Johnson](#)
Subject: Permit # LUP-623 Public comment
Date: Wednesday, August 16, 2023 1:54:22 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >
Good afternoon Mr. Johnson,

We received the notification about the proposed building of 89 dwellings and the street improvements included. Our concern is that there continues to be growth and development for commercial and residential properties in Skagit county, but we desperately need infrastructure to support the added individuals to our community. Yes, housing is needed, but the traffic congestion is problematic. It used to be the holidays were busy on the roads, then tulip fest traffic, then soccer tournaments, and then the fair. All of these things that bring needed money to our town, but our roads can't handle the number of commuters. Regular commuting about town is becoming holiday style traffic. We live on Gilkey (by the park) and the roundabout traffic can be a nightmare. Traffic will extend past our home during events.

Please think about infrastructure before approving more dwellings.

Regards,

Nic Hartman
Mark Hartman

From: [Brad Johnson](#)
To: "Paula Rae"
Subject: RE: Permit LUP 6-23 (900 South Pine Street)
Date: Wednesday, August 16, 2023 9:31:26 AM

Paula,

We have received your comments. Your email will be included in the record forwarded to the City Hearing Examiner for consideration. You have been added as a party of record and will receive notice of future hearings and decisions.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Paula Rae [mailto:sickarain@hotmail.com]
Sent: Tuesday, August 15, 2023 7:27 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Cc: Paula Rae <sickarain@hotmail.com>
Subject: Permit LUP 6-23 (900 South Pine Street)

{ **Caution:** *This email originates outside of the City of Burlington* } >
Dear City of Burlington,

Regarding Permit LUP 6-23 (900 South Pine Street), I am stating my strong opposition to the building of the proposed 89 Townhomes on a dead-end street on a floodplain, next to a protected slough and a very active BNSF railroad track for those three reasons and:

- *Development will drain our already underfilled fire and police forces.
- *New residents will overflow the already underfunded schools.
- *Property owners pay floodplain insurance but this development will be free of that cost creating an equity issue for the community.
- *City infrastructure is unable to handle the additional sewer, water, and road usage.

*Rerouting Sharon Avenue to a one way west bound road traps those residents and will increase the use of Olympia Avenue east bound.

*89 homes with three bedrooms will add 500+ people to an established quiet and safe neighborhood and potentially increase crime rates and loss/damage of property.

*Increased traffic will not allow the children to play safely in front of their homes or allow for the retirees to confidently drive in and out of their driveways.

*Construction will disrupt the chicken farm to the south of the slough as well as add additional wear and tear on our roads before the development is even completed.

*Lack of flow through on South Pine Street will hinder safety of the residents in the case of catastrophe from the railroad or within the development.

*Property values will decrease and the sale/rentals of the units will add a transient vibe to the established area of 100+ homes.

*New development that is not low income or affordable housing is not solving that ever growing problem.

*Burlington alone has already added 1700 homes of the required 3500 for Skagit County per the Growth Plan!

*Tax revenue from the development will not replace the homeowners that love this city and have chosen to invest it and will now leave because of the lack of common sense and safety created by this development.

I agree with each of the points generated by the Neighbors of Pine Street and Olympia Avenue.

Please add my name and number to the list to be contacted about future public hearings for this permit.

Thank you,

Paula Johnson, *a 46 year resident at the corner of Pine and Olympia*
700 Olympia Avenue
360-661-7542



From: [Jamie Weiss](mailto:jamie.weiss@cityofburlington.com)
To: kierasue@aol.com; morg.m.31@gmail.com; sarah.trattner@outlook.com; [bw4977 \(null\)](mailto:bw4977@null)
Cc: markwoodllc@gmail.com; sickarain@hotmail.com; quiltngnana53@gmail.com; karen_4857@yahoo.com; ajohnson0439@yahoo.com; skagitvbc@gmail.com; clanderson43@gmail.com; [Anna Chotzen](#); [Bill Aslett](#); [James Stavig](#); [Joe DeGloria](#); [Keith Chaplin](#); [Scott Green](#); [Steve Sexton](#); [Greg Young](#); [Brad Johnson](#)
Subject: Re: Pine St Permit
Date: Tuesday, August 29, 2023 11:32:11 AM

Kiera,

I want to extend my sincere gratitude for your active engagement within our community and for dedicating your time to express your concerns during our council meeting last week. Your participation, along with that of your fellow neighbors, truly underscores the strength of our small town.

