



Appendix A: City of Burlington Climate Policy Audit

Comp Plan Element	Existing Goal or Policy ID	Existing Goal or Policy	Related Commerce Policy ID #	Related Commerce Policy (if applicable)	Recommended edits	Sub-Element	Climate Sector	Co-benefits	Notes/Recommendations
Land Use	2.4.1	Compact Development: Burlington is surrounded by floodplains and valuable agricultural land. To protect these resources, minimize the amount of land exposed to flood hazards, and to achieve the GMA goal of reducing sprawl, all of the population and employment growth allocated to Burlington will be accommodated within the City's existing municipal boundaries and the intensity of development will gradually be increased over the 20 year planning period.	A.14	Consider climate change, including sea-level rise, extreme precipitation, increased winter streamflow, and other impacts, in floodplain management planning.	Minimize the amount of land exposed to flood hazards by incorporating climate change considerations and projections into floodplain management planning and by focusing growth within the City's existing municipal boundaries, in order to protect valuable agricultural land, reduce sprawl, and reduce impacts from flooding.	Resilience	Flooding	Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Protects water quality	The City can shorten this policy to focus on the first part of the policy, but the proposed edits attempt to maintain some of the intent of the original policy. This goal is redundant with Housing Goal 3.4.1. Population Growth , but they may need to be edited separately to ensure the intent for each element is met.
Land Use	2.4.2.1	Direct new development to areas where utilities and public services are available. Permitted densities should be highest in a mixed-use commercial areas and lowest in outlying areas with low capacity utilities and poor access to high capacity transportation routes or transit service.	K.01	Increase or remove density limits in areas well-served by transit and other services within the urban growth area.	Direct new development to areas where utilities and public services are available by increasing or removing density limits in areas well-served by transit or other services within the urban growth area.	Either one	Zoning and Development	Provides cost savings; Provides ecosystem services; Supports housing supply and diversity; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Protects water quality	This policy was edited for brevity, but could be separated into two policies instead if the City prefers to keep the original policy in tact.
Land Use	2.4.3	Natural Resources: While the overall objective of this plan is to increase the amount of development occurring in the City, some areas are unsuitable for development due to the presence of natural hazards or environmentally sensitive areas. The City will maintain or improve the functions and values of critical areas and take steps to reduce the risks associated with natural hazards.	A.05 A.06	Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development. Establish and maintain a purchase and transfer of development rights program to allow transferring development rights from areas that provide conservation and climate resilience benefits and promoting denser development in suitable areas.	Acquire properties or easements on properties that may be unsuitable for development due to the presence of natural hazards or environmentally sensitive areas. Maintain or improve the functions of critical areas and reduce the risks of natural hazards by considering a transfer of development rights program to conserve critical areas, provide climate resilience co-benefits, and promote denser development in suitable areas.	Resilience	Zoning and Development	Provides cost savings; Provides ecosystem services; Supports housing supply and diversity; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Sequesters carbon; Protects water quality	It might be good to split this policy into two individual policies as proposed.
Land Use	2.4.3.1	Development should be prohibited in hazardous areas unless protective improvements or other mitigation measures can reduce risks to an acceptable level. The creation of new lots or parcels in highly hazardous areas should be prohibited except in limited circumstances.	A.03	Establish regulations that require the location of new lots and structures outside of sea-level rise hazard areas.	Prohibit development in hazardous areas unless protective improvements or other mitigation measures can reduce risks to an acceptable level. Prohibit the creation of new lots or parcels in highly hazardous areas except in limited circumstances.	Resilience	Zoning and Development	Provides cost savings; Provides ecosystem services; Supports housing supply and diversity; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Sequesters carbon; Protects water quality	This policy would be good to incorporate in updates to the city's development regulations.
Land Use	2.4.3.2	Land within a designated floodplain may only be added to the City's urban growth area if the land will be used for park, conservation, or open space purposes, or if the land is already developed at, or near, urban densities.	J.01	Preserve land outside of the unincorporated UGA for long-term agricultural use, recreation, open spaces, forestry, mineral resources, and other uses consistent with rural character.	Prevent land within designated floodplains from being added to the City's UGA unless the land will be used for park, conservation, or open space purposes, or if the land is already developed at or near urban densities.	Resilience	Zoning and Development	Provides ecosystem services; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Sequesters carbon; Protects water quality	This policy was edited to start with an action verb to strengthen it.
Land Use	2.4.3.3	Infill and redevelopment within the City's existing municipal boundaries should be encouraged to limit the ecological and hydrologic impacts associated with urbanizing rural or agricultural land.	C.06	Prioritize infill development through zoning and permitting process.	Prioritize infill and redevelopment, through zoning and permitting processes, within the City's existing municipal boundaries to limit the ecological and hydrologic impacts associated with urbanizing rural or agricultural land.	Resilience	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	This policy was edited to start with an action verb to strengthen it, and incorporate language from Commerce measure C.06.



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Land Use	2.4.3.4	Gages Slough, Burlington Hill, and the corridor along the Skagit River dike shall be designated as "Special Management Areas". Special goals and policies for these areas are identified in the Natural Resources Element. Densities and uses shall be limited in these areas and site planning and subdivision techniques that limit development impacts, such as clustering, should be employed. Public acquisition of open space land and conservation easements should be prioritized.	A.05 A.06	Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development. Establish and maintain a purchase and transfer of development rights program to allow transferring development rights from areas that provide conservation and climate resilience benefits and promoting denser development in suitable areas.	(Same as those drafted under Land Use 2.4.3.) Acquire properties or easements on properties that may be unsuitable for development due to the presence of natural hazards or environmentally sensitive areas. Maintain or improve the functions of critical areas and reduce the risks of natural hazards by considering a transfer of development rights program to conserve critical areas, provide climate resilience co-benefits, and promote denser development in suitable areas.	Resilience	Zoning and Development	Provides cost savings; Provides ecosystem services; Supports housing supply and diversity; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Sequestors carbon; Protects water quality	This may be redundant with policies drafted for Land Use 2.4.3. Separate policies for the Special Management Areas can be kept in the Natural Resources Element, if preferred.
Land Use	2.4.3.5	Support and permit the construction of dikes and other flood control improvements that protect land within the current UGA or municipal boundaries. Annexations or UGA expansions beyond the boundaries of existing or planned flood protection improvements shall be discouraged or prohibited.	A.01	Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	Support and permit the construction of dikes and other flood control improvements that protect land within the current UGA or municipal boundaries. Prohibit or discourage annexations or UGA expansions beyond the boundaries of existing or planned flood protection improvements.	Resilience	Zoning and Development	Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Protects water quality	Light edits were made to strengthen the policy.
Land Use	2.4.4.4	Gradually increase densities in the RD designation by permitting infill development such as small lot divisions, cottage housing, accessory dwelling units, and duplexes on corner lots. Higher density housing types may also be appropriate in limited circumstances and may be permitted as part of a cluster development or through a conditional use permit process that ensures visual compatibility with the surrounding neighborhood.	K.02	Allow middle housing types, such as duplexes, triplexes, and ADUs, on all residential lots.	Allow infill development techniques in the RD designation, such as small lot divisions, cottage housing, accessory dwelling units, duplexes, and higher density housing types where appropriate or as part of a cluster development or through a conditional use permit process that ensures visual compatibility with the surrounding neighborhood.	Either one	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	The proposed edited policy could use further edits to be more inclusive. Consider extending this to all residential zones, see Housing Policy 3.4.1.4 below.
Land Use	2.5.1.3	The size, height, footprint, and bulk of buildings should be limited consistent with the goal of maintaining the general look and feel of a traditional detached residential environment. Open space and landscaping should predominate over buildings and pavement. Buildings should be set back from the street to establish a consistent buffer of landscaping between the building line and the street. Fences between the building line and the street should be low and visually unobtrusive. Signs should generally not be permitted except for small building mounted signs advertising home businesses.	Y.03 Y.09	Require the use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff. Develop and maintain a fund to build green infrastructure projects that help capture, filter, store, and reuse stormwater runoff.	Require the use of green infrastructure and low-impact development techniques to decrease the amount of pavement, other impervious surfaces, and the urban heat island effect; address increased storm intensities; and capture, filter, store, and reuse stormwater runoff.	Either one	Flooding	Improves air quality; Provides ecosystem services; Promotes equity and justice; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Sequestors carbon; Protects water quality	The existing policy does not necessarily need to be edited, but the part highlighted in blue could be separated into a new policy in the Climate Element, as the suggested edits show, to shorten the existing policy.
Land Use	2.6.1.1	In areas designated MUC, new buildings, and additions to existing buildings, should be oriented to the street to establish a uniform building line and should generally be built up to the sidewalk edge. Entrances should face the street and windows should be provided along street frontages to avoid creating blank walls. Landscaping along street frontages should reflect a traditional urban appearance and should consist of raised planters, street trees, and landscaped planting strips and curb bulbs. Signage should be attached to buildings. Electronic signs, moving motion signs, or signs with changeable images are not appropriate anywhere in the Downtown PDA	AB P.01	Increase tree canopy cover to boost carbon sequestration, reduce heat islands, and improve air quality, prioritizing overburdened communities. Require the design and construction of commercial and residential buildings and their surrounding sites to reduce and treat stormwater runoff and pollution.	Increase tree canopy cover and other landscaping, green infrastructure, or low-impact development techniques such as raised planters, street trees, bioswales, or other landscaped planting strips or curb bulbs that help reduce and treat stormwater runoff and pollution, boost carbon sequestration, reduce heat islands, and improve air quality, prioritizing overburdened communities.	Either one	Flooding	Improves air quality; Provides ecosystem services; Promotes equity and justice; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Sequestors carbon; Protects water quality	The existing policy does not necessarily need to be edited, but the part highlighted in blue could be expanded upon through new policies in the Climate Element.
Housing	3.4.1	Population Growth: Burlington is surrounded by floodplains and valuable agricultural land. In order to protect these resources, minimize the amount of land exposed to flood hazards, and to achieve the GMA goal of reducing sprawl, all of the population growth allocated to Burlington will be accommodated within the City's existing municipal boundaries.	A.14	Consider climate change, including sea-level rise, extreme precipitation, increased winter streamflow, and other impacts, in floodplain management planning.	Minimize the amount of land exposed to flood hazards by incorporating climate change considerations and projections into floodplain management planning and by focusing growth within the City's existing municipal boundaries, in order to protect valuable agricultural land, reduce sprawl, and reduce impacts from flooding.	Resilience	Flooding	Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Enhances resilience; Improves salmon recovery; Protects water quality	Can shorten this policy to focus on the first part of the policy, but the proposed edits attempt to maintain some of the intent of the original policy. This goal is redundant with Land Use Goal 2.4.1. Compact Development , but they may need to be edited separately to ensure the intent for each element is met.



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Housing	3.4.1.4	The population capacity of detached residential areas should be gradually increased through small scale infill projects including: accessory dwelling units, guest homes, small lot land divisions, cottage housing, and duplexes on corner lots. Duplexes on interior lots, townhomes, small multi-unit buildings and similar types of housing should also be allowed in these areas as part of a cluster development or through a conditional use permit process, particularly in locations with good access to schools, parks, and services.	K.02	Allow middle housing types, such as duplexes, triplexes, and ADUs, on all residential lots.	Allow infill development projects in detached residential areas, such as small lot divisions, cottage housing, accessory dwelling units, and duplexes. Duplexes on interior lots, townhomes, small multi-unit buildings, and similar types of housing should be allowed in detached residential areas as part of a cluster development or through a conditional use permit process, particularly in locations with access to schools, parks, and other services.	Either one	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	See proposed edits for Land Use Policy 2.4.4.4 for potential redundancies.
Housing	3.4.2.1	Increase the capacity of the City's attached residential and mixed use areas by adopting setback, parking, design, and density regulations that allow land to be used more efficiently. These regulations should focus on the size, mass, and street orientation of buildings. Explicit density limits should be avoided and used only when necessary to address infrastructure constraints.	K.01 K	Increase or remove density limits in areas well-served by transit and other services within the urban growth area. Increase housing diversity and supply within urban growth areas to reduce greenhouse gas emissions and support environmental justice.	Increase the capacity of the City's attached residential and mixed use areas by increasing or removing density limits in areas well-served by transit or other services within the urban growth area, and/or by adopting development regulations addressing setbacks, parking, and density that allow land to be used more efficiently. These regulations should focus on the size, mass, and street orientation of buildings and density limits should only be used as necessary to address infrastructure constraints.	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	Policy can be shortened to remove the second sentence, if preferred.
Housing	3.4.2.2	In mixed use areas the use of shared parking, or other flexible parking arrangements, shall be encouraged.	AC.02	Reduce parking requirements where there are multimodal options available.	Reduce parking requirements where there are multimodal options available, and encourage the use of shared parking or other flexible parking arrangements.	GHG Reduction	Transportation	Improves air quality; Provides cost savings; Reduces emissions (mitigation); Enhances resilience; Protects water quality.	Existing policy extends to mixed use areas, but this policy could be further extended to other zones as well. Edits were made to incorporate language from Commerce measure AC.02.
Housing	3.4.2.4	Parking and onsite amenity requirements should be consistent with current planning practices and the standards used by other jurisdictions. Factors such as car ownership rates, transit service, and proximity to services should be considered when evaluating parking requirements.	AC AC.02 C.05	Use demand-based methods to reflect the actual cost of existing parking. Reduce parking requirements where there are multimodal options available. Limit parking spaces near transit-oriented development to encourage use of transit and decrease single-occupancy vehicle travel.	Review parking requirements to ensure they limit parking requirements near transit or other services, reflect the actual cost of parking, and reduce parking requirements or set parking maximums.	GHG Reduction	Transportation	Improves air quality; Provides cost savings; Reduces emissions (mitigation); Enhances resilience; Protects water quality.	Existing policy extends to mixed use areas, but this policy could be further extended to other zones as well.
Housing	3.4.2.5	Impact fees shall be calculated to accurately capture the impact of smaller residential units.	C.04	Adjust single-family home impact fees and system development charges so those homes with larger impacts on utilities pay more.	Adjust impact fees and system development charges to accurately capture the impact of smaller residential units compared to larger single-family homes so units with larger impacts on utilities pay more.	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes equity and justice; Supports housing supply and diversity; Protects water quality.	Edit further as needed to reflect city goals.
Housing	3.4.3.1	Permit a range of affordable housing types suitable for families in the MUR and RA designations such as townhomes, duplexes, small lot land divisions, cottage housing, and small multiunit buildings.	K.06	Develop and implement inclusionary zoning to support greater income diversity in housing types	Permit a range of housing types and encourage housing types suitable for all stages of life to support greater income diversity in housing types and encourage the construction of affordable housing types suitable for all stages of life, such as townhomes, duplexes, small lot land divisions, cottage housing, and small multifamily buildings.	GHG Reduction	Zoning and Development	Provides cost savings; Promotes equity and justice; Supports housing supply and diversity.	This policy was updated to acknowledge increasing income diversity in housing types, and edited for brevity. The City can consider zoning techniques to increase affordable housing and diverse housing types, such as inclusionary zoning as outlined in this policy recommendation from Commerce.
Natural Resources	4.4.1	Wetlands: Wetlands provide important water quality, habitat, storm-water management, and flood control benefits. The functions and values of wetlands will be maintained or enhanced, there will be no net loss of wetlands, and additional wetland areas will be created to manage storm-water and control localized flooding.	L L.10 AB.05	Ensure the protection and restoration of streams, riparian zones, estuaries, wetlands, and floodplains to achieve healthy watersheds that are resilient to climate change. Protect and restore wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts. Maintain and manage natural lands (forests, grasslands, wetlands) to maintain or increase their carbon concentrations and avoid conversion of carbon-rich ecosystems.	Protect and restore the functions and values of wetlands in the city, ensuring no net loss of wetlands, and identify additional wetland areas to manage stormwater and prevent localized flooding.	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This goal was edited for brevity. The introductory sentence can be kept in the goal if preferred.



