



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, October 10, 2023 at 6:30 PM** to consider the following proposals:

File Number: CPA23-002
Project Title: Mavis-Undi Comprehensive Plan Map Amendment and Rezone
Owner/Applicant: Kevin Mavis and Shale Undi
Contact: LDC Corp
20210 142nd Avenue NE
Woodinville, WA 98072
Project Location: 2517 and 2621 169th Place NE, and 16924 27th Avenue NE
APNs: 31052900200700, 31052900202000, and 31052900202100
Proposal: Comprehensive Plan Map Amendment and Concurrent Rezone of approximately 2.64 acres from R-12 Multi-family, Low Density (R-12) to General Commercial (GC).
Staff Contact: Angela Gemmer, Principal Planner
360.363.8240 or agemmer@marysvillewa.gov

File Number: CPA23-003
Project Title: KM Capital LLC/51st Avenue Comprehensive Plan Map Amendment and Rezone
Owner/Applicant: NP Arlington MIC Industrial LLC/ KM Capital LLC
Project Location: 5414 152nd Street NE
APNs: 31053400200800, 31053400300300, and 31053400200700
Proposal: Comprehensive Plan Map Amendment and Concurrent Rezone of approximately 48.01 acre from Light Industrial (LI) to R-18 Multi-family, Medium Density (R-18).
Staff Contact: Angela Gemmer, Principal Planner
360.363.8240 or agemmer@marysvillewa.gov

File Number: CPA22-004
Project Title: Downtown Master Plan and MMC Chapter 22C.080, *Downtown Master Plan Area – Design Requirements Amendments*
Proponent: City of Marysville
Proposal: Amendments to the Downtown Master Plan (DMP) and MMC Ch. 22C.080 to better align the DMP and MMC provisions. Lowering the minimum density requirements, establishing a minimum density in the multi-family zones, lower parking for certain uses in the Main Street (MS) zone, and associated amendments are proposed. A modest revision to the DMP boundaries to include a portion of the Riverwalk assemblage (approximately 3.5 acres +/-) that is currently outside of the DMP to be within the DMP boundaries, and an associated rezone of this additional land from General Industrial (GI) to Downtown Core (DC), is also proposed.
Staff Contact: Angela Gemmer, Principal Planner
360.363.8240 or agemmer@marysvillewa.gov

Hearing Materials: The Staff Recommendation and Exhibits will be available to view electronically via the link below, no later than **Thursday, October 5, 2023 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, October 9, 2023**. 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/88336874742?pwd=xpbMUDc38tP6rlaGTYSx1pXTe6godz.1>

Meeting ID: 883 3687 4742

Passcode: 678690

Phone: 253.215.8782