I believe I echo the sentiments of many when I say that our city remains firmly committed to ensuring that the concerns voiced by our residents not only receive a listening ear but are also meticulously considered as we navigate decisions that have an impact on our cherished Burlington neighborhoods.

Your input holds immense value in our mission to make well-informed decisions that resonate with the needs of our community. As some of my fellow council members can affirm, I am a dedicated proponent of relying on data to find practical solutions to the challenges we face. By bringing forth the issues you and your neighbors foresee with the proposed development, you are contributing to the enrichment of the dataset upon which we base our decisions.

Once again, I thank you for your active involvement. We are eagerly looking forward to keeping you informed about the progress of the permit application. Please do not hesitate to get in touch if you have any further questions or if additional concerns arise that you would like to share.

-

Jamie Weiss
City Council Ward 5
City of Burlington, WA

From: kierasue@aol.com <kierasue@aol.com>
Sent: Friday, August 25, 2023 2:37:15 PM
To: morg.m.31@gmail.com; sarah.trattner@outlook.com; [bw4977 \(null\)](mailto:bw4977@null)
Cc: markwoodllc@gmail.com; sickarain@hotmail.com; quiltngnana53@gmail.com; karen_4857@yahoo.com; ajohnson0439@yahoo.com; skagitvbc@gmail.com; clanderson43@gmail.com; [Anna Chotzen](#); [Bill Aslett](#); [James Stavig](#); [Jamie Weiss](#); [Joe DeGloria](#); [Keith Chaplin](#); [Scott Green](#); [Steve Sexton](#)

Subject: Pine St Permit

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good Afternoon-

Thank you again Mayor and Council Members for listening to our comments yesterday. We understand that this issue first goes through the Community Development Department and we emailed comments by the August 16th deadline. We were told this permit would not be on the docket for the August 16th Planning Commission meeting and will wait to hear back about a future date for a public hearing. As you heard, we are passionate about our neighborhood and wanted to put our concerns on your radar, especially after listing all of the new developments within five miles of us as well as the 150+ Sage Development on the west side of I-5. Please strongly consider not passing this permit at this time due to the impact of building on the floodplain, by the slough, next to a fast BNSF railway with limited street access, as it is a sizable development that would be an all-around drain on city resources and infrastructure.

Thank you,
Kiera Wright
624 S Pine St

From: kierasue@aol.com
To: [Brad Johnson](#)
Cc: [Steve Sexton](#)
Subject: Re: City of Burlington LUP 6-23
Date: Tuesday, September 26, 2023 12:54:07 PM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Hello-

Thank you for your response. I understand that we are on the list to be informed since we submitted comments but we are looking for an update, timeline, next steps, etc., or any information available about the permit/proposed development. The Planning Commission website does not show minutes or agendas since April 19th so the transparency and access to information is not available for us to track. It is unnerving to receive notification of a potential life-changing development in our neighborhood, have two weeks to respond, and then hear nothing for a month. On top of that unsettled feeling, to hear at the last City Council meeting about a future Public Works plan to repave/shoulder Pine Street that would only benefit a development and not the current homeowners creates suspicion about the intentions and planning occurring behind closed doors especially when there are other streets in our city in dire need of repaving. I understand there are documents available but we have to request them individually? I do not know exactly how all of this works which is why I have emailed asking for information and guidance to share with the impacted neighbors and homeowners on Pine St to ensure that we are heard and have a voice in the future of our city.

Thank you,
Kiera

On Friday, September 22, 2023 at 01:31:43 PM PDT, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Kiera,

Mayor Sexton indicated you had questions about future hearings associated with the permit for the proposed development on Pine Street. Since you submitted comments during the public comment period you are considered a party of record and will receive notice of future decisions, hearings, and meetings concerning this permit. No hearings have been scheduled at this time. As soon as hearing has been scheduled we will notify you with the time and date.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: kierasue@aol.com
To: [Brad Johnson](#)
Cc: [Steve Sexton](#)
Subject: Re: City of Burlington LUP 6-23
Date: Friday, September 29, 2023 9:00:19 AM

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good Morning-

Thank you Mayor Sexton and Mr. Johnson for your email responses. I did not have the chance to read Mr. Johnson's email before the City Council meeting last night but it is helpful to have the process further explained. The question unanswered still is what is the timeline for the recommendation being sent to the Hearing Examiner that leads to the public hearing? You mentioned questions were sent to the developer to be answered before proceeding so I assume that pushes the response time?