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Natural Resources	4.4.1.5	City owned property containing wetlands or wetland buffers should not be sold or transferred except for purposes of conservation or environmental restoration.	A.05 AB.05	Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development. Maintain and manage natural lands (forests, grasslands, wetlands) to maintain or increase their carbon concentrations and avoid conversion of carbon-rich ecosystems.	Prevent the sale or transfer of city-owned properties containing wetlands or wetland buffers, except for the purposes of conservation or environmental restoration, in order to maintain or increase their carbon sequestration potential and avoid the conversion of carbon-rich ecosystems	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This policy was strengthened by editing it to start with an action verb and to incorporate language from Commerce policy AB.05.
Natural Resources	4.4.1.6	Prioritize the acquisition of land or easements along the Gages Slough corridor and promote projects that improve wetland functions and values, water quality, and increase storm and flood water storage capacity.	A.05 L.10	Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development. Protect and restore wetlands and corridors between wetlands to provide ecological and hydrological connectivity that fosters resilience to climate impacts.	Prioritize the acquisition of land or easements along the Gages Slough corridor and promote projects that restore wetland corridors and hydrological connectivity, and improve wetland functions, water quality, and increase storm and flood water storage capacity.	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This policy was edited to incorporate language from Commerce policy L.10. Edits can also be applied to Parks and Recreation Policy 7.3.3.1 below.
Natural Resources	4.4.3	Natural Hydrologic Processes: Natural hydrologic processes, including infiltration and the subsurface movement of water, minimize erosion, surface water contamination, and regulate seasonal discharges. These natural functions support salmon habitat, reduce the risk of localized flooding, and reduce the need for costly structural storm-water improvements. <i>Natural hydrologic processes will be maintained by limiting runoff and managing storm-water using low impact development techniques. The number of projects incorporating LID techniques will be gradually increased over time.</i>	Y.03 L.10	Require the use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff. Protect and restore wetlands and corridors between wetlands to provide ecological and hydrological connectivity that fosters resilience to climate impacts.	Maintain natural hydrological processes by requiring low-impact development (LID) techniques to limit runoff and manage stormwater.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This goal was edited to focus on policy language (text in teal), rather than background information. The background information can be kept in the goal if preferred. The last sentence of the existing goal could be separated into its own policy nested under this goal with a specific target to strengthen it.
Natural Resources	4.4.3.1	Low impact development (LID) techniques, such as rain gardens, bio-retention, vegetated roofs, and permeable pavement, shall be the preferred and commonly used approach for all development and construction activities.	Y.03 W.04	Require the use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff. Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.	Require low-impact development (LID) techniques, such as rain gardens, bio-retention, vegetated roofs, and permeable pavement, for all development, retrofit, and construction activities to reduce stormwater runoff.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This policy was edited to strengthen the language.
Natural Resources	4.4.3.2	Storm-water and site development regulations should focus on methods that mimic natural hydrologic processes and minimize impervious surface coverage.	L.10	Protect and restore wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts.	Encourage stormwater and site development regulations that mimic natural hydrological processes and minimize impervious surface coverage.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This policy was edited to strengthen the language.
Natural Resources	4.4.3.3	The storm and flood water storage capacity of existing ponds, water courses, streams, and wetlands shall be maintained and mitigation shall be provided for all impacts.	NA	NA	Maintain the storm and flood water storage capacity of existing ponds, water courses, streams, and wetlands and require mitigation for all impacts.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	This policy does not have a strong relation to any Commerce measure, but is still an important policy for the City to maintain. Edits are proposed to strengthen language.



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Natural Resources	4.4.3.4	The removal of native vegetation should be limited to what is minimally necessary to accommodate development. Healthy mature trees should be retained whenever possible and landscaping for new development should include native drought tolerant vegetation.	U.05 AE.06 AE.03	Choose native drought- and pest-resistant trees, shrubs, and grasses in restoration efforts to support climate resilience. Ensure that tree species selection and planting guidance are updated to be resilient to climate change. Manage tree canopy and forests (including parks, greenbelts and urban forests) to decrease climate-exacerbated risks from severe wildfires, protect residents, and improve ecosystem health and habitat.	Limit the removal of native vegetation to what is minimally necessary to accommodate development. Retain healthy, mature trees where possible and encourage the use of native drought-tolerant vegetation for new development.	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Proposed edits to strengthen the policy. Consider drafting additional policies to support this policy, based on Commerce measures U.05, AE.06, and AE.03.
Natural Resources	4.4.5	Ecological Footprint: Urban development eliminates natural vegetation, increases storm-water runoff, and fragments fish and wildlife habitat. To minimize these impacts the efficiency with which land is used and developed will be increased and most of the City's future growth will be accommodated through infill and redevelopment.	C.06	Prioritize infill development through zoning and permitting process.	Minimize impacts to natural vegetation and prevent stormwater runoff and the fragmentation of fish and wildlife habitat through infill and redevelopment.	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	This goal and policies nested under it may be redundant with those in the Land Use Element.
Natural Resources	4.4.5.3	Adopt zoning and development regulations that permit and encourage infill, redevelopment, and efficient land use patterns.	C.06	Prioritize infill development through zoning and permitting process.	NA	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	This policy and the goal it is nested under may be redundant with those or better suited in the Land Use Element.
Natural Resources	4.4.5.4	Develop and implement a program that offsets the impacts associated with development in the unincorporated UGA through the purchase of conservation easements or development rights outside the UGA.	A.06 B.01 Z.01	Establish and maintain a purchase and transfer of development rights program to allow transferring development rights from areas that provide conservation and climate resilience benefits and promoting denser development in suitable areas. Maximize conservation and carbon sequestration through alignment of Conservation Futures, Transfer of Development Rights (TDR), and Open Space Program strategies with the Climate Commitment Act. Assess the capacity for transfer of development rights (TDR) and open space or agricultural land preservation programs, and implement land use planning that exercises these rights in the context of community densification and "smart growth" by [insert target date].	Develop and maintain a purchase of conservation easements or transfer of development rights program to allow transferring development rights from areas that provide conservation and climate resilience benefits and promote denser development in suitable areas.	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	This policy and the goal it is nested under may be redundant with those or better suited in the Land Use Element. Proposed edits incorporate Commerce measure A.06. Consider including additional language from the other Commerce policies listed.
Natural Resources	4.4.5.5	Evaluate ways to expand or modify the City's Agricultural Heritage Credit program and support Skagit County's efforts to purchase development rights outside the City's UGA.	NA	NA	NA	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	This policy and the goal it is nested under may be redundant with those or better suited in the Land Use Element.

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Natural Resources	4.4.6.2	The UGA shall not be further expanded into floodplain areas unless the expansion encompasses an existing municipal facility or an area that is already developed at urban densities.	A.03	Establish regulations that require the location of new lots and structures outside of sea-level rise hazard areas.	NA	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	The Commerce measure addressed sea level rise, but could be adapted to prevent new development in floodplain areas.
Natural Resources	4.4.6.3	Support efforts to develop regional floodplain management plans and environmental mitigation strategies.	A.14	Consider climate change, including sea-level rise, extreme precipitation, increased winter streamflow, and other impacts, in floodplain management planning.	Support efforts to develop regional floodplain management plans and environmental mitigation strategies that incorporate climate change considerations.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Edits to incorporate language from Commerce measure A.14.
Natural Resources	4.4.6.4	Flood control structures should be constructed or improved to protect the City's existing urbanized areas but shall not be constructed for the purpose of facilitating the urbanization of rural or undeveloped land in the floodplain.	NA	NA	NA	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Policy can be maintained as is.
Natural Resources	4.4.6.5	Development housing essential public services or vulnerable populations shall be constructed with a flood protection elevation of at least three feet above the base flood elevation.	A.01	Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	Essential public services or housing serving vulnerable populations must be constructed at least three feet above the base flood elevation for additional flood protection.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Edits to improve clarity.
Natural Resources	4.4.7	Public Safety: In some areas of the City flooding, earthquakes, and geologic hazards are significant risks. Inappropriate development or improperly designed structures can put the public at risk. <i>Development will be limited in the most hazardous areas of the City and buildings and structures will be designed to prevent damage from flooding and other natural disasters.</i>	A.03 A	Establish regulations that require the location of new lots and structures outside of sea-level rise hazard areas. Ensure that development and redevelopment projects are resilient to the impacts of climate change.	Allow limited development in the most hazardous areas of the City and require structures to be designed to prevent damage from flooding and other natural disasters or climate-exacerbated hazards.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Recommended edits are proposed for the sentence highlighted in blue.
Natural Resources	4.4.7.1	Elevate new buildings sufficiently to account for changing natural conditions and the cumulative impact of past development and planned growth.	A.01	Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.	Require new buildings to be elevated sufficiently to account for changing natural and climate conditions and the cumulative impact of past development and planned growth.	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Edits are proposed to strengthen the policy language, but this is a good policy to support Commerce measure A.01, and could be expanded upon through development regulations.
Natural Resources	4.4.7.2	New lots that lack an adequate building site outside the special flood risk zone shall not be created except for conservation purposes, or to accommodate a public facility or utility.	A.03	Establish regulations that require the location of new lots and structures outside of sea-level rise hazard areas.	NA	Resilience	Flooding	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Policy is okay as it is.



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Natural Resources	4.4.7.3	Buildings located in the special flood risk zone shall be designed with open foundations that allow floodwaters to pass through unimpeded.	A.01 A A.08	Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards. Ensure that development and redevelopment projects are resilient to the impacts of climate change. Develop regulations for elevating or setting back new and substantially improved structures to reduce the risk of damage caused by sea level rise.	Require buildings located in the special flood risk zone to be designed with open foundations that allow floodwaters to pass through unimpeded.	Resilience	Flooding	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Proposed edits to strengthen policy language.
Natural Resources	4.4.7.4	Special consideration shall be given to the design and location of critical facilities.	A.12	Consider future climate conditions during siting and design of capital facilities, including changes to temperature, rainfall, and sea level, to help ensure they function as intended over their planned life cycle.	Consider future climate conditions and impacts during the siting and design of capital facilities and essential public facilities, including changes to temperature, precipitation, and floodplains, to help ensure they function as intended over their planned life cycle.	Resilience	Zoning and Development	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Proposed edits to incorporate Commerce measure A.12, but that policy could be included in the Climate Element on its own, too.
Natural Resources	4.5.2.3	Consider allowing lot sizes, building types, and road design standards to be modified if necessary to avoid natural hazards or preserve large blocks of established vegetation.	A.06 A.05	Establish and maintain a purchase and transfer of development rights program to allow transferring development rights from areas that provide conservation and climate resilience benefits and promoting denser development in suitable areas. Acquire properties or easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.	Consider allowing flexible lot sizes, building types, and road design standards if necessary to avoid areas that may be more affected by natural hazards or climate impacts, and to preserve vegetated areas that provide conservation and climate resilience benefits.	Resilience	Zoning and Development	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Proposed edits to strengthen language and incorporate language from Commerce measure A.06.
Natural Resources	4.5.3.2	New residential, commercial, and industrial development shall be prohibited and the use of new impermeable surfaces should be limited	V.05	Direct new development into areas where exposure to climate hazards is low.	Prohibit new residential, commercial, and industrial development and limit the use of impermeable surfaces in the Skagit River Special Management Area.	Resilience	Flooding	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Proposed edits to clarify where this policy applies.
Natural Resources	4.5.3.3	Acquire land for parks, flood control, and environmental conservation.	A.05	Acquire properties of easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.	Acquire land for parks, flood control, environmental conservation, and to prevent development on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.	Resilience	Zoning and Development	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Improves salmon recovery; Sequestors carbon (mitigation); Protects water quality	Proposed edits to incorporate language from Commerce measure A.05.
Natural Resources	4.5.3.5	The safety or integrity of dikes or flood control improvements shall not be compromised construction or development on adjoining properties and access for emergency flood fighting efforts shall be maintained.	A.05	Acquire properties of easements on properties that are vulnerable to climate-exacerbated hazards and are or will become unsuitable for development.	The safety and integrity of dikes or flood control improvements shall not be compromised by construction or development on adjoining properties and access for emergency flood mitigation efforts shall be maintained.	Resilience	Zoning and Development	Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Enhances resilience; Protects water quality	Proposed edits are intended to clarify the policy. Further edits can be made to specify easements may be used to maintain access for flood mitigation efforts.



