



Marysville Hearing Examiner

March 27, 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

Chris Holland, Senior Planner

Amy Hess, Recording Secretary

PUBLIC HEARING

1. PA 07028 – L125-1 Typolt PRD – 77-lot PRD and preliminary subdivision approval, in order to construct 51 single-family detached units and 26 duplex units, known as "Typolt West".

Applicant: L125-1 Typolt, LLC

Contact: Andy Shepherd ESM Consulting Engineers
20021 120th Avenue NE, #103
Bothell, WA 98011
(425) 425-6144

Location: 5724, 5616 & 5514 87th Avenue NE

Staff Comment:

New exhibit, #48 was entered into record. It is a response to City concerns and public concerns regarding the development. Mr. Holland gave a brief overview of the project itself and the location of it. Mr. Holland discussed Mr. and Mrs. Gerard's, concerned neighbors, traffic concerns and the analysis that was done to address these concerns. No additional mitigation measures were necessary based on the studies conducted. The same was true with the storm water runoff concerns. Staff recommends approval subject to conditions outlined in Staff Recommendation.

Applicant Comment:

Ryan Larsen, Barkley Inc. 1825 South Lake Stevens Rd, Lake Stevens WA 98258
Mr. Larson stated that he and his client concurred with the Staff Recommendations for approval and had nothing to add.

Commissioner McConnell closed the hearing.

2. PA 08005 – Jones Rezone – “Non-project” action requesting a Rezone of 4.63 acres from R-4.5 (single-family, medium density) to R-6.5 (single-family, high density), known as the “Jones Rezone”.

Applicant: Larry Jones & Seattle Pacific Homes

Contact: Cliff Strong
WH Pacific
3350 Monte Villa Parkway
Bothell, WA 98021
(425) 951-4813

Location: 6140 70th Street NE, and the subdivision known as Serenade

Staff Comment:

Mr. Holland gave a brief description of the project site. He also gave an overview of the neighborhood meetings that the applicant held and the concerns that were brought up at this meeting. Staff has recommended that the existing trees be retained through this project. Staff recommends approval subject to formal adoption of city council.

Applicant Comment:

Cliff Strong WH Pacific 3350 Monte Ville Parkway, Bothell WA 98021

Mr. Strong stated that he and his client had one amendment to the Staff Recommendations regarding the existing evergreen trees on the eastern boundary of the project site. Mr. Strong stated the Mr. Jones was concerned about the surface roots and the sandy soil and the potential of loss in a major storm. He would like to consult with a professional arborist before committing to the preservation of the trees. This language is included in a memo to the Hearing Examiner, from Cliff Strong, dated March 27, 2008 (Exhibit No. 19)

Mr. Holland responded to this request stating that he had no objections, but that he would like to add four words to condition No. 1, as revised by the applicant. He requested that the words “...and final approval authority ...” be added to the end of the first sentence, giving the City final say in the matter.

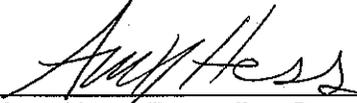
Mr. Strong agreed to the additions and Mr. McConnell closed the hearing on this matter.

Public Comment:

None

ADJOURNMENT

Hearing Examiner McConnell adjourned the meeting at 7:10 p.m. He stated that he would have his decision shortly.



Amy Hess, Recording Secretary