

Permit Requirements

Most of the City of Burlington is within the Skagit River floodplain. Except for minor improvements, a flood development permit (FDP) is usually required for any construction, clearing, grading, excavation, or other development activities in the City’s floodplain areas. The purpose of this application is document compliance with City, State, and federal regulations, and to assist our staff in determining if any additional information is required.

General Information

Is the footprint of an existing structure being expanded? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Area of expansion (sq. ft.): _____
Is a manufactured home being placed on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Does the project involve any clearing or vegetation removal (except for landscaping areas or lawn)? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Area being cleared (sq. ft.) _____
Does the project involve any excavation or filling? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Quantify of fill (cubic yards) _____ Quantity of excavation (cubic yards) _____
Will impervious surfaces be added to the site? <i>(Note: Impervious surfaces include any areas covered with pavement, gravel, or buildings)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes: Area of new impervious surface coverage (sq. ft.) _____

Cost Determination

Burlington Municipal Code Chapter 15.15.610, State Statutes, and Federal requirements require that when structures are improved or damaged in excess of 50% of the pre-flood market value, those structures must meet current code requirements. The residential structures located in the floodplain would have to be elevated to a level one foot above the 100 year frequency flood. Heating systems are also required to be elevated. Residential structures located within the designated floodway are not allowed and as such are not repairable. The purpose of this section is to assist our staff in documenting whether or not your project is a “substantial improvement” or a “substantial repair”.

All permit applications for improvements or damage repair for structures within the floodplain and floodway will be required to provide information relating to market value and cost estimates for repair or improvements. Pre-

flood market value can be determined by several methods. The easiest method is to utilize the Skagit County Assessor’s valuation of the structure. Private appraisers can also be utilized.

Improvement or damage estimates can be submitted in the form of a contractor’s itemized cost estimate or use the Remodel Valuation sheet. It should be noted that donated materials, free labor, etc., all must be considered at fair market value in determining costs of improvements or repair.

Cost and Value (Note: Supporting documents must be attached)

Value of existing structure:	Estimated value of improvements or repairs:
Percentage of the original value that the repairs or improvements represent:	

Habitat Assessment Requirements

The National Marine Fisheries Service (NMFS) has determined that development in floodplains can negatively impact several species protected by the Endangered Species Act, including Chinook salmon. As a result of this determination, a habitat assessment must be submitted with most permit applications. Habitat assessments must be prepared by a qualified professional and must be consistent with the habitat assessment standards outlined in the following publication, a copy of which may be obtained from the Planning Department: “Floodplain Habitat Assessment and Mitigation, Regional Guidance for the Puget Sound Basin, 2013, FEMA Region 10”.

The following projects do not require a floodplain habitat assessment:

- Repair, remodel, modification, or replacement of an existing building in its existing footprint
- Normal landscaping activities and the removal of noxious weeds or non-native vegetation
- Maintenance and repair of utilities
- Ecological restoration projects

Staff Information

Flood zone:	Base flood elevation:	Firm Panel:
Substantial improvement or repair: [] Yes [] No	Reason for determination:	
Special flood risk zone: [] Yes [] No	Type and location of special flood risk zone:	
Are the construction and land development phases of this project being reviewed separately: [] Yes [] No	Describe how the review will be segmented:	
Associated building, grading, or land use permit numbers covered by this permit:		