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Public Facilities and Services	6.4.2.2	Ensure new public facilities and capital investments incorporate efficiency measures that reduce water and energy consumption and gradually upgrade existing facilities and infrastructure. Consider the use of energy efficient lighting, HVAC systems, solar power, and electric vehicles.	E P.01 P.06 G AD.01	Ensure that new buildings use renewable energy, conservation, and efficiency technologies and practices to reduce greenhouse gas emissions. Require the design and construction of commercial and residential buildings and their surrounding sites to reduce and treat stormwater runoff and pollution. Develop or modify building standards to integrate exterior building features that reduce the impacts of climate change and increase resilience. Maximize solar access of site design, where practicable, for new solar-ready residential and commercial buildings. Require electric vehicle charging infrastructure in all new and retrofitted buildings.	See Notes/Recommendations column.	Either one	Zoning and Development	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequesters carbon (mitigation); Protects water quality	Many additional Commerce policies are recommended to complement this policy in the Climate Policy Recommendations Memo . This policy might benefit from being split up into multiple policies, or creating new policies that extend to residential development without increasing the cost to build housing.
Public Facilities and Services	6.4.2.3	Design public facilities and infrastructure with a long term view to reduce future repair, maintenance, and servicing costs, and to protect public investments from natural disasters and other hazards.	A.12	Consider future climate conditions during siting and design of capital facilities, including changes to temperature, rainfall, and sea level, to help ensure they function as intended over their planned life cycle.	Design public facilities and infrastructure with a long term view that incorporates future climate conditions to reduce future repair, maintenance, and servicing costs, and to protect public investments from natural disasters and other hazards.	Resilience	Zoning and Development	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequesters carbon (mitigation); Protects water quality	Proposed edits to incorporate the consideration of future climate impacts.
Public Facilities and Services	6.4.2.4.b	Manage stormwater and mitigate flood risks by incorporating low impact development (LID) measures, protecting existing water courses, and restoring natural flood and stormwater storage areas;	Y.03	Require the use of green infrastructure and low-impact development to address increased storm intensities and stormwater runoff.	NA	Resilience	Flooding	Improves air quality; Provides cost savings; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequesters carbon (mitigation); Protects water quality	Policy is okay as it is.
Parks and Recreation	7.3.1.2	Enlarge the effective service area and allow more people to access the City's existing parks by constructing trails, paths, bicycle lanes, and pedestrian improvements that connect parks to residential and commercial areas.	AB.02 I.14 I.18	Establish a green belt of parks to support connectivity and non-motorized travel between housing, schools, and businesses across a community. Create a safe, well-connected and attractive bicycle and pedestrian transportation network to encourage active transportation. Integrate "Complete Streets" principles into the roadway designs of residential developments.	Create a safe, well-connected, and attractive pedestrian and bicycle transportation network to encourage active transportation, connect parks to residential and commercial areas, and effectively enlarge the service area of parks in the city.	Resilience	Transportation	Improves air quality; Promotes equity and justice; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience	Proposed edits to incorporate language from Commerce measure I.14. Could also fit under the Health and Wellbeing climate sector.
Parks and Recreation	7.3.2.1	Priority should be given to constructing non-motorized transportation facilities including, trails, paths, bicycle lanes, crosswalks, and sidewalks that provide access to public facilities, major attractions, and link parks and open space areas together.	H.03 I.14	Implement multimodal transportation planning to reduce single-occupancy vehicle dependence and greenhouse gas emissions. Create a safe, well-connected and attractive bicycle and pedestrian transportation network to encourage active transportation.	Prioritize the construction of non-motorized transportation facilities including trails, paths, bicycle lanes, crosswalks, sidewalks, and other pedestrian amenities that increase access to public facilities, major attractions, and link parks and open spaces together.	Either one	Transportation	Improves air quality; Promotes equity and justice; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience	Proposed edits for clarity and to start the policy with an action verb. Could also fit under the Health and Wellbeing climate sector.
Parks and Recreation	7.3.2.6	Make urban design and streetscape improvements in the City's Priority Development Areas such as pocket parks, plazas, landscaped medians and planter strips, and enhanced street frontage landscaping.	I.18	Integrate "Complete Streets" principles into the roadway designs of residential developments.	Encourage or incentivize urban design and streetscape improvements in the City's Priority Development Areas such as pocket parks, plazas, landscaped medians and planter strips, and enhanced street frontage landscaping.	Either one	Transportation	Improves air quality; Promotes equity and justice; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience	Consider incentives or requiring pedestrian amenities.



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Comp Plan Element	Existing Goal or Policy ID	Existing Goal or Policy	Related Commerce Policy ID #	Related Commerce Policy (if applicable)	Recommended edits	Sub-Element	Climate Sector	Co-benefits	Notes/Recommendations
Parks and Recreation	7.3.3	Conservation and Environmental Management: While much of the City has been extensively developed, a number of large habitat blocks and important ecological features remain, including Gages Slough, Burlington Hill, and the Skagit River Corridor. In many cases preserving land in these area provides multiple overlapping public benefits including opportunities for walking and wildlife viewing, flood control, storm-water management, and the preservation of natural hydrologic processes. Over the next 20 years the City will incrementally expand the amount of publicly owned or controlled land in the special management areas.	AB.06 U.02 J V.10	Maintain small forestland ownership and publicly owned forest properties with carbon sequestration as the goal. Identify opportunities to expand habitat protection and improve habitat quality and connectivity to foster climate resilience using conservation area designations, buffers, and open space corridors. Preserve land for long-term agricultural use, recreation, open spaces, and other uses consistent with rural character. Restore and maintain critical areas and open space areas to maximize the climate resilience benefits they provide.	Identify opportunities to expand the amount of publicly owned and maintained land in the special management areas to provide multiple benefits including increased recreation and wildlife viewing opportunities, flood control, stormwater management, habitat protection and connectivity, carbon sequestration, and the preservation of natural hydrologic processes.	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Proposed edits to increase brevity and incorporate some additional benefits identified in the Commerce measures.
Parks and Recreation	7.3.3.1	Prioritize the acquisition of land and easement rights in the Gages Slough special management area that achieve multiple overlapping public benefits including access, wetland restoration, storm-water management, and flood control.			Redundant with Natural Resources Policy 4.4.1.6 above.				
Parks and Recreation	7.3.3.3	Parks and open space areas that contain wetlands or wetland buffers shall not be sold or otherwise made available for private development.	L L.10 B.01	Ensure the protection and restoration of streams, riparian zones, estuaries, wetlands, and floodplains to achieve healthy watersheds that are resilient to climate change. Protect and restore wetlands and corridors between wetlands to provide biological and hydrological connectivity that fosters resilience to climate impacts. Maximize conservation and carbon sequestration through alignment of Conservation Futures, Transfer of Development Rights (TDR), and Open Space Program strategies with the Climate Commitment Act.	Protect parks and open space areas that contain wetlands or wetland buffers by prohibiting them from being sold or otherwise made available for private development, such as through conservation easements.	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	The policy was edited to specifically mention conservation easements.
Parks and Recreation	7.3.5.3	Maintain parks and open space areas using practices that conserve water and energy, utilize integrated pest management, and protect water quality, fish and wildlife habitat, and wetlands.	NA	NA	NA	Resilience	Ecosystems	Improves air quality; Provides ecosystem services; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	The policy is okay as is.
Parks and Recreation	7.3.6	Health and Physical Activity: Many health benefits are associated with physical activity and access to open space. In order to promote health and wellness the City will take actions to increase the number of people engaging in regular physical activity, tree cover will be increased, and parks and transportation improvements will be provided so that all residents and employees have a park within walking distance of their home or workplace.	AB	Increase tree canopy cover to boost carbon sequestration, reduce heat islands, and improve air quality, prioritizing overburdened communities.	NA	Either one	Health and Wellbeing	Improves air quality; Provides ecosystem services; Promotes equity and justice; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience; Sequestors carbon (mitigation); Protects water quality	Also related to Ecosystems.
Transportation	8.7.1	Improve the redundancy of the City's arterial street network and provide quicker access to areas that are cutoff by physical barriers by considering the following strategies:	W.02	Improve street connectivity and walkability, including sidewalks and street crossings, to serve as potential evacuation routes.	NA	Resilience	Emergency Management	Builds community knowledge; Improves public health and wellbeing; Enhances resilience	This policy could be edited by adding the intent "to serve as potential evacuation routes," or a new policy drafted in the Climate Element to complement this one in the Transportation Element.



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Transportation	8.7.3	Demand Management: New road capacity and infrastructure is extremely expensive. Future transportation expenditures will be minimized reducing travel distances, making it possible to accomplish multiple tasks in one trip, and by shifting demand to less costly and more efficient modes. By 2036 the number of vehicle miles traveled, on a per capita basis, will be reduced by 30 percent, 14 percent of workers will commute by walking, bicycling, or riding transit, and five percent of the City's residents will work from home.	I	Reduce vehicle miles traveled to achieve greenhouse gas reduction goals.	NA	GHG Reduction	Transportation	Improves air quality; Provides cost savings; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience	Consider editing the second sentence of this goal to improve clarity.
Transportation	8.7.3.1	Improve convenience and reduce trip lengths by permitting and encouraging intensive mixed-use, residential, and commercial uses in the Commercial Core, Northern Gateway, and Downtown growth areas. Special consideration should be given to authorizing the construction of infill housing, such as townhomes, duplexes, and small lot development within walking distance of commercial areas.	C V.11	Foster higher-intensity land uses in mixed-use urban villages and transit corridors. Implement complimentary, mixed land uses versus traditional zoning, such as locating business districts, parks, and schools in neighborhoods to promote cycling and walking and reduce driving.	Implement complimentary, mixed land uses versus traditional zoning and encourage infill development and small lot development in the Commercial Core, Northern Gateway, and Downtown growth areas to promote cycling and walking and reduce driving.	GHG Reduction	Zoning and Development	Improves air quality; Provides cost savings; Promotes economic development; Promotes equity and justice; Supports housing supply and diversity; Improves public health and wellbeing; Protects water quality	Proposed edits for brevity and to incorporate language from Commerce measure V.11.
Transportation	8.7.3.2	Encourage more trips to be made on foot or by bicycle by taking the following actions: a. Provide sidewalks along both sides of streets and install pedestrian crossings at regular intervals; b. Ensure new development includes direct and convenient pedestrian connections; c. Enhanced pedestrian amenities, such as wider sidewalks, landscaping, and additional lighting should be provided in the City's most important commercial corridors where high volumes of pedestrian traffic are expected or encouraged; d. Develop and implement a wayfinding and signage program that identifies the location of multi-use paths, bicycle lanes, public facilities, parks, schools, and transit routes; e. Provide bicycle racks or storage facilities at public facilities such as schools, municipal offices, and parks. Bicycle racks and storage facilities shall also be required for large commercial and residential developments.	I.14	Create a safe, well-connected, and attractive bicycle and pedestrian transportation network to encourage active transportation.	NA	GHG Reduction	Transportation	Improves air quality; Promotes equity and justice; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience	This policy is okay as is.
Transportation	8.7.4.1	Establish a network of multi-use paths and bicycle lanes that connect to parks, schools, and public attractions.	I.14	Create a safe, well-connected, and attractive bicycle and pedestrian transportation network to encourage active transportation.	Create a safe, well-connected, and attractive pedestrian and bicycle transportation network to encourage active transportation and connect people to parks, schools, and public facilities.	GHG Reduction	Transportation	Improves air quality; Promotes equity and justice; Improves public health and wellbeing; Reduces emissions (mitigation); Enhances resilience	Might be redundant with proposed edits to Parks and Recreation Policy 7.3.1.2.
Implementation	9.3.3.3	For major planning decisions, public participation measures should involve a broad, and representative, segment of the population, and efforts should be made to reach out to those who might be apprehensive about participating.	AA AA.04	Ensure environmental justice by providing all residents an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience. Engage overburdened communities in participatory budgeting efforts to support equitable distribution of funding that helps reduce local emissions and build resilience.	Involve a broad, representative segment of the population in major planning decisions, making an effort to engage overburdened and underrepresented populations to ensure environmental justice.	Resilience	Cultural Resources and Practices	Builds community knowledge; Improves public health and wellbeing; Enhances resilience	Edits proposed to incorporate more inclusive language from Commerce measures. Additional policies can be drafted in the Climate Element to support this policy.
Implementation	9.3.3.6	Every effort should be made to produce planning related materials using plain, easily understood language, free of technical jargon. When possible, handouts, public notices, and other similar communications should be made available in English and Spanish.	AA.01	Create and implement culturally contextualized outreach and education initiatives and materials that will inform the community about near-term and longer-term climate change threats and build resilience.	NA	Resilience	Cultural Resources and Practices	Builds community knowledge; Improves public health and wellbeing; Enhances resilience	Policy is okay as it is, but the city may consider adding some language from Commerce measure AA.01.



