



NOTICE OF PUBLIC HEARING BEFORE THE HEARING EXAMINER

Notice is hereby given that an open record public hearing will be held before the Hearing Examiner on **Thursday, September 28, 2023 at 6:00 PM** to consider the following development proposals:

File Number: PA22023
Project Title: Brodie Rezone PRD
Applicant: JM1 Holdings, LLC
Contact: Ryan C. Larsen
Land Pro Group, Inc.
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258
Project Location: 8703 & 8719 60th St NE, and 6117 83rd Ave NE
APNs: 30052500303900, 30052500302300 & 30052500303800
Proposal: Project Action Rezone to change the zoning designation from Community Business (CB) to High Density, Single-family (R-6.5), Planned Residential Development and preliminary Subdivision approval to construct 44 single-family detached units on 10.01 acres.

File Number: PA23004
Project Title: Gamlam Subdivision
Applicant: John Gamlam
Contact: Tammy Zempel
Sound Development Group, LLC
1111 Cleveland Ave, Suite 202
Mount Vernon, WA 98273
Project Location: 5811 87th Avenue NE
APN: 00590700001900
Proposal: Preliminary Subdivision Approval to construct 12 single-family detached units on 4.65 acres.

File Number: PA23001
Project Title: Chick-fil-A Drive-Thru
Applicant: Chick-fil-A, Inc.
Contact: Estefania Escamilla
4G Development and Consulting, Inc.
PO Box 270571
San Diego, CA 92198
Project Location: 8810 36th Ave NE
APN: 30052100202900
Proposal: Modification of the existing drive-thru to accommodate a second lane and to reconfigure the drive-thru and parking configuration. Variances are needed to reduce the site parking from 56 to 41 stalls and reduce the required landscape buffers on the south and west property lines in order to accommodate the second lane.

File Number: PA22041
Project Title: Dell's Nursery Rezone
Applicant: 104th Street LLC
Contact: Merle Ash
Land Technologies, Inc.
18820 3rd Avenue NE
Arlington, WA 98223
Project Location: 4131 104th Street NE
APN: 30051600200100 & 30051600200300
Proposal: Site Plan approval and concurrent Rezone from Medium Density, Single-family (R-4.5) to General Commercial (GC) in order to construct two single story office/warehouse buildings totaling approximately 30,600 SF.

Staff Contacts: Amy Hess, Senior Planner (Brodie & Gamlam)
360.363.8215
ahess@marysvillewa.gov
Chris Holland, Planning Manager (CFA & Dell's)
360.363.8207
cholland@marysvillewa.gov
Hearing Location: Marysville Civil Center – Council Chambers
501 Delta Avenue
Marysville, WA 98270
Hearing Materials: The Staff Recommendation and Exhibits will be available to view electronically via the link below, no later than January 28, 2022 at 4PM. You may also request a copy of the materials from the staff contact above.
[Hearing Examiner Packets](#)

The public hearing is a **hybrid** meeting which you are welcome to attend in-person or via Zoom. Anyone wishing to provide verbal public comment must pre-register by contacting the Staff Contacts above by **4PM on Wednesday, September 28, 2023**. Those providing verbal public comment will need to provide their name, address, e-mail and phone number.

Join Zoom Meeting

<https://us06web.zoom.us/j/87481205799?pwd=enMrd1NiTGtrc3dUWUExOXhzTkRkZz09>

Meeting ID: 874 8120 5799

Passcode: 672986

Phone: 253.215.8782

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