Also, speaking of questions, I asked in the Public Comments if questions could be asked after the presentation to avoid waiting two weeks until the next City Council meeting. When Mayor Sexton asked for questions after your presentation and I asked a question, you chose not to engage. You took multiple questions from the City Council members and that was all we in attendance wanted as well. We are taking the time to learn from our city leaders about the process and general growth and future of Burlington by engaging as citizens and homeowners potentially impacted by this specific development. Being told to email our questions to you as citizens and not as Council members was not a good representation of equality and disappointing, especially as we have been emailing questions since August 16th.

The other question I asked last night pertained to the document mailed to homeowners that stated the "proposal included an application to remove portions of the site from the regulatory floodplain through a FEMA Letter to Map Amendment (LOMA) process," with the intent to determine if that was part of the questions sent back to the developer as Council members had also inquired about the land/water front issues and who pays for the FEMA survey for the land to be removed from the floodplain?

Again, thank you for your responses and time to help us navigate this process.

Kiera Wright
624 S. Pine St.

On Thursday, September 28, 2023 at 05:52:34 PM PDT, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Kiera,

I'd like to clarify the permit review process. The proposed Pine Street development involves a subdivision. Subdivisions are classified as a "type III" permit. Type III permit decisions are made by the City Hearing Examiner following a recommendation from the Community Development Department. The Hearing Examiner is an independent official who works

under contract for the City. The Hearing Examiner functions like an administrative judge, and evaluates permit applications for compliance with applicable code requirements. The Planning Commission does not make permit decisions or review proposed developments. The Planning Commission's roll is to make recommendations to the City Council on long range plans and the adoption of zoning regulations.

With respect to the permit application for proposed Pine Street Development, our staff are currently reviewing the application. Once we've completed our review we will forward a recommendation and staff report to the Hearing Examiner and a hearing will be scheduled. Once a hearing has been scheduled, we will notify the parties of record with the time and date of the hearing. Prior to the hearing our staff report, and all of the relevant project documents, will be posted on the City website. The Hearing Examiner will accept public comments during the hearing.

With respect to the project documents, we are happy to provide access to any information or materials you'd like. Our Permit Center Manager, Kim O'Hara can help provide you with access to the project file. I have copied Kim on this email. Kim is currently out on vacation but will be happy to assist you when she returns next week.

Please understand that our office is committed to ensuring all development projects fully comply with the City's adopted policies and regulations. Ultimately our recommendation, and the Hearing Examiner's decision, will be based on the City's zoning and development regulations. With respect to proposed Pine Street development, the property is zoned RA-1. The RA-1 zone allows for horizontally attached housing (townhomes). In addition to zoning regulations, there are other regulations, including requirements for stormwater management, street improvements, and wetland protection the project must comply with.

Please let me know if you have additional questions.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: kierasue@aol.com [mailto:kierasue@aol.com]
Sent: Tuesday, September 26, 2023 12:54 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Cc: Steve Sexton <steves@burlingtonwa.gov>
Subject: Re: City of Burlington LUP 6-23

{**Caution:** *This email originates outside of the City of Burlington*} >

Hello-

Thank you for your response. I understand that we are on the list to be informed since we submitted comments but we are looking for an update, timeline, next steps, etc., or any information available about the permit/proposed development. The Planning Commission website does not show minutes or agendas since April 19th so the transparency and access to information is not available for us to track. It is unnerving to receive notification of a potential life-changing development in our neighborhood, have two weeks to respond, and then hear nothing for a month. On top of that unsettled feeling, to hear at the last City Council meeting about a future Public Works plan to repave/shoulder Pine Street that would only benefit a development and not the current homeowners creates suspicion about the intentions and planning occurring behind closed doors especially when there are other streets in our city in dire need of repaving. I understand there are documents available but we have to request them individually? I do not know exactly how all of this works which is why I have emailed asking for information and guidance to share with the impacted neighbors and homeowners on Pine St to ensure that we are heard and have a voice in the future of our city.