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Policy Area	Existing Goal or Policy ID	Existing Goal or Policy	Related Comp Plan Policy	Related Comp Plan Policy	Sub-Element	Climate Sector	Notes/Recommendations
Urban Growth	1.4	Urban growth areas shall include greenbelts, greenspace, open space, and encourage the preservation of wildlife habitat areas and healthy urban community forests.	7.3.3 7.3.5.3	Conservation and Environmental Management: While much of the City has been extensively developed, a number of large habitat blocks and important ecological features remain, including Gages Slough, Burlington Hill, and the Skagit River Corridor. In many cases preserving land in these areas provides multiple overlapping public benefits including opportunities for walking and wildlife viewing, flood control, storm-water management, and the preservation of natural hydrologic processes. Over the next 20 years the City will incrementally expand the amount of publicly owned or controlled land in the special management areas. Maintain parks and open space areas using practices that conserve water and energy, utilize integrated pest management, and protect water quality, fish and wildlife habitat, and wetlands.	Resilience	Ecosystems	There are additional policies promoting the preservation of open space and wildlife habitat in Burlington's Comprehensive Plan.
Urban Growth	1.5	Cities and towns shall prioritize development to meet their growth allocations, including greenbelt and open space areas, on existing vacant land and infill properties within the UGA before expanding beyond their present corporate city limits towards urban growth boundaries.	2.4.3.3 3.4.1.4	Infill and redevelopment within the City's existing municipal boundaries should be encouraged to limit the ecological and hydrologic impacts associated with urbanizing rural or agricultural land. The population capacity of detached residential areas should be gradually increased through small scale infill projects including: accessory dwelling units, guest homes, small lot land divisions, cottage housing, and duplexes on corner lots. Duplexes on interior lots, townhomes, small multi-unit buildings and similar types of housing should also be allowed in these areas as part of a cluster development or through a conditional use permit process, particularly in locations with good access to schools, parks, and services.	GHG Reduction	Zoning and Development	There are many additional policies promoting infill development in Burlington's Comprehensive Plan.
Urban Growth	1.11	Prior to altering urban growth areas, or as part of a periodic update, a climate impact analysis shall be completed. The climate impact analysis shall evaluate the greenhouse gas (GHG) and vehicle miles traveled (VMT) impacts associated with the proposed change and consider climate vulnerability and resilience scenarios created by the change. The analysis shall also consider the GHG and VMT impacts associated with other feasible alternatives for accommodating projected growth. Preference shall be given to alternatives that reduce per capita VMT and GHG emissions and changes that increase climate resilience and protect vulnerable populations and overburdened communities.	NA	NA	GHG Reduction	GHG Reduction	No policy consistent with this CPP; the City could consider adding a policy to address it.
Reduce Sprawl	2.8	Commercial areas should be aggregated in cluster form, be pedestrian oriented, provide adequate parking, and be designed to accommodate public transit.	8.7.3.2	Encourage more trips to be made on foot or by bicycle by taking the following actions: a. Provide sidewalks along both sides of streets and install pedestrian crossings at regular intervals; b. Ensure new development includes direct and convenient pedestrian connections; c. Enhanced pedestrian amenities, such as wider sidewalks, landscaping, and additional lighting should be provided in the City's most important commercial corridors where high volumes of pedestrian traffic are expected or encouraged; d. Develop and implement a wayfinding and signage program that identifies the location of multi-use paths, bicycle lanes, public facilities, parks, schools, and transit routes; e. Provide bicycle racks or storage facilities at public facilities such as schools, municipal offices, and parks. Bicycle racks and storage facilities shall also be required for large commercial and residential developments.	GHG Reduction	Transportation	Might be worthwhile to add an additional policy to the Economic Development or Land Use Element to better address this CPP.



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Transportation	3	Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled and are based on regional priorities and coordinated with county and city comprehensive plans.	8.7.3 8.7.3.3	<p>Demand Management: New road capacity and infrastructure is extremely expensive. Future transportation expenditures will be minimized reducing travel distances, making it possible to accomplish multiple tasks in one trip, and by shifting demand to less costly and more efficient modes. By 2036 the number of vehicle miles traveled, on a per capita basis, will be reduced by 30 percent, 14 percent of workers will commute by walking, bicycling, or riding transit, and five percent of the City's residents will work from home.</p> <p>Encourage more trips to be made on foot or by bicycle by taking the following actions: a. Provide sidewalks along both sides of streets and install pedestrian crossings at regular intervals; b. Ensure new development includes direct and convenient pedestrian connections; c. Enhanced pedestrian amenities, such as wider sidewalks, landscaping, and additional lighting should be provided in the City's most important commercial corridors where high volumes of pedestrian traffic are expected or encouraged; d. Develop and implement a wayfinding and signage program that identifies the location of multi-use paths, bicycle lanes, public facilities, parks, schools, and transit routes; e. Provide bicycle racks or storage facilities at public facilities such as schools, municipal offices, and parks. Bicycle racks and storage facilities shall also be required for large commercial and residential developments.</p>	GHG Reduction	Transportation	Multimodal transportation planning needs to be further incorporated into the Climate Element and Transportation Element, such as Commerce measure H.03.
Transportation	3.1	Multimodal transportation routes and facilities shall be designed to accommodate present and future traffic volumes.	8.7.3	<p>Demand Management: New road capacity and infrastructure is extremely expensive. Future transportation expenditures will be minimized reducing travel distances, making it possible to accomplish multiple tasks in one trip, and by shifting demand to less costly and more efficient modes. By 2036 the number of vehicle miles traveled, on a per capita basis, will be reduced by 30 percent, 14 percent of workers will commute by walking, bicycling, or riding transit, and five percent of the City's residents will work from home.</p>	GHG Reduction	Transportation	Multimodal transportation planning needs to be further incorporated into the Climate Element and Transportation Element.
Transportation	3.7	Transportation services for seniors and individuals with disabilities shall be provided by public transportation operators to provide for those who, through age and/or disability, are unable to transport themselves.	8.7.1.8	<p>Consider the needs of those who are dependent on cars for transportation, including families with young children, people with disabilities, and those who have difficulty getting around by providing conveniently located parking spaces at parks and public facilities, and by providing ADA accessible curb parking at regular intervals in the City's downtown.</p>	GHG Reduction	Transportation	This CPP is met by Burlington's Comp Plan.
Transportation	3.8	Multi-modal level of service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to coordinate land use and transportation over the long term. New development shall mitigate multimodal LOS deficiencies concurrently with the development and occupancy of the project. Acceptable mitigation may include active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or transportation systems management strategies funded by the development.	8.4	<p>Level of Service Standards found in this section of the Transportation Element cover Street Improvements and Connectivity, Traffic Congestion and Intersection Delays, Transit Service, and Non-Motorized Transportation.</p>	GHG Reduction	Transportation	This CPP is met by Burlington's Comp Plan.
Transportation	3.11	An integrated regional transportation system shall be designed to minimize air pollution, including a reduction of vehicle related greenhouse gas emissions and reduction of vehicle miles travelled by promoting the use of alternative transportation modes, reducing vehicular traffic, maintaining acceptable multimodal levels of service, and siting of facilities.	8.7.3.3	<p>Encourage more trips to be made on foot or by bicycle by taking the following actions: a. Provide sidewalks along both sides of streets and install pedestrian crossings at regular intervals; b. Ensure new development includes direct and convenient pedestrian connections; c. Enhanced pedestrian amenities, such as wider sidewalks, landscaping, and additional lighting should be provided in the City's most important commercial corridors where high volumes of pedestrian traffic are expected or encouraged; d. Develop and implement a wayfinding and signage program that identifies the location of multi-use paths, bicycle lanes, public facilities, parks, schools, and transit routes; e. Provide bicycle racks or storage facilities at public facilities such as schools, municipal offices, and parks. Bicycle racks and storage facilities shall also be required for large commercial and residential developments.</p>	GHG Reduction	Transportation	This CPP is met by Burlington's Comp Plan.
Transportation	3.12	All new and expanded transportation facilities and transportation system improvements shall be sited, constructed and maintained to minimize noise levels and shall not have the effect of increasing per capita VMT or greenhouse gas emissions.	8.7.3	<p>Demand Management: New road capacity and infrastructure is extremely expensive. Future transportation expenditures will be minimized reducing travel distances, making it possible to accomplish multiple tasks in one trip, and by shifting demand to less costly and more efficient modes. By 2036 the number of vehicle miles traveled, on a per capita basis, will be reduced by 30 percent, 14 percent of workers will commute by walking, bicycling, or riding transit, and five percent of the City's residents will work from home.</p>	GHG Reduction	Transportation	No Transportation policies to consider VMT or GHG emissions in the construction of new facilities or improvement of existing facilities.



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Transportation	3.13	Increase the percentage of trips made using transit by prioritizing transit service hours and capital investments for routes serving urban corridors with high levels of ridership potential where dense concentrations of housing, employment, or services exist or are planned.	8.7.3.3	Work with Skagit Transit to improve service along the Burlington Boulevard corridor, establish minimum levels of transit service based on vehicle headways, and implement passenger counts based on jurisdiction and route segments. Transit service along high performing urban routes should be prioritized over low performing rural routes.	GHG Reduction	Transportation	This CPP is met by Burlington's Comp Plan.
Transportation	3.14	Develop a regional network of active transportation facilities and connect major regional facilities with a multi-use path system.	8.7.4.1	Establish a network of multi-use paths and bicycle lanes that connect to parks, schools, and public attractions.	GHG Reduction	Transportation	This CPP is met by Burlington's Comp Plan.
Housing	4	Plan for and accommodate of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.	3.4.7 3.4.1.4	Housing Affordability. The housing needs of all economic segments of the population will be addressed by ensuring the City's planning policies and development regulations allow for a robust supply of all types of housing. The City will also work with, and support, organizations that provide assistance to those who cannot afford market rate housing. The population capacity of detached residential areas should be gradually increased through small scale infill projects including: accessory dwelling units, guest homes, small lot land divisions, cottage housing, and duplexes on corner lots. Duplexes on interior lots, townhomes, small multi-unit buildings and similar types of housing should also be allowed in these areas as part of a cluster development or through a conditional use permit process, particularly in locations with good access to schools, parks, and services.	Resilience	Zoning and Development	This CPP is met by Burlington's Comp Plan.
Economic Development	5.13	Skagit County shall increase the availability of renewable resources and encourage the maximum attainable recycling of non-renewable resources.	NA	NA	GHG Reduction	Waste Management	There are no policies to address recycling of non-renewable resources. Consider Commerce measures D, D.01, D.02, D.03, X.
Property Rights	6.3	Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of private property and the degradation of water quality.	4.4.3	Natural Hydrologic Processes: Natural hydrologic processes, including infiltration and the subsurface movement of water, minimize erosion, surface water contamination, and regulate seasonal discharges. These natural functions support salmon habitat, reduce the risk of localized flooding, and reduce the need for costly structural storm-water improvements. Natural hydrologic processes will be maintained by limiting runoff and managing storm-water using low impact development techniques. The number of projects incorporating LID techniques will be gradually increased over time.	Resilience	Flooding	This goal could be expanded to list the protection of private property as one of the motivations for this goal.
Natural Resource Industries	8.1	Identified critical areas, shorelands, aquatic resource areas and natural resource lands shall be protected by restricting conversion. Encroachment by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.	4.4.2.5 4.5.3.3 7.3.3	City owned property containing wetlands or wetland buffers should not be sold or transferred except for purposes of conservation or environmental restoration. Acquire land for parks, flood control, and environmental conservation. Parks and open space areas that contain wetlands or wetland buffers shall not be sold or otherwise made available for private development.	Resilience	Ecosystems	This CPP is met by Burlington's Comp Plan.
Natural Resource Industries	8.7	Fishery resources, including the county's river systems inclusive of their tributaries, as well as the area's lakes, associated wetlands, and marine waters, shall be protected and enhanced for continued productivity.	7.3.5.3	Maintain parks and open space areas using practices that conserve water and energy, utilize integrated pest management, and protect water quality, fish and wildlife habitat, and wetlands.	Resilience	Ecosystems	There are no policies to directly address "fishery resources", but there are many policies addressing fish and wildlife habitat.
Open Space and Recreation	9	Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.	7.3.5.4	Maintain parks and open space areas using practices that conserve water and energy, utilize integrated pest management, and protect water quality, fish and wildlife habitat, and wetlands.	Resilience	Ecosystems	There are additional policies promoting the preservation of open space and wildlife habitat in Burlington's Comprehensive Plan.
Open Space and Recreation	9.1	Open space corridors within and between urban growth areas shall be identified. These areas shall include lands useful for recreation, fish and wildlife habitat, trails, and connection of critical areas.	7.3.3	Conservation and Environmental Management: While much of the City has been extensively developed, a number of large habitat blocks and important ecological features remain, including Gages Slough, Burlington Hill, and the Skagit River Corridor. In many cases preserving land in these area provides multiple overlapping public benefits including opportunities for walking and wildlife viewing, flood control, storm-water management, and the preservation of natural hydrologic processes. Over the next 20 years the City will incrementally expand the amount of publicly owned or controlled land in the special management areas.	Resilience	Ecosystems	This CPP is met by Burlington's Comp Plan.



