



# NOTICE OF PUBLIC HEARING

Community Development Department ♦ 501 Delta Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ Office Hours: Mon - Fri 8:00 AM - 4:30 PM

Notice is hereby given that open record public hearing will be held before the Hearing Examiner on **Thursday, January 19<sup>th</sup> at 6:30 PM** at **501 Delta Avenue, 2<sup>nd</sup> Floor – Council Chambers**, to consider the following hearing:

**File Number:** PA 21-039

**Project Title:** Marysville 10 Degrees

**Owner:** Terra Firma Development  
4201 Lougheed HW  
Burnaby, BC V5C 3Y6

**Applicant:** Pulte Group c/o Ryan Kohlmann  
3535 Factoria Blvd. SE, Ste. 600  
Bellevue, WA 98006

**Contact:** LDC, Inc. c/o Jesse Jarrell  
20210 142<sup>nd</sup> Avenue NE  
Woodinville, WA 98072

**Project Location:** 2703 156<sup>th</sup> Street NE  
Marysville, WA 98271

**Assessor Parcel Number:** 31052900303200; 31052900303100

**Project Description:** Preliminary Subdivision and Concurrent Rezone in order to construct a 328-lot Planned Residential Development (PRD) consisting of 165 townhouse units and 163 detached single family units with a concurrent boundary line adjustment, and a rezone of approximately 6.69 acres of the site from Community Business (CB) to R-12 Multi-family, Low Density (R-12).

**Project Information:** Angela Gemmer, Principal Planner  
360.363.8240 or [agemmer@marysvillewa.gov](mailto:agemmer@marysvillewa.gov)

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The public hearing will take place in person at **501 Delta Avenue, 2<sup>nd</sup> Floor – Council Chambers** and via Zoom/teleconference. The Hearing Examiner and the City’s project manager will attend in person; however, other staff, the applicant, and the public may attend either in person or via Zoom. Anyone wishing to provide written or verbal public comment must pre-register by contacting Janis Lamoureux at [jamoureux@marysvillewa.gov](mailto:jamoureux@marysvillewa.gov) by **noon on Wednesday, January 18<sup>th</sup>**. If you wish to provide verbal public comment, you will need to provide your name, address, e-mail and phone number.

To listen to the meeting without providing public comment:

**Dial in:** 1.253.215.8782  
**Meeting ID:** 880 6400 0238

**THIS NOTICE IS NOT TO BE REMOVED, CONCEALED OR DESTROYED**