Thank you,

Kiera

On Friday, September 22, 2023 at 01:31:43 PM PDT, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Kiera,

Mayor Sexton indicated you had questions about future hearings associated with the permit for the proposed development on Pine Street. Since you submitted comments during the public comment period you are considered a party of record and will receive notice of future decisions, hearings, and meetings concerning this permit. No hearings have been scheduled at this time. As soon as hearing has been

scheduled we will notify you with the time and date.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

----- Forwarded Message -----

From: Steve Sexton <steves@burlingtonwa.gov>

To: kierasue@aol.com <kierasue@aol.com>; Brad Johnson <bradmj@burlingtonwa.gov>

Sent: Thursday, September 28, 2023 at 08:46:13 AM PDT

Subject: Re: City of Burlington LUP 6-23

Hi Keira:

Brad can answer any questions or comments about the Pine Street application currently in process. I want to address your concerns regarding the shoulder work on Pine Street that Mr. Pulst discussed during our last Council meeting.

The city is continuing to improve our side streets with gravel shoulders by replacing them with pervious concrete. This effort is grant-funded. To be eligible for these grants, a section of roadway must fit within the grant requirements. This particular project is not an overlay or repaving project. It is not connected to any potential development that may be constructed blocks to the south.

City staff evaluates and grades every road in Burlington based on pavement conditions. The ones that need improvement are submitted in a grant application funded by the Traffic Improvement Board (TIB). However, residential streets such as Pine are not eligible for this funding source. Any improvements to a street like Pine would need to be funded by either a developer or the City. At this time, the city lacks funding for any such improvements.

I hope this helps.

Thanks,
Steve

Steve Sexton
Mayor
City of Burlington, WA
360-755-2395
Steves@burlingtonwa.gov

From: [Brad Johnson](#)
To: ["kierasue@aol.com"](mailto:kierasue@aol.com)
Cc: [Steve Sexton](#)
Subject: RE: City of Burlington LUP 6-23
Date: Monday, October 2, 2023 2:54:20 PM

Kiera,

There isn't a specific timeline for sending a recommendation to the Hearing Examiner. When the applicant has provided all of the information we've requested, and when the applicant has satisfactorily addressed our questions, we will prepare a recommendation and send it to the Hearing Examiner. The Hearing Examiner will then schedule a hearing and we will provide notice to the parties of record.

With respect to your question about the FEMA LOMA process, a Letter of Map Amendment (LOMA) is a federal application process. The party requesting the LOMA, in this case the developer, is responsible for supplying the required survey data to FEMA. The City has no roll in reviewing or approving LOMA requests, nor does the City have any roll in preparing or funding the necessary survey work.

Thank you,

Brad Johnson

Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: kierasue@aol.com [mailto:kierasue@aol.com]
Sent: Friday, September 29, 2023 9:00 AM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Cc: Steve Sexton <steves@burlingtonwa.gov>
Subject: Re: City of Burlington LUP 6-23

{ **Caution:** *This email originates outside of the City of Burlington* } >

Good Morning-

Thank you Mayor Sexton and Mr. Johnson for your email responses. I did not have the chance to read Mr. Johnson's email before the City Council meeting last night but it is helpful to have the process further explained. The question unanswered still is what is the timeline for the recommendation being sent to the Hearing Examiner that leads to the public hearing? You mentioned questions were sent to the developer to be answered before proceeding so I assume that pushes the response time?

Also, speaking of questions, I asked in the Public Comments if questions could be asked after the presentation to avoid waiting two weeks until the next City Council

meeting. When Mayor Sexton asked for questions after your presentation and I asked a question, you chose not to engage. You took multiple questions from the City Council members and that was all we in attendance wanted as well. We are taking the time to learn from our city leaders about the process and general growth and future of Burlington by engaging as citizens and homeowners potentially impacted by this specific development. Being told to email our questions to you as citizens and not as Council members was not a good representation of equality and disappointing, especially as we have been emailing questions since August 16th.