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Open Space and Recreation	9.2	To preserve open space and create recreational opportunities, innovative regulatory techniques and incentives such as but not limited to, purchase of development rights, transfer of development rights, conservation easements, land trusts and community acquisition of lands for public ownership shall be encouraged.	4.4.5.4 4.4.1.5	Develop and implement a program that offsets the impacts associated with development in the unincorporated UGA through the purchase of conservation easements or development rights outside the UGA. City owned property containing wetlands or wetland buffers should not be sold or transferred except for purposes of conservation or environmental restoration.	Resilience	Ecosystems	This CPP is met by Burlington's Comp Plan.
Environment	10	Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.	4.4.4	Groundwater: The City's shallow groundwater, permeable soils, and dense concentration of commercial and industrial uses mean a significant risk of groundwater contamination exists. Groundwater quality will be protected or enhanced and potential sources of contamination, such as septic systems and improperly stored hazardous materials, will gradually be eliminated.	Resilience	Health and Wellbeing	This CPP is met, but could be better addressed in the Climate Element.
Environment	10.7	Development shall be directed away from designated natural resource lands, aquatic resource areas and critical areas.	4.4.7 2.4.3.1 2.4.3	Public Safety: In some areas of the City flooding, earthquakes, and geologic hazards are significant risks. Inappropriate development or improperly designed structures can put the public at risk. Development will be limited in the most hazardous areas of the City and buildings and structures will be designed to prevent damage from flooding and other natural disasters. Development should be prohibited in hazardous areas unless protective improvements or other mitigation measures can reduce risks to an acceptable level. The creation of new lots or parcels in highly hazardous areas should be prohibited except in limited circumstances. Natural Resources: While the overall objective of this plan is to increase the amount of development occurring in the City, some areas are unsuitable for development due to the presence of natural hazards or environmentally sensitive areas. The City will maintain or improve the functions and values of critical areas and take steps to reduce the risks associated with natural hazards.	Resilience	Zoning and Development	This CPP is met by Burlington's Comp Plan.
Environment	10.12	Enter into inter-agency agreements with appropriate state and local agencies and Native American Tribes for compliance with watershed protection, including but not limited to, the cumulative effects of construction, logging and non-point pollution in watersheds.	6.4.1	Consistency and Coordination: Capital investments can be a powerful tool for shaping the City's form and achieving the goals of the comprehensive plan. At the same time, ill-considered public investments may not achieve the City's goals, or, in some cases, may actually undermine the City's ability to implement the comprehensive plan. Because the City relies on other public agencies to provide important services, such as education, transit, and flood control, coordination and cooperative planning are essential. All capital planning decisions made by public agencies in the City of Burlington will be reviewed for consistency with the Comprehensive Plan.	Resilience	Ecosystems	There aren't specific policies to address coordination with Tribes on watershed protection or preventing water pollution. New policies should be drafted.
Environment	10.13	Cooperate with appropriate local, state and Federal agencies, to develop and implement flood hazard reduction programs, consistent with and supportive of the Corps Feasibility Study and consistent with the Climate Chapters of Comprehensive Plans and Hazard Mitigation Plans.	2.4.6.7	A very long range plan, covering a period beyond 20 years, should be developed for the area surrounding the City's UGA. This plan should identify land suitable for future UGA expansions. The plan should also identify land that is unsuitable for future urban growth due to flood hazards, critical areas, regional open space plans, or the need to preserve agricultural land. The City should work with surrounding jurisdictions and regional planning groups to develop, and implement, this plan.	Resilience	Flooding	There are many flood reduction policies, but there may need to be additional ones drafted to incorporate cooperative efforts.
Environment	10.15	Work together to provide ongoing public education about flooding in a coordinated and consistent program, and adopt a flood hazard reduction plan, that works together with the natural and beneficial functions of floodplains.	NA	NA	Resilience	Flooding	There is no policy directly related to public education on flood risks or a flood hazard reduction plan.
Citizen Participation and Coordination	11	Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.	9.3.3.3	For major planning decisions, public participation measures should involve a broad, and representative, segment of the population, and efforts should be made to reach out to those who might be apprehensive about participating.	Resilience	Cultural Resources and Practices	Policies in the Climate Element should address ways to involve vulnerable populations in resiliency planning decisions.
Citizen Participation and Coordination	11.2	Continue to encourage public awareness of Comprehensive Plans by providing for public participation opportunities and public education programs that include ways to solicit participation from vulnerable populations and overburdened communities designed to promote a widespread understanding of the Plans' purpose and intent.	9.3.3.3	For major planning decisions, public participation measures should involve a broad, and representative, segment of the population, and efforts should be made to reach out to those who might be apprehensive about participating.	Resilience	Cultural Resources and Practices	Policies in the Climate Element should address ways to involve vulnerable populations in resiliency planning decisions.
Public Facilities and Services	12.13	A county-wide recycling program shall be maintained.	NA	NA	GHG Reduction	Waste Management	There are no policies to address recycling of non-renewable resources.



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Public Facilities and Services	12.14	Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.	6.4.2.4.b 4.4.4	protecting existing water courses, and restoring natural flood and stormwater storage areas; Groundwater: The City's shallow groundwater, permeable soils, and dense concentration of commercial and industrial uses mean a significant risk of groundwater contamination exists.	Resilience	Flooding	Stormwater policies should be expanded upon further in the Climate Element to directly address water quality and quantity impacts.
Public Facilities and Services	12.16	Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.	9.3.3.1	Opportunities for public participation and citizen oversight shall be incorporated into all decisions involving the Comprehensive Plan and associated implementation measures.	Resilience	Cultural Resources and Practices	This CPP is met by Burlington's Comp Plan.
Historic Preservation	13	Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.	2.6.1	The Downtown PDA encompasses the City's historic downtown business district and surrounding neighborhoods. The Downtown PDA is intended to protect the appearance and character of the City's historic center and promote complementary uses and development. The Downtown PDA includes both commercial and residential areas. The commercial area is centered along Fairhaven Avenue and is characterized by a traditional main street appearance. Smaller buildings without setbacks form a uniform building line along the street. Parking lots are uncommon and are generally located behind buildings. Businesses tend to rely heavily on pedestrian traffic and walk up customers. The residential neighborhoods surrounding the commercial area are characterized by smaller lots and a mix of attached and detached buildings. The following policies are intended to maintain and reinforce this pattern of development:	Resilience	Cultural Resources and Practices	Additional policies could address potential climate impacts to culturally-important resources or historic sites.
Climate Change and Resiliency	14	Ensure that Comprehensive Plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles travelled; prepare for climate impacts and natural hazards; protect and enhance environmental, economic, human health and safety; and advance environmental justice.	NA	NA	Either one	Zoning and Development	The Climate Element as a whole will address this CPP.
Climate Change and Resiliency	14.1	VMT reduction targets will meet or exceed Washington State VMT reduction targets and be consistent with Washington State law. a. Direct the majority of urban population growth to mixed use transit accessible corridors. b. Prioritize transit service in urban corridors with high ridership potential or where dense concentrations of housing, employment, and services exist or are planned, and as a means of providing frequent, reliable, and direct connections between regional centers. c. Local and regional plans shall include multimodal level of service standards and measures to ensure growth related transportation system impacts are mitigated through active transportation improvements, increased or enhanced public transportation service, ride sharing programs, demand management, or other appropriate measures that can be shown to reduce VMT.	8.7.3	Demand Management: New road capacity and infrastructure is extremely expensive. Future transportation expenditures will be minimized reducing travel distances, making it possible to accomplish multiple tasks in one trip, and by shifting demand to less costly and more efficient modes. By 2036 the number of vehicle miles traveled, on a per capita basis, will be reduced by 30 percent, 14 percent of workers will commute by walking, bicycling, or riding transit, and five percent of the City's residents will work from home.	GHG Reduction	Transportation	Multimodal transportation planning needs to be further incorporated into the Climate Element and Transportation Element.
Climate Change and Resiliency	14.2	GHG reduction targets will be consistent with Washington State reduction targets as part of the State adopted Transportation Carbon Reduction Strategy per RCW 70A2.45.020.	NA	NA	GHG Reduction	GHG Reduction	The City may set GHG reduction goals, if preferred.
Climate Change and Resiliency	14.3	Comprehensive Plans, capital plans, and the regional transportation plan, will consider the effects of climate change. Effects could include riverine flooding, coastal flooding due to sea level rise, wildfire risk, extreme heat, and impacts to water resources such as reduced instream flows, seawater intrusion, and decreased groundwater availability. Preference will be given to policies, actions and strategies that avoid, minimize or mitigate the impacts of climate change on human health or the natural environment, and that reduce VMT and GHG.	NA	NA	Resilience	Flooding	The Climate Element as a whole will address this CPP.
Climate Change and Resiliency	14.4	Comprehensive Plans, capital plans and the regional transportation plan shall include measures that address the impacts of climate change on vulnerable populations and overburdened communities.	4.4.6.5	Development housing essential public services or vulnerable populations shall be constructed with a flood protection elevation of at least three feet above the base flood elevation.	Resilience	Health and Wellbeing	Additional policies addressing vulnerable populations should be added to the Climate Element.

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Please note Title 18 - Shoreline Master Program is reviewed separately under the Sheet labeled "SMP."			
14 - Environmental Regulations	14.05.090.D	Flood Prone Areas. Sites within flood prone areas must employ measures to minimize the potential for flooding on the site and for the project to increase the risk of floods on adjacent or nearby properties. Flood control measures shall include those set forth in other titles of the Burlington Municipal Code and rules promulgated thereunder, including but not limited to the critical areas code, chapter 14.15 BMC, and in rules promulgated by the public works director to meet the purposes of this subsection.	Consider: requiring flood proofing of structures in floodplains (flood vents, waterproofed basements, elevated utilities), require new structures to be built a certain elevation above the base flood elevation, require additional storm retention ponds, limitations on impervious surfaces to promote water infiltration into the ground
14 - Environmental Regulations	14.05.090.G	Low Impact Development. The city requires a site analysis and technical evaluation to ensure that all sites meeting the minimum qualifications shall utilize low impact development (LID) best management practices (BMPs), as an alternative to conventional storm water management systems that rely on detention ponds and closed conveyances, when such measures are feasible. Low impact development is intended to manage runoff close to the source of generation and to mimic predeveloped hydrologic condition of a site. Low impact development is accomplished through minimizing the impervious surface coverage and loss of vegetation and by managing runoff through dispersion, infiltration, evapotranspiration, or a combination of these approaches. Use of LID BMPs may reduce or eliminate the need for conventional detention facilities but does not remove the obligation to comply with the minimum requirements of the storm water manual. A variety of BMPs to minimize impervious surfaces and to manage storm water have been developed and tested for use in Western Washington. (Ord. 1853 § 2 (Exh. B), 2018).	Consider: rain gardens, rainwater harvesting, green roofs, native vegetation, restoring floodplain, pervious cover minimums and incentives, tree canopy coverage requirements, water efficient landscaping/drought tolerant, purchase of development rights.
14 - Environmental Regulations	14.05.260.C	The director may require a covenant between the owner(s) of the property and the city. The covenant shall be signed by the owner(s) of the site and notarized prior to issuance of any permit or approval in a potential landslide area, potentially hazardous location, flood prone zone, or other area of potentially hazardous soils or drainage or erosion conditions. The covenant shall include: ... c. A statement that the owner(s) of the property understands and accepts the responsibility for the risks associated with development on the property given the described condition, and agrees to inform future purchasers and other successors and assignees of the risks...	
14 - Environmental Regulations	14.15.130.B	B. All disturbed areas on the site, including development coverage and construction activity areas, shall be controlled in a manner sufficient to control drainage and prevent erosion during construction, and revegetated to promote drainage control and prevent erosion after construction. In cases where erosion potential is severe, a vegetation and revegetation report prepared by a qualified professional with landscaping, plant ecology and botany education and experience may be required. All revegetation shall consist of native, non-invasive trees, shrubs, and ground cover	
14 - Environmental Regulations	14.15.160.B.1	For land divisions where site assessments have occurred pursuant to this chapter, all PCAs shall be placed into separate tracts or easements, whose uses shall be regulated by the provisions of this chapter and any conditions of approval, including protective covenants and binding agreements as provided for under subsection (A) of this section. Area within a PCA can be included in total acreage for development purposes and may be used in lot area or density calculations. PCAs may be owned and maintained by the owner of the lot of which they are a part or transferred to the homeowners association or land trust. Wetlands and buffers in the Gages Slough corridor may be donated to the city in exchange for park impact fee credit.	
14 - Environmental Regulations	14.15.170	Incentives. The following incentives are intended to minimize the burden to individual property owners from application of the provisions of this chapter and assist the city in achieving the goals of this chapter: A. Open Space. Any property owner on whose property a critical area or its associated buffer is located and who proposes to put the critical area and buffer in a separate open space tract may apply for current use property tax assessment on that separate tract pursuant to chapter 84.34 RCW. B. Conservation Easement. Any person who owns an identified critical area or its associated buffer may place a conservation easement over that portion of the property by naming a qualified designee under RCW 64.04.130 as beneficiary of the conservation easement. This conservation easement can be used in lieu of the creation of a separate critical areas tract to qualify for open space tax assessment described in subsection (A) of this section. The purpose of this easement shall be to preserve, protect, maintain, restore, and limit future use of the property affected. The terms of the conservation easement may include prohibitions or restrictions on access and shall be approved by the property owner and the qualified designee.	Additional incentives could be added to encourage protection of critical areas and reduce the impacts of flooding and other natural hazards. Incentives could include additional density, flexible development standards and lot sizes, etc.
14 - Environmental Regulations	14.15.330	Geologically hazardous area mitigation standards. The mitigation plan shall be prepared by a geotechnical professional and include a discussion on how the project has been designed to avoid and minimize the impacts. The plan shall also make a recommendation for the minimum building setback from any bluff or slope edge and/or other geologic hazard shall be based upon the geotechnical analysis required under this title. Mitigation plans shall include the location and methods of drainage, locations and methods of erosion control, a vegetation management and/or restoration plan and/or other means for maintaining long-term stability of geologic hazards. The plan shall also address the potential impact of mitigation on the hazard area, the subject property and affected adjacent properties. The mitigation plan must be approved by the city and be implemented as a condition of project approval.	
14 - Environmental Regulations	14.15.330.A.8	A minimum buffer with a width of 30 feet shall be established from the top, toe and all edges of all landslide hazardous areas. Existing native vegetation shall be maintained in accordance with mitigation recommendations within the buffer area...	
14 - Environmental Regulations	14.15.360.B.4	Designated species and habitats of local importance including, but not limited to the Gages Slough, Burlington Hill, and Skagit River Corridor special management areas.	The City has designated its own Special Management Areas, which extend critical areas protections.
14 - Environmental Regulations	14.15.370.E	Mitigation report including a discussion of proposed measures of mitigating adverse impacts of the project and an evaluation of their potential effectiveness. Measures may include but are not limited to: establishment of buffer zones, preservation of critically important plants, and trees, limitation of access to habitat area, seasonal restrictions of construction activities, establishment of a timetable for periodic review of the plan and/or establishment of performance or maintenance bonds;	

