



Notice of Permit Application and Public Comment Period

Dates:	Application Received:	July 19, 2023
	Application Complete:	August 1, 2023
	Notice Issued:	August 2, 2023
	Comments Due:	August 16, 2023
Description:	Development of 89 horizontally attached dwellings (townhomes) for individual sale. The development will include street improvements to Pine Street and Sharon Avenue, landscaping, utilities, environmental mitigation, and site improvements. Proposal includes an application to remove portions of the site from the regulatory floodplain through a FEMA Letter of Map Amendment (LOMA) process.	
Permit Number(s):	LUP 6-23	
Applicant:	Landed Gentry Development, Inc. – Anna Nelson	
Lead Agency:	The City of Burlington, Community Development Department	
Project Location:	900 South Pine Street, Burlington WA	
Parcel Number:	P133596, P133597, P72178, P72179, P72181, P62772 and P62771	
Permits & Studies:	Preliminary subdivision, site plan review, and Shoreline Substantial Development (SDP) permit applications have been submitted. The application includes an environmental assessment, preliminary civil engineering, LOMA application, landscaping plan, mitigation plan, lighting plan, drainage and infiltration analysis, and survey information. Detailed civil engineering and building plans will be required prior to construction and will be reviewed later.	
SEPA:	The lead agency is utilizing the optional State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) process provided for in WAC 197-11-355 and expects to issue a MDNS. Additional mitigation measures may be required whether or not an EIS is required. Comments on the environmental impacts associated with the proposed action, or on the associated permits, must be submitted to the Burlington Community Development Department by 5:00 P.M. <u>August 16, 2023</u> . This may be the only opportunity to comment on this proposal.	
Commenting:	A public meeting will be held for this project. If you would like more information about this project, including the time and date of the public hearing, you must send a request, by mail or email, to the City of Burlington's Community Development Department. Written comments may be submitted at any time prior to <u>August 16, 2023</u> . All studies, reports, application materials, and environmental documents for this proposal are on file with the Planning Department and are available upon request. Please contact Brad Johnson, Community Development Director - City of Burlington, 833 S. Spruce Street, Burlington, WA 98233, bradmj@burlingtonwa.gov .	