The other question I asked last night pertained to the document mailed to homeowners that stated the "proposal included an application to remove portions of the site from the regulatory floodplain through a FEMA Letter to Map Amendment (LOMA) process," with the intent to determine if that was part of the questions sent back to the developer as Council members had also inquired about the land/water front issues and who pays for the FEMA survey for the land to be removed from the floodplain?

Again, thank you for your responses and time to help us navigate this process.

Kiera Wright
624 S. Pine St.

On Thursday, September 28, 2023 at 05:52:34 PM PDT, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Kiera,

I'd like to clarify the permit review process. The proposed Pine Street development involves a subdivision. Subdivisions are classified as a "type III" permit. Type III permit decisions are made by the City Hearing Examiner following a recommendation from the Community Development Department. The Hearing Examiner is an independent official who works under contract for the City. The Hearing Examiner functions like an administrative judge, and evaluates permit applications for compliance with applicable code requirements. The Planning Commission does not make permit decisions or review proposed developments. The Planning Commission's roll is to make recommendations to the City Council on long range plans and the adoption of zoning regulations.

With respect to the permit application for proposed Pine Street Development, our staff are currently reviewing the application. Once we've completed our review we will forward a recommendation and staff report to the Hearing Examiner and a hearing will be scheduled. Once a hearing has been scheduled, we will notify the parties of record with the time and date of the hearing. Prior to the hearing our staff report, and all of the relevant project documents, will be posted on the City website. The Hearing Examiner will accept public comments during the hearing.

With respect to the project documents, we are happy to provide access to any information or materials you'd like. Our Permit Center Manager, Kim O'Hara can help provide you with access to the project file. I have copied Kim on this email. Kim is currently out on vacation but will be happy to assist you when she returns next week.

Please understand that our office is committed to ensuring all development projects fully comply with the City's adopted policies and regulations. Ultimately our recommendation, and the Hearing Examiner's decision, will be based on the City's zoning and development regulations. With respect to proposed Pine Street development, the property is zoned RA-1. The RA-1 zone allows for horizontally attached housing (townhomes). In addition to zoning regulations, there are other regulations, including requirements for stormwater management, street improvements, and wetland protection the project must comply with.

Please let me know if you have additional questions.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

From: kierasue@aol.com [<mailto:kierasue@aol.com>]
Sent: Tuesday, September 26, 2023 12:54 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Cc: Steve Sexton <steves@burlingtonwa.gov>
Subject: Re: City of Burlington LUP 6-23

{**Caution:** *This email originates outside of the City of Burlington*} >

Hello-

Thank you for your response. I understand that we are on the list to be informed since we submitted comments but we are looking for an update, timeline, next steps, etc., or any information available about the permit/proposed development. The Planning Commission website does not show minutes or agendas since April 19th so the transparency and access to information is not available for us to track. It is unnerving to receive notification of a potential life-changing development in our neighborhood, have two weeks to respond, and then hear nothing for a month. On top of that unsettled feeling, to hear at the last City Council meeting about a future Public Works plan to repave/shoulder Pine Street that would only benefit a development and not the current homeowners creates suspicion about the intentions and planning occurring behind closed doors especially when there are other streets in our city in dire need of repaving. I understand there are documents available but we have to request them individually? I do not know exactly how all of this works which is why I have emailed asking for information and guidance to share with the impacted neighbors and homeowners on Pine St to ensure that we are heard and have a voice in the future of our city.

Thank you,

Kiera

On Friday, September 22, 2023 at 01:31:43 PM PDT, Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Kiera,

Mayor Sexton indicated you had questions about future hearings associated with the permit for the proposed development on Pine Street. Since you submitted comments during the public comment period you are considered a party of record and will receive notice of future decisions, hearings, and meetings concerning this permit. No hearings have been scheduled at this time. As soon as hearing has been scheduled we will notify you with the time and date.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

----- Forwarded Message -----

From: Steve Sexton <steves@burlingtonwa.gov>

To: kierasue@aol.com <kierasue@aol.com>; Brad Johnson <bradmj@burlingtonwa.gov>

Sent: Thursday, September 28, 2023 at 08:46:13 AM PDT

Subject: Re: City of Burlington LUP 6-23

Hi Keira:

Brad can answer any questions or comments about the Pine Street application currently in process. I want to address your concerns regarding the shoulder work on Pine Street that Mr. Pulst discussed during our last Council meeting.