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14 - Environmental Regulations	14.15.380.A	<p>Riparian Performance Standards. Riparian buffer areas shall be established from the ordinary high water mark. The intent of riparian buffers is to protect five basic riparian forest functions that influence in-stream and near-stream habitat quality. These are:</p> <ol style="list-style-type: none"> 1. Recruitment of large woody debris (LWD) to the stream: LWD recruitment creates habitat structures necessary to maintain salmon/trout productive capacity and species diversity. 2. Shade. Shading by the forest canopy maintains cooler water temperatures and influences the availability of oxygen for salmon/trout. 3. Bank Integrity (Root Reinforcement). Bank integrity helps maintain habitat quality and water quality by reducing bank erosion and creating habitat structure and instream hiding cover for salmon and trout. 4. Runoff Filtration. Filtration of nutrients and sediments in runoff (surface and shallow subsurface flows) helps maintain water quality. 5. Wildlife Habitat. Functional wildlife habitat for riparian-dependent species is based on sufficient amounts of riparian vegetation to provide protection for nesting and feeding. 	Can consider requiring native plants.
14 - Environmental Regulations	14.15.380.C.4	4. In the riparian buffer, removal of hazard trees that pose a threat to life, property, or public safety as determined by a certified arborist may be permitted with prior written approval. Any removed tree or vegetation shall be replaced with appropriate species. In undeveloped buffer area downed trees and snags should be retained to improve habitat conditions. Replacement shall be performed consistent with accepted restoration standards for riparian areas within one calendar year. The community development director may approve alternative tree species to promote fish and wildlife habitat.	Tree removal - can include the removal of trees that may be blown over in a storm.
14 - Environmental Regulations	14.15.400.A	<p>6. Special flood risk zone. The special flood risk zone includes the following floodplain areas:</p> <ol style="list-style-type: none"> a. Gages Slough, including wetlands and deep water habitat areas; or b. Areas with a ground elevation three feet or more below the base flood elevation that are hydraulically connected to Gages Slough through a channel, watercourse, or other topographical feature that provides a continuous path capable of conveying floodwaters with an elevation three feet or more below the base flood elevation; or c. Areas within 300 feet of the landward toe of dikes and levees along the Skagit River, excluding floodways. <p>7. Other areas. Other areas may be designated as floodplain management areas if the director determines, based on credible evidence, they are at equivalent risk of flooding to mapped floodplain areas. In making such determinations the director shall consider elevation, survey, or hydrologic data affecting the potential of the area for flooding. Only information prepared by a licensed surveyor, or engineer, or otherwise meeting the criteria for best available science in chapter 365-195 WAC shall be considered.</p>	
14 - Environmental Regulations	14.15.400.B.7	<ol style="list-style-type: none"> a. New structures and developments and substantial improvements to existing structures or developments: base flood elevation plus one foot of additional elevation; b. New critical facilities and substantial improvements to existing structures or developments: base flood elevation plus three feet of additional elevation. 	Consider requiring utilities to be elevated further.
14 - Environmental Regulations	14.15.410.A	Permit Required. Unless explicitly identified as exempt, a flood development permit shall be required for all development in a floodplain management area. An exemption from having to obtain a permit shall not be construed as an exemption from other applicable requirements. All development in a floodplain management area shall be subject to the requirements of this chapter unless explicitly exempt.	
14 - Environmental Regulations	14.15.410.C	<p>3. If the proposed development involves a new structure, substantial improvement to an existing structure, or repairs to a substantially damaged structure that will be elevated, the application shall include site elevation data and the following additional elevations. All elevation data shall be provided in relation to mean sea level and shall be prepared using the datum and methods prescribed by FEMA. Elevation data shall be submitted on an approved elevation certificate form consistent with the requirements of this chapter.</p> <ol style="list-style-type: none"> a. The top of bottom floor (including basement, crawlspace, or enclosure floor). b. The lowest elevation of any machinery, equipment, mechanical equipment, or HVAC systems servicing the structure. <p>4. If the proposed project includes a new structure, substantial improvement, or repairs to a substantially damaged nonresidential structure that will be dry floodproofed, the application shall include the FPE for the building site and the elevation to which the structure will be dry floodproofed. A certification prepared by a registered professional engineer or licensed architect shall be submitted and shall document that the dry floodproofing methods employed are consistent with the floodproofing criteria and requirements in this chapter.</p>	
14 - Environmental Regulations	14.15.420.C.5	Stormwater management and drainage systems shall be provided consistent with the requirements of BMC Title 14 and shall incorporate LID measures in accordance with the requirements of BMC Titles 16 and 17.	

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14 - Environmental Regulations	14.15.420.E	<p>1. Structures and other development shall be located to avoid flood damage.</p> <p>2. If a lot has a buildable area outside of the floodplain management area, all new structures shall be located in that area to the maximum extent possible.</p> <p>3. If a lot does not have a buildable area outside of the regulatory floodplain, all new structures, pavement, and other development must be sited in the location that has the least impact on habitat by locating the structures as far from the water body as possible or placing the structures on the highest land on the lot.</p> <p>4. A minimum setback of 15 feet from the protected area shall be required for all structures.</p> <p>5. Unless the development is explicitly exempt from habitat assessment and mitigation requirements a habitat impact assessment, and if necessary a mitigation plan, shall be prepared in accordance with the requirements of this chapter.</p> <p>6. All new development shall be designed and located to minimize the impact on flood flows, flood storage, water quality, and habitat.</p> <p>7. Stormwater and drainage features shall incorporate low impact development techniques in accordance with the requirements of BMC Title 17.</p>	
14 - Environmental Regulations	14.15.420.G	<p>Critical Facilities.</p> <p>1. New critical facilities shall not be located in a floodplain management area unless:</p> <ul style="list-style-type: none"> a. No feasible site exists outside the floodplain management area; or b. The critical facility is necessary to provide flood protection or drainage services. <p>2. If no feasible site exists outside the floodplain management area, than critical facilities may be established within the floodplain management area subject to the following:</p> <ul style="list-style-type: none"> a. Critical facilities shall have the lowest floor elevated four feet above the base flood elevation or to the height of the 500-year flood, whichever is higher. If no applicable 500-year flood data exists, information shall be developed by a qualified professional in accordance with FEMA mapping guidelines and included with the permit application. b. Access to and from the critical facility shall be protected to the elevation of the 500-year flood to the extent feasible. 	
14 - Environmental Regulations	14.15.420.H.2.b	<p>2. The following information shall be included with any application for a permit for development in the floodway. All information shall be prepared by a licensed engineer</p> <ul style="list-style-type: none"> b. A projection of anticipated changes to hydraulic and hydrologic conditions over the life of development. The required analysis shall be based on the best available science and shall address changes attributable to climate change and projected floodplain development. For the purpose of interpreting these requirements the term "life of the development" shall mean a period of at least 100 years; 	
14 - Environmental Regulations	14.15.420.H.3	<p>Approval criteria. Floodway development shall not result in any increase in flood levels during the occurrence of the base flood discharge. In addition above ground structures in the floodway shall be subject to the following:</p> <ul style="list-style-type: none"> a. The lowest horizontal element shall be three feet or more above the base flood elevation or the base flood elevation projected for the life of the development, whichever is greater; b. The development shall not compromise flood protection improvements such as dikes and levees; c. The structure shall allow for the unimpeded passage of floodwater and debris flows; d. The structure shall be designed and constructed to minimize the number of vertical supports and fill placed in the floodway. 	
14 - Environmental Regulations	14.15.420.J	<p>Development in the Special Flood Risk Zone. Development in the special flood risk zone shall be subject to the following regulations:</p> <p>1. Development other than the following is prohibited in the special flood risk zone; provided, that nothing in this section shall be construed as authorizing construction or fill in wetlands:</p> <ul style="list-style-type: none"> a. Minor structures and additions for which a building permit is not required and which create no new residences; b. Minor fills and excavations of less than 12 cubic yards or which will not raise the level of land above that of the surrounding area; c. Normal maintenance, resurfacing and rebuilding at comparable grade of bridges, streets and access ways; d. Underground improvements; e. Maintenance, repair, alteration and like replacement of existing improvements; f. Other minor development which causes no significant impoundment or displacement of floodwaters, such as signs and small unenclosed structures; g. Elevated structures which allow floodwaters to flow underneath and which meet the following criteria: <ul style="list-style-type: none"> i. All structures shall be elevated so that the lowest supporting member is located no lower than one foot above the 100-year flood elevation, with all space below the lowest supporting member open so as not to impede the flow of water, except for breakaway walls as provided below. ii. Solid walls are prohibited below the base flood elevation to keep the area free of obstruction unless they are designed to break away. A breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. iii. All structures shall be securely anchored on piling, columns, or foundation walls oriented to the axis of the flow path. Said support elements shall be certified by a registered professional engineer or architect as capable of withstanding all applied loads of the 100-year flood flow. iv. There shall be no fill used for structural support. 	

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14 - Environmental Regulations	14.15.430.B.5	Fully enclosed areas below the lowest floor that are subject to flooding, including garages attached to residential structures where the floor slab is below the base flood elevation, shall be used only for parking, storage, or building access and shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall either be certified by a registered professional engineer or licensed architect and/or meet or exceed the criteria below: a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. b. The bottom of all openings shall be no higher than one foot above grade. c. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.	
14 - Environmental Regulations	14.15.430.E	E. Crawlspace. Buildings utilizing crawlspace construction, where any portion of the crawlspace is below the grade on all sides, shall meet the following requirements: 1. Crawlspace construction is not permitted in the V zones; 2. Crawlspace construction is not permitted in zones AO and A1-A30 where floodwater velocities could exceed five feet per second, unless it can be shown through an engineering analysis that the structural components will resist flotation, collapse, and lateral movement from hydrodynamic and hydrostatic loads, including the effects of buoyancy; 3. The interior grade of the crawlspace shall not be more than two feet below the lowest adjacent grade; 4. The height of the crawlspace, measured from the interior grade of the crawlspace to the top of the foundation wall, shall not exceed four feet at any point and the height, measured from the crawlspace grade to the top of the next highest floor, shall not exceed five feet at any point; 5. An adequate drainage system shall be provided to remove floodwaters from the crawlspace in a reasonable amount of time after a flood event.	
14 - Environmental Regulations	14.15.431.D	D. Habitat Mitigation Plan. If the habitat assessment provided with the flood development permit application concludes the development is expected to have an adverse effect on water quality, aquatic or riparian habitat, or habitat functions, the applicant shall provide a habitat mitigation plan. The following requirements shall apply to habitat mitigation plans and to all developments requiring a habitat mitigation plan: 1. Habitat mitigation plans shall be prepared in accordance with standards and procedures identified in the “Regional Guidance for Floodplain Habitat Assessment and Mitigation” published by FEMA Region 10. 2. If the project is located outside the protected area, the mitigation plan shall include such avoidance, minimization, restoration, or compensation measures so that indirect adverse effects of development in the floodplain (effects to stormwater, riparian vegetation, bank stability, channel migration, hyporheic zones, wetlands, large woody debris, etc.) are mitigated such that equivalent or better habitat protection is provided. 3. New stream crossings are not allowed outside the protected area unless the crossing has been explicitly approved consistent with the requirements of this chapter. 4. For development within the protected area, the mitigation plan shall stipulate avoidance measures as are needed to ensure that there is no adverse effect during any phase of the project. 5. The plan’s habitat mitigation activities shall be incorporated into the design of development. The floodplain development permit shall be based on the redesigned project and its mitigation components. 6. If the NMFS or USFWS issues an incidental take permit under Section 10 ESA, Biological Opinion under Section 7, ESA; it can be then it can be used as a mitigation plan to meet the requirements of this section. (Ord. 1903 § 2 (Exh. A), 2021).	
15 - Buildings and Construction	15.08.130	Automatic sprinkler systems shall be provided in accordance with the applicable sections of the adopted fire and building codes except that at all new residential buildings located within the Burlington Hill Special Management Area shall be equipped with an approved NFPA 13D or 13R automatic sprinkler system.	Sprinkler system requirements for Burlington Hill Special Management Area. Can consider requiring Firewise practices in the management area as well.
16 - Land Divisions and Adjustments	16.40.050.A.8	8. Low impact development features such as bioretention areas, rain gardens, and permeable paving shall be incorporated into the design and construction of all streets unless demonstrated to be infeasible through an engineering analysis. In determining the feasibility of such low impact development features, an engineering analysis shall be submitted and reviewed by the city engineer. This analysis should consider site characteristics such as soil and ground water conditions, and anticipated traffic volumes. The analysis should be consistent with the Washington State Department of Ecology’s “Stormwater Manual for Western Washington” and the design and site evaluation guidance in the Puget Sound Partnership’s “Low Impact Development Technical Guidance Manual for Puget Sound.”	

