



# NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Notice is hereby given that an open record public hearing will be held before the Planning Commission on **Tuesday, September 27, 2022 at 6:30 PM** to consider the following proposals:

**File Number:** CPA22-001  
**Project Title:** Quil Ceda Tannery Rezone  
**Owner/Applicant:** Matico, LLC  
**Contact:** Merle Ash/ Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington, WA 98223  
**Project Location:** 3824 88<sup>th</sup> Street NE; 8430 and 8404 State Avenue  
**APNs:** 30052100203800; 30052100204200; 30052100204000  
**Proposal:** Comprehensive Plan Map Amendment and Concurrent Rezone of approximately 23.19 acres from 88-Mixed Use (88-MU) to Light Industrial (LI) with a concurrent repeal of the 88th Street Master Plan.  
**Staff Contact:** Angela Gemmer, Principal Planner  
360.363.8240 or [agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

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**File Number:** CPA22-002  
**Project Title:** Smokey Point Area-wide Comprehensive Plan Map Amendment & Concurrent Rezone  
**Proponent:** City of Marysville  
**Project Location:** Generally located north of 152<sup>nd</sup> Street NE, west of Hayho Creek, south of the Marysville-Arlington corporate boundary, and east of Smokey Point Boulevard.  
**APNs:** Various – available upon request  
**Proposal:** Comprehensive Plan Map Amendment and Concurrent Rezone of approximately 140 acres from General Commercial (GC) to Light Industrial (LI) with a GC Overlay.  
**Staff Contact:** Angela Gemmer, Principal Planner  
360.363.8240 or [agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

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**File Number:** CPA22-003  
**Project Title:** 2022 – 2027 School Districts’ Capital Facilities Plan Adoption for Marysville, Lake Stevens and Lakewood School Districts  
**Proponents:** Marysville, Lake Stevens, and Lakewood School Districts  
**Proposal:** Adopting the Marysville, Lake Stevens and Lakewood School Districts’ 2022 – 2027 Capital Facilities Plans as a subelement of the Capital Facilities Element of the Marysville Comprehensive Plan, and establishing the collection and imposition of school impact fees.  
**Staff Contact:** Angela Gemmer, Principal Planner  
360.363.8240 or [agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

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**Hearing Materials:** The Staff Recommendation and Exhibits will be available to view electronically via the link below, no later than **Thursday, September 22, 2022 at 4PM**. You may also request a copy of the materials from the staff contact above.  
<http://docs.marysvillewa.gov/htcomnet/Handlers/AnonymousDownload.ashx?folder=30daa0b0>

**PUBLIC NOTICE:** The Planning Commission Meeting is a **hybrid** in-person and virtual meeting. Commissioners, staff and the public are welcome to attend in-person or via Zoom.

Anyone wishing to provide written or verbal public comment must pre-register by contacting the Staff Contact for the agenda item outlined above by **4PM on Monday, September 26, 2022**. If you wish to provide verbal public comment, you will need to provide your name, address, e-mail and phone number for the public record.

**Join Zoom Meeting:**  
<https://us06web.zoom.us/j/89394556125?pwd=R2Rrc0o5QjEzMktTQ25DQzN0UFPzQT09>

**Meeting ID:** 893 9455 6125

**Passcode:** 145590

**Phone:** 253.215.8782