The city is continuing to improve our side streets with gravel shoulders by replacing them with pervious concrete. This effort is grant-funded. To be eligible for these grants, a section of roadway must fit within the grant requirements. This particular project is not an overlay or repaving project. It is not connected to any potential development that may be constructed blocks to the south.

City staff evaluates and grades every road in Burlington based on pavement conditions. The ones that need improvement are submitted in a grant application funded by the Traffic Improvement Board (TIB). However, residential streets such as Pine are not eligible for this funding source. Any improvements to a street like Pine would need to be funded by either a developer or the City. At this time, the city lacks funding for any such improvements.

I hope this helps.

Thanks,
Steve

Steve Sexton
Mayor
City of Burlington, WA

360-755-2395

Steves@burlingtonwa.gov

From: [Kim Ohara](#)
To: [Brad Johnson](#)
Subject: FW: Opposition to Pine Street Project
Date: Monday, October 9, 2023 11:43:16 AM

Brad - comments on Gentry project on S. Pine Street.

Kim

From: duwamish [mailto:duwamishrowingclub@gmail.com]
Sent: Saturday, October 7, 2023 7:02 PM
To: BPlanning <Bplanning@burlingtonwa.gov>
Subject: Opposition to Pine Street Project

{ **Caution:** *This email originates outside of the City of Burlington* } >
Hello,

I live at 501 S. Anacortes Street. I would like to express opposition to the planned project at Pine Street and the Development of 89 new units. Its a huge project that is inappropriate for the area. The neighbors here that I've spoken with all oppose it. We are not interested in having hundreds of new neighbors. It going to increase traffic. If you polled citizens of Burlington I believe most citizens here want less housing development not more. There is also the issue of it being too close to the slough. We don't want it. How can I stay updated regarding news on this project.

Thank you very much.

MIke

Mike Merta
206-402-1830

From: [Kim Ohara](#)
To: ["melfoley25@gmail.com"](mailto:melfoley25@gmail.com)
Cc: [Brad Johnson](#)
Subject: Pine Street Project - Landed Gentry
Date: Thursday, August 10, 2023 12:23:14 PM
Attachments: [2023 8-09-2023 letter F MF Comments.pdf](#)

Mel – Thank you for your comments. We will include your comments in the information provided to Hearing Examiner in advance of the hearing for this project. Also, you have been added to the notification list and will receive updates on any future hearing dates, decisions, or information.

Thank you,

Kim O'Hara

Permit Center Manager

Direct (360) 755-1371

Office (360) 755-9717



Dear Council,

I am writing to express my strong opposition to the proposed Multi family complex at the southwest quadrant of S Pine St. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents on S Pine St are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

As residents/property owners on what we thought was a quiet dead end street, it came as quite a surprise to my family and our neighbors to recently hear that the 13 acres on the southwest side of S Pine St across from our home had been sold and it is the proposed site of an 89 unit Town home/Apartment complex.

A primary concern is that Multi Family complexes are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenants visitors, puts all available neighborhood curbside parking under pressure. Personal privacy for home owners becomes an issue with their landholdings being overlooked at all times.

There are several questions about the proposed development that I feel we need to have answers to and I have listed them below.

- Will the proposed town homes be subsidized housing, or will it be market rate multifamily housing?*
- Are they rentals or will the units be privately owned?*
- Has there been any study done on the effects of multi-family housing on the crime rate? There is already a history of crime and drug use at other multi-family housing properties in the area. Condominium and large market-rate apartment complexes appear to make a neighborhood somewhat more vulnerable to violent crime.*
- Can our fire and police departments provide adequate protection for the proposed development?*
- What about impacts on local school enrollment? Number of school buses running on a dead-end road due to school choice? There could be as many as 6 routes running on S Pine twice a day.*
- Are there stormwater impacts that would be realized? Gages slough runs on the backside of the properties across the street from the proposed multi-family complex. We are not allowed use of our property beyond 20ft behind our home due to native plant protection and the slough*

I urge you to disapprove the proposed Multi family complex, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who may not have managed to letters and emails.

Thank you for your continued service and support of our communities.

Best regards,