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16 - Land Divisions and Adjustments	16.30.100	<p>16.30.100 Critical areas and natural hazards.</p> <p>The following standards shall apply to all applications where critical areas, critical area buffers, or natural hazards are present within, or adjacent to, the proposed binding site plan:</p> <p>A. No lot shall be created through a binding site plan which lacks an adequate building site outside of critical areas and critical area buffers unless restrictive notes are included on the face of the binding site plan permanently prohibiting development of the lot;</p> <p>B. No lot shall be created through a binding site plan which lacks an adequate building site outside the floodway or special flood risk area, unless restrictive notes are included on the face of the binding site plan permanently prohibiting development of the lot or restricting the use of the lot to flood control structures and improvements;</p> <p>C. No lot shall be created through a binding site plan which lacks an adequate building site unencumbered by natural hazards or natural hazard buffers unless the hazards can be mitigated to an acceptable level through the construction of protective improvements or other means consistent with provisions of chapter 14.15 BMC;</p> <p>D. Under no circumstances shall a lot be created through a binding site plan which necessitates subsequent critical area variances or reasonable use determinations. Restrictive notes shall be included on the face of all binding site plans containing critical areas, critical area buffers, or natural hazards identifying the applicable development regulations and stating that no critical area variances or reasonable use determinations will be granted within the binding site plan boundaries. (Ord. 1856 § 2 (Exh. B), 2018).</p>	
16 - Land Divisions and Adjustments	16.10.090	<p>16.10.090 Critical areas and natural hazards.</p> <p>The following standards shall apply to all preliminary plat applications when critical areas, critical area buffers, or natural hazards are present within, or adjacent to, the proposed plat:</p> <p>A. No lot shall be created through a subdivision or short subdivision which lacks an adequate building site outside of critical areas and critical area buffers, unless restrictive notes are included on the face of the plat permanently prohibiting development of the lot;</p> <p>B. No lot shall be created through a subdivision or short subdivision which lacks an adequate building site outside the floodway or special flood risk area, unless restrictive notes are included on the face of the plat permanently prohibiting development of the lot, or restricting the use of the lot to flood control structures and improvements;</p> <p>C. No lot shall be created through a subdivision or short subdivision which lacks an adequate building site unencumbered by natural hazards or natural hazard buffers unless the hazards can be mitigated to an acceptable level through the construction of protective improvements or other means consistent with provisions of chapter 14.15 BMC;</p> <p>D. Under no circumstances shall a lot be created through a subdivision or short subdivision that necessitates subsequent critical area variances or reasonable use determinations. Restrictive notes shall be included on the face of all plats containing critical areas, critical area buffers, or natural hazards identifying the applicable development regulations and stating that no critical area variances or reasonable use determinations will be granted within the plat boundaries;</p> <p>E. Critical areas and critical area buffers shall be identified on the face of the plat and placed within protective tracts or easements as required by chapter 14.15 BMC;</p> <p>F. Natural hazards and any associated setbacks, restrictions, or buffers required by chapter 14.15 BMC shall be shown on the face of the plat;</p> <p>G. Land within a floodway or special flood risk zone shall be placed within a separate tract or easement if required by chapter 14.15 BMC;</p> <p>H. Plats shall be subject to any other applicable requirements identified in chapter 14.15 BMC shall be addressed. (Ord. 1856 § 2 (Exh. B), 2018).</p>	
17 - Zoning	17.15.105.F	<p>Cluster developments.</p> <p>F. Open space areas created through a cluster development shall be placed within separate tracts.</p>	Cluster developments are a great way to maintain developable land while protecting critical areas.
17 - Zoning	17.15.110	<p>Residential small lot.</p> <p>Residential small lots may be created in any RD zone through a subdivision or short subdivision process. Small lot developments shall comply with all of the requirements of this chapter except as follows:</p>	Small lot developments encourage housing diversity and denser development, which could reduce GHG emissions.
17 - Zoning	17.15.070	<p>17.15.070 Permitted accessory uses.</p> <p>The following buildings, structures, and uses may be authorized as accessory uses. Accessory uses shall only be permitted when incidental and subordinate to a legally established primary use.</p> <p>A. Normal residential appurtenances. The following uses and structures may be authorized as an accessory use in conjunction with a dwelling: garage, guest cottage, recreation room, storage shed, noncommercial greenhouse, swimming pool, decks, patios, driveway, on-site utilities and utility connections, fences, and solar panels;</p>	
17 - Zoning	17.20.080.G	<p>Heat pumps or other noise-producing mechanical equipment shall only be permitted within 10 feet of a property line abutting another lot if all equipment shall be equipped with a noise-baffling screen so that there shall be no audible sound at the property line.</p>	Also see BMC 17.15.090.G, BMC 17.25.090.B, BMC 17.30.090.B, BMC 17.40.090.B.
17 - Zoning	17.20.100	<p>Cluster developments.</p> <p>G. Open space areas created through a cluster development shall be placed within separate tracts.</p>	Cluster developments are a great way to maintain developable land while protecting critical areas.

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17 - Zoning	17.45.060.A	<p>Permitted accessory uses.</p> <p>A. Normal commercial and residential appurtenances. The following uses and structures may be authorized as an accessory use in conjunction with a permitted use: recreation, exercise, or community rooms, manager’s office, storage shed or buildings, noncommercial gardens and greenhouses, swimming pools, laundry rooms and facilities, decks, patios, driveways, on-site utilities and utility connections, fences, solar panels, and signs;</p> <p>B. Automobile parking facilities and vehicle charging stations;</p>	Also permitted in BMC 17.20.060, BMC 17.25.060, BMC 17.30.060, BMC 17.40.060, BMC 17.45.060
17 - Zoning	17.66.050	<p>PC-1 Parks and Conservation Zone.</p> <p>Permitted primary uses.</p> <p>Buildings, structures, and parcels of land shall only be used for the following uses, unless otherwise provided for in this title. In order to be considered a permitted use projects initiated by a government agency shall be listed below and must also be clearly identified in, and consistent with, the City’s adopted capital improvement plan or the capital facilities element of the comprehensive plan.</p> <p>A. Agriculture, urban;</p> <p>B. Passive recreation;</p> <p>C. Flood control improvements;</p> <p>D. Storm-water and sewer outfalls;</p> <p>E. Commercial wetland mitigation banks;</p> <p>F. Underground and overhead utilities;</p> <p>G. Natural storm-water management;</p>	Similar uses allowed under 17.67.050 Permitted primary uses of the PC-2 Parks and Conservation Zone (listed below).
17 - Zoning	17.66.080.E	If surfaced, walking paths should be constructed of gravel or wood chips. Paved paths shall not be permitted in the PC-1 zone except as part of a regional or citywide trail network;	
17 - Zoning	17.70.050	<p>PC-2 Parks and Conservation Zone</p> <p>Permitted primary uses.</p> <p>A. Agriculture, urban;</p> <p>B. Recreation, active and passive;</p> <p>C. Flood control improvements;</p> <p>D. Storm-water and sewer outfalls;</p> <p>E. Underground and overhead utilities;</p> <p>F. Natural storm-water management;</p> <p>G. Meeting facilities, public;</p> <p>H. Boat launches and mooring facilities, public;</p> <p>I. RV parks and campgrounds, public;</p> <p>J. Public services, administrative and customer service;</p> <p>K. Cemeteries.</p> <p>L. Any other public park improvement identified in the adopted Parks Recreation and Open Space Plan (PROs) Plan, Capital Improvement Plan (CIP), or the Parks and Recreation Element of the comprehensive plan.</p>	
17 - Zoning	17.70.130	<p>17.70.130 Mechanical equipment.</p> <p>A. Mechanical equipment shall be equipped with a noise-baffling screen as necessary, so that there shall be no audible sound at the property line.</p> <p>B. Exterior mechanical equipment shall be located and designed to blend in with the architecture of the building (Ord. 1857 § 2 (Exh. B), 2018).</p> <p>C. Roof-mounted mechanical equipment, with the exception of solar panels and wind generating equipment, shall be fully screened from view using architectural devices such as parapet walls, false roofs, roof wells, or clerestories.</p> <p>C. Ground mounted equipment shall be fully screened from view using a site obscuring fence or landscaping.</p>	

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17 - Zoning	17.70.135	<p>Low impact development. The following standards and requirements shall apply to any building, development, or construction activities that result in an increase in impervious surface coverage, building coverage, or modifications to existing storm water management features or facilities. These standards and requirements shall also apply to all activities involving the modification of existing impervious surfaces or the removal of significant quantities of vegetation.</p> <p>A. All development, building, construction, and grading permit applications shall be provided to the city engineer for review. No permit shall be issued or approved unless the city engineer finds the proposal complies with the surface water management regulations in BMC Title 14.</p> <p>B. All development activities shall be designed and constructed in accordance with the Washington State Department of Ecology's Stormwater Manual for Western Washington.</p> <p>C. Low impact development shall be the preferred and commonly used approach for all development and construction activities. Low impact development (LID) techniques shall be incorporated into all development proposals unless demonstrated to be infeasible through an engineering analysis.</p> <p>D. The Department of Ecology's Stormwater Manual for Western Washington and the Puget Sound Partnership's Low Impact Development Technical Guidance Manual for Puget Sound shall be consulted to assess the feasibility of LID techniques, to select appropriate LID measures, and to aid in the design and construction of LID features. All storm water systems.</p> <p>E. Clearing or the installation of impervious surfaces or paving shall be limited to the minimum amount necessary to support a permitted use or development.</p>	<p>These requirements help Burlington mitigate on site flooding the City could provide examples of low impact development or rank which ones are most preferred or effective, to incentivize LID techniques that best manage stormwater.</p>
17 - Zoning	17.81.030	<p>17.81 Landscaping 17.81.030 Purpose The purpose of this Chapter is to:</p> <p>A. Improve the character and appearance of the City;</p> <p>B. Manage storm-water, reduce erosion, provide areas for bio-filtration, and maintain or restore natural hydrologic processes;</p> <p>C. Protect public health by providing shade and wind protection, reducing urban heat island effects, improving air quality;</p> <p>D. Reduce localized flooding and slow the movement of floodwaters;</p> <p>E. Protect the quality of groundwater, provide opportunities for groundwater recharge, and conserve water resources;</p> <p>F. Provide buffers between incompatible uses and minimize aesthetic, noise, light, glare, and privacy impacts;</p> <p>G. Promote economic development by creating an aesthetically pleasing, safe, and comfortable environment for residents, visitors, and businesses;</p> <p>H. Provide wildlife habitat and promote biodiversity;</p> <p>I. Implement the City's comprehensive plan</p>	
17 - Zoning	17.81.060.A.2	<p>At least 50 percent of all plants and trees shall be native to the Puget Lowland region of the Pacific Northwest and at least 25 percent of all required trees shall be coniferous evergreens;</p>	
17 - Zoning	17.81.060.D	<p>D. Irrigation. All new landscaping shall either utilize a draught tolerant landscaping plan, an automatic irrigation system, or an approved alternative irrigation system as follows:</p> <p>1. Automatic Irrigation Systems. Except as explicitly authorized by this section an automatic irrigation system shall be provided. The irrigation system shall provide sufficient coverage to irrigate all of the required landscaping areas. Irrigation system plans and specifications shall be included in the landscaping plans required by this Chapter.</p> <p>2. Draught Tolerant Landscaping Plans. A draught tolerant landscaping plan may be used as an alternative to an automatic irrigation system. When a draught tolerant landscaping plan is proposed the landscape architect shall provide a written statement documenting that the landscaping can be expected to survive in the absence of regular watering. The landscape architect shall also document that suitable draught tolerant species have been prescribed and identify any planting methods, soil amendments, or temporary irrigation measures necessary to ensure the landscaping is fully established and self-sustaining. Draught tolerant landscaping plans must be prepared by a licensed landscape architect.</p> <p>3. Alternative Irrigation Methods. For simple small scale projects with minimal landscaping requirements, the Community Development Director may authorize the use of hand watering to meet the irrigation requirements of this Chapter. In such cases hose bibs shall be provided within 50 feet of all required landscaping areas.</p>	

