

Marysville Hearing Examiner

February 7, 2008

7:00 p.m.

Marysville City Hall

CALL TO ORDER

Hearing Examiner Ron McConnell opened the hearing at 7:00 p.m.

ATTENDANCE

The following staff was noted as being present:

Ron McConnell, Hearing Examiner

John Cowling, Engineering Services Manager

John Tatum, Traffic Engineer

Cheryl Dungan, Senior Planner

Amy Hess, Recording Secretary

PUBLIC HEARING

1. PA 05007 – Conditional Use Permit (CUP) for construction of an approximately 198,000 SF high school within a residential zone on approximately 43 acres. This applicant is also requesting a variance to MMC Section 19.12.030(1), 30' maximum building height and a variance to MMC 19.24.110(6)(e(ii))), 25' steep slope setback, together with site plan approval.

Applicant: Marysville School District

Contact: John Bingham
(360) 653-0847

Location: North of the intersection of 83rd Ave and 84th Street

Hearing Examiner McConnell opened the meeting by explaining how it would proceed. First the Applicant would give their presentation, then the City, then any Citizen comment would be heard, and finally the City and the School District would have a chance to respond the Citizen comment.

Applicant Comment:

John Bingham, Capital Projects Director for Marysville School District, introduced Craig Mason of DLR Group Architects, the Design firm in charge of the project. Mr. Mason explained the process they had gone through over the last 18 months including the meetings held with City and School District Staff, parents and students, as well as citizens of Marysville. He explained the studies and analysis that went into the design concept for the High School. The main focus of the design was to maintain as many of the existing

characteristics of the site as possible, minimize earthwork, and work with the existing topography of the site. Mr. Mason explained the two variances they were requesting which were: 1. A variance in the building height maximum, which is currently 30 feet, to allow for a maximum elevation proposal of 60' 6", and 2. A variance for the wetland buffer requirements set forth in sections 19.24.230(9) and 19.24.320 of the MMC.

Public Comment: Hearing Examiner McConnell solicited public comment.

Dennis Wojciechowicz, 8612 81st Dr NE

Mr. Wojciechowicz is a resident of Whisky Ridge which borders the West side of the proposed building site. He was concerned mainly about traffic and aesthetics. There is an existing tree line along the West side of the build site that will most likely be removed and replaced by a sound wall, and he wanted to know why this decision was made. He was under the impression the intention of the build site was to maintain as much of the native landscape as possible.

Lisa Wojciechowicz, 8612 81st Dr NE

Mrs. Wojciechowicz, wife of Dennis Wojciechowicz, explained that they currently have a lot of water runoff and some drainage problems on their property. She was concerned about the amount of impervious surfaces that would be added to the site and an increase in runoff on her property. She questioned whether any pervious material would be used to help mitigate any additional runoff.

Applicant/Staff Comment:

John Bingham of the Marysville school district addressed the tree line concern brought up by Mr. Wojciechowicz. He explained that removing the trees and installing a sound wall was the only logical choice for this area being that it would be used primarily as a bus drive way. He explained that they decided a standalone bus drive was the safest option and that the root systems of the trees are very detrimental. Mr. Bingham explained the options they had explored regarding drainage. Underground retention galleries were considered, but too expensive. He stated that a retention pond would be utilized and that the natural water pathways of the site would not be interrupted. Sustainability is a high priority on this project and any trees that are removed will be given to the county to aide in habitat restoration projects.

Craig Mason of DLR Group Architects reiterated that all water runoff will remain on site. He explained that City Code does not allow any more water to come off the site than did prior to development. He also explained that the plan to use three story buildings and build into the existing topography would reduce the amount of impervious surfaces.

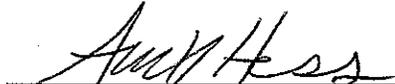
John Cowling, City's Engineering Services Manager, also addressed the drainage concern. He stated that the design would incorporate rain gardens in the parking lots. He also elucidated that the hydrology of the site would remain the same as it did before the project was installed.

Cheryl Dungan, Senior Planner, explained that a noise study had been conducted and that the decibel level without a sound wall was very high. With the sound wall installed, the decibel level would be at or below the allowed level. She stated that the trees along the proposed bus driveway would be too disrupted during the construction of the wall and driveway and probably die soon after, becoming a hazard. Ms. Dungan also responded to the exhibits provided by Mr. Bingham. In Exhibit #20, Condition #8, Line #4, a change in wording was suggested. Ms. Dungan had the following changes: "...project erosion construction..." be changed to read "...approved Geotechnical Report...". In Exhibit #122, under Proposed Lighting to Soccer Field, she requested a condition be added that reads as follows: Prior to installation of lighting, a detailed plan shall be submitted to the City for approval.

John Bingham stated that the Marysville School District concurred with the suggested changes to Exhibit #20.

ADJOURNMENT

Hearing Examiner McConnell adjourned the meeting at 7:29 p.m. He stated that he would have his decision in a couple of weeks.



Amy Hess, Recording Secretary