



Exhibit "33"

NOTICE OF PUBLIC HEARING

The City of Burlington will hold a public hearing to consider an application (LUP 6-23) for a site plan and preliminary subdivision. If approved, this permit would authorize the development of 89 horizontally attached dwellings (townhomes) for individual sale. The development includes street improvements to Pine Street and Sharon Avenue, landscaping, utilities, environmental mitigation, and site improvements. The proposal includes an application to remove portions of the site from the regulatory floodplain through a FEMA Letter of Map Amendment (LOMA) process. Work will occur within the jurisdiction of the Washington State Shoreline Management Act and an application for a Shoreline Substantial Development Permit has been submitted. The proposed development site is located at approximately 900 block South Pine Street in Burlington. Development activities will occur on Skagit County Assessor's parcel numbers P133596, P133597, P72178, P72179, P72181, P62772 and P62771 and along Pine Street and Sharon Avenue. Applicant is Landed Gentry Development Inc.

The City of Burlington Hearing Examiner has scheduled a public hearing at **9:00 a.m. on January 18, 2024** at Burlington City Hall Council Chambers located at 833 S. Spruce Street, Burlington WA. Additionally, the public hearing will be hosted as a Zoom Webinar, you are invited to dial-in by calling 1-253-215-8782; or online through Zoom at this link: <https://zoom.us/j/94491743954> , Webinar ID: 944 9174 3954

Meeting materials, project information, and a copy of the Staff Report and Recommendation are available on the Community Development Department's website under *PRELIMINARY SUBDIVISION – Gages Crossing*: <https://burlingtonwa.gov/105/Community-Development>

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