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		<p>E. Storm-water Management.</p> <ol style="list-style-type: none"> 1. Storm-water facilities and low impact development (LID) features landscaped in accordance with the requirements of this Chapter may be used to meet any applicable landscaping requirements. 2. To the greatest extent possible the planting areas required by the Chapter shall be used as storm-water infiltration areas or LID features. 3. Low impact development features and planting areas used to manage storm-water shall be designed and constructed consistent with the Washington State Department of Ecology's "Stormwater Manual for Western Washington" and the Puget Sound Partnership's "Low Impact Development Technical Guidance Manual for the Puget Sound". 4. When trees or plants will be located within, or adjacent to, an infiltration area or LID feature the landscape architect shall submit evidence that they have coordinated with the engineer responsible for the on-site storm-water management system. Based on information provided by the storm-water engineer the landscape architect shall: <ol style="list-style-type: none"> a. Specify tree and plant species suitable for the hydrologic and soil conditions anticipated in the planning area; and b. Specify tree and plant species that will no detrimentally affect the ability of the planting area to manage storm-water. 5. Landscaping plans shall identify areas of the site with suitable soils for storm-water infiltration and LID features. 6. Above ground storm-water improvements, such as swales, ponds, or ditches, shall be sloped, graded, or otherwise designed to avoid the need for protective fencing and to give the appearance of a natural landscape feature. Above ground storm-water improvements shall be landscaped with appropriate plant and tree species. 7. All storm-water management measures and LID features shall be consistent with the requirements of Title 14 BMC. 	
17 - Zoning	17.85.070	<p>Shared parking.</p> <p>A. Shared Parking – General Provisions.</p> <ol style="list-style-type: none"> 1. Shared parking shall be allowed between two or more uses to satisfy all or a portion of the minimum off-street parking requirement of those uses as provided in subsections (B) and (C) of this section. 2. Shared parking shall be allowed between different categories of uses or between uses with different hours of operation, but not both. 3. A use for which an application is being made for shared parking shall be located within 1,320 feet of the parking. 4. No reduction to the parking requirement shall be made if the proposed uses have already received a reduction through the provisions for cooperative parking. 5. Parking reductions permitted through shared use of parking shall be determined as a percentage of the minimum parking requirement as modified by any other reductions permitted in BMC 17.85.050 and 060. 6. An agreement providing for the shared use of parking, executed by the parties involved, shall be filed with the director. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If the agreement is no longer in force, then parking shall be provided as otherwise required by this chapter. <p>B. Shared Parking for Different Categories of Use.</p> <ol style="list-style-type: none"> 1. A business establishment may share parking according to only one of the following subsections: (B)(2), (3), or (4) of this section. 2. If an office use and a retail sales and service use share parking, the parking requirement for the retail sales and service use may be reduced by 20 percent; provided, that the reduction shall not exceed the minimum parking requirement for the office use. 3. If a residential use shares parking with a retail sales and service use other than lodging uses, eating and drinking establishments or entertainment uses, the parking requirement for the residential use may be reduced by 30 percent; provided, that the reduction does not exceed the minimum parking requirement for the retail sales and service use. 4. If an office and a residential use share off-street parking, the parking requirement for the residential use may be reduced by 50 percent; provided, that the reduction shall not exceed the minimum parking requirement for the office use. <p>C. Shared Parking for Uses with Different Hours of Operation.</p>	

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17 - Zoning	17.85.080	<p>17.85.080 Cooperative parking.</p> <p>A. Cooperative parking shall be permitted between two or more business establishments which are commercial uses according to the provisions of this section.</p> <p>B. Up to a 20 percent reduction in the total number of required parking spaces for four or more separate business establishments, 15 percent reduction for three business establishments, and a 10 percent reduction for two commercial uses may be authorized by the director under the following conditions:</p> <ol style="list-style-type: none"> 1. No reductions to the parking requirement shall be made if the proposed business establishments have already received a reduction through the provisions for shared parking. 2. The business establishments for which the application is being made for cooperative parking shall be located within 1,320 feet of the parking. 3. The reductions to parking permitted through cooperative parking shall be determined as a percentage of the minimum parking requirement as modified by any reductions permitted by BMC 17.85.050, 060 and this section. 4. An agreement providing for the cooperative use of parking shall be filed with the director when the facility or area is established as cooperative parking. Cooperative parking privileges shall continue in effect only as long as the agreement to use the cooperative parking remains in force. If the agreement is no longer in force, then parking shall be provided as otherwise required by this chapter. New business establishments seeking to meet parking requirements by becoming part of an existing cooperative arrangement shall provide the director with an amendment to the agreement stating their inclusion in the cooperative parking facility or area. (Ord. 1857 § 2 (Exh. B), 2018). 	
17 - Zoning	17.85.105	<p>17.85.105 Construction standards.</p> <p>A. All parking areas, driveways, drive aisles, private streets, and outdoor storage and sales lots, shall be paved with permeable pavement, asphalt concrete, or cement concrete pavement. All asphalt pavement sections shall have a minimum pavement section consisting of two inches of Class "B" asphalt concrete, two inches of five-eighths-inch minus crushed rock, and six inches of Class "A" bank run gravel or approved equal. All permeable paving, concrete pavement sections, or any alternative asphalt pavement sections shall be designed to support the post development traffic loads anticipated due to the intended use.</p> <p>B. Parking and circulation areas, access roads, and drive aisles shall be designed and constructed with LID features such as permeable pavement, rain gardens, or bio-retention areas unless demonstrated to be infeasible through an engineering analysis.</p> <p>C. In determining the feasibility of LID features, an engineering analysis shall be submitted and reviewed by the city engineer. This analysis should consider site characteristics such as soil and ground water conditions, and anticipated traffic volumes. The analysis should be consistent with the Department of Ecology's "Stormwater Manual for Western Washington" and the design and site evaluation guidance in the Puget Sound Partnership's "Low Impact Development Technical Guidance Manual for Puget Sound." The engineering analysis requirement identified above may be waived by the city engineer for simple small-scale projects when the feasibility of permeable pavement can be easily determined without the need for additional information or analysis; provided, that an engineering analysis shall be submitted for all projects involving 20 or more parking spaces.</p>	
17 - Zoning	17.85.140.E	<p>E. Low impact development features such as bio-retention areas, rain gardens, and permeable paving shall be incorporated into the design and construction of all private streets and roads unless demonstrated to be infeasible through an engineering analysis. In determining the feasibility of such low impact development features, an engineering analysis shall be submitted and reviewed by the city engineer. This analysis should consider site characteristics such as soil and ground water conditions, and anticipated traffic volumes. The analysis should be consistent with the Washington State Department of Ecology's "Stormwater Manual for Western Washington" and the design and site evaluation guidance in the Puget Sound Partnership's "Low Impact Development Technical Guidance Manual for Puget Sound."</p>	
17 - Zoning	17.110.010	<p>Agricultural Heritage Credit Program Purpose.</p> <p>The purpose of the agricultural heritage credit program is to provide additional residential density in specific zoning districts in exchange for a fee dedicated to transfer and/or purchase of development rights through the Skagit County farmland legacy program. The program provides a voluntary, incentive-based process for permanently preserving agricultural lands that provide a public benefit. The provisions of this program are intended to supplement land use regulations, resource protection efforts and open space acquisition programs and to encourage increased residential development density inside the city where it can best be accommodated with the least impacts on the natural environment and public services by:</p> <ol style="list-style-type: none"> A. Providing an effective and predictable incentive process for agricultural land property owners to preserve lands with a public benefit; B. Providing an efficient and streamlined administrative review system to ensure that transfers of development rights to receiving sites are evaluated in a timely way and balanced with other county goals and policies, and are adjusted to the specific conditions of each receiving site. (Ord. 1857 § 2 (Exh. B), 2018). 	

City of Burlington Shoreline Management Program in BMC Title 18



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BMC Section	SMP Code Language	Notes/Recommendations
18.12.020.A.2	Because of the unique floodway and floodplain limitations on the use of the Skagit River shorelines, particularly the levee system, the majority of the shoreline shall be identified and reserved for recreational and open space uses.	
18.12.020.A.5	Preference shall also be given to uses that enhance the ecological viability and enhancement of fisheries habitats along the Skagit River shoreline.	
18.12.020.E.1	It is the goal to protect and restore the Gages Slough wetlands to optimize water quality, habitat, best management practices and ensure that adjacent land use patterns are compatible with the protection and enhancement of the wetlands and take advantage of the unique attributes of the site, allowing no net loss of wetlands, and for Gages Slough, to also increase the size of culverts, remove obstructions, develop and implement specific plans to improve the functions relative to surface water management, and generally improve the flow characteristics to provide for efficient conveyance of water through the city during flood events.	
18.12.020.F.1	The Skagit River riparian corridor shall be managed in accordance with regional watershed planning standards and best management practices, including vegetation management of shoreline areas fronted by levees. Adaptive management techniques shall be employed as additional scientific information and regional mitigation plans are developed.	
18.12.020.F.2	The floodplain shall be managed in accordance with applicable federal, state, regional and local regulations, best management practices and best available science practices, along with the city of Burlington floodplain management and natural hazard mitigation plan.	Consider specifying the integration of climate impacts into flood hazard reduction planning efforts.
18.12.020.F.3	Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline. Preserve and protect the natural resources of the shorelines in the public interest and for future generations.	
18.12.020.H	<p>Flood Damage Reduction Element</p> <ol style="list-style-type: none"> Continue to work closely with the Dike Districts, Skagit County, and business and property owners in flood risk reduction planning. Implement the flood risk reduction planning objectives and projects in the city of Burlington as further defined in the Burlington floodplain management and natural hazard mitigation plan. Participate in watershed-wide programs to reduce flood hazards and improve shoreline ecology. (Ord. 1786 § 1, 2013). 	
18.14.020.D	<p>Flood Hazard Reduction</p> <ol style="list-style-type: none"> Undertake flood hazard mitigation planning in a coordinated manner among affected property owners and public agencies and consider the entire Skagit River drainage system. Manage the existing levee system along the Skagit River shoreline to optimize flood protection and manage levee vegetation as required under the Corps of Engineers PL 84-99 standards as may be amended. Provide public pedestrian access to the shoreline for low-impact outdoor recreation. <p>3. Regulations</p> <ol style="list-style-type: none"> New, structural, public flood hazard reduction projects that are continuous in nature, such as levees, shall provide public access to the shoreline unless such access is not feasible or desirable according to the criteria in the public access section of the SMP. Designs for flood hazard reduction measures and shoreline stabilization measures in the river corridor must be prepared by qualified professional engineers, geologists, and/or hydrologists who have expertise in local riverine processes. Existing hydrological connections to the floodplain and associated wetlands shall be maintained where feasible. Use and development that do not meet the following standards are prohibited in the floodway: <ol style="list-style-type: none"> Minor structures and additions for which a building permit is not required; Fills of less than 12 cubic yards or which will not raise the level of the land above that of the surrounding area; Normal maintenance, resurfacing and rebuilding, at comparable grade of streets, and accessways; Underground improvements and excavations; Maintenance and minor repair of existing improvements; Improvements to structures listed on the National or State Register of Historic Places; Other minor developments which cause no significant impoundment or displacement of floodwaters, such as open fences, signs and small unenclosed structures; Utility outfall structures authorized by the Corps of Engineers and levee construction to maintain the structural integrity of critical infrastructure. New structural flood hazard reduction measures in shoreline jurisdiction are allowed only when it can be demonstrated by a scientific and engineering analysis that they are necessary to protect existing development, that nonstructural measures are not feasible, that impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss, and that appropriate vegetation conservation actions are undertaken consistent with WAC 173-26-221(5) or as required under the Corps of Engineers PL 84-99 standards as may be amended. Structural flood hazard reduction measures shall be consistent with an adopted comprehensive flood hazard management plan approved by the department that evaluates cumulative impacts to the watershed system. 	Consider specifying the integration of climate impacts into flood hazard reduction planning efforts.

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18.14.020.J.2	b. The city should require reasonable setbacks, buffers, and storm water storage basins and encourage low-impact development techniques and materials to achieve the objective of lessening negative impacts on water quality.	Consider specifying the integration of climate impacts into water quality policies.
18.14.020.J.3	<p>regulations.</p> <p>a. All shoreline development, both during and after construction, shall avoid or minimize significant ecological impacts, including any increase in surface runoff, through control, treatment, and release of surface water runoff so that the receiving water quality and shore properties and features are not adversely affected. Control measures include, but are not limited to, dikes, catch basins or settling ponds, oil interceptor drains, grassy swales, planted buffers, and fugitive dust controls.</p> <p>b. All development shall conform to local, state, and federal water quality regulations.</p> <p>c. The city shall require reasonable setbacks, buffers, and encourage low-impact development techniques and materials to achieve the objective of lessening negative impacts on water quality.</p> <p>d. The city has adopted the current edition of the Washington Department of Ecology Stormwater Manual as part of the surface water management regulations.</p> <p>e. All measures for the treatment of runoff for the purpose of maintaining and/or enhancing water quality should be conducted on site before shoreline development impacts waters off site. (Ord. 1924 § 1 (Exh. A), 2022; Ord. 1786 § 1, 2013).</p>	Consider specifying the integration of climate impacts into flood hazard reduction planning efforts.