



Marysville Hearing Examiner

December 11, 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:

Hearing Examiner Ron McConnell, Senior Planner Chris Holland and Recording Secretary Amy Hess.

PUBLIC HEARING

1. PA 08026 –English Acres – requesting preliminary approval of an eleven (11) lot single family Planned Residential Development (PRD) site plan, preliminary subdivision approval and critical areas buffer and building setback variances.

Applicant: Scott Ray

Contact: Debbie Rothfus
Peak Engineering, Inc.
601 Delta Ave.
Marysville WA, 98270
(360) 658-6986

Location: 4310 & 4315 103rd PI NE

APN: 30051600103900 & 300551600104500

Staff Comment:

Chris Holland gave a brief overview of the project including the setback variances being applied for. He discussed the letters received during the public review process. Mr. Holland spoke of the concerns addressed in the letters received. He then discussed MMC that allowed the applicant to apply for this PRD. He added that the City traffic engineer went out to the site and noticed some striping issues, determining that the applicant would be required to correct this.

The second letter dealt with concerns regarding additional traffic on State Avenue and a decrease in property values. Mr. Holland stated that the traffic would not interfere with the allowed level of service on State Avenue. He stated that historically, urban development

actually increased the property value. He followed that Staff feels that the development does not cause any negative effects other than the turning issues which the applicant would be required to correct. Staff is allowing the variance applied for based on the fact that the existing single family home had been legally constructed some time ago. Mr. Holland then read Condition #6 into record. He concluded that based on the findings and conditions imposed, Staff is recommending approval of the application.

Hearing Examiner McConnell questioned whether or not the street would be public or private. Mr. Holland responded that the road would be private.

Applicant Comment:

Debbie Rothfus was in agreement with the staff recommendation. She wanted to clarify Condition # 1 regarding a maintenance plan and pointed out that a mitigation plan had been submitted and felt that the applicant had met that condition. Ms. Rothfus added that the plat is subject to traffic mitigation fees that would be paid by the applicant for traffic improvements.

Public Comment:

Dale Runion 4428 104th Pl. NE, Marysville WA, 98270

Mr. Runion was concerned with the increased traffic stating that they are in a horseshoe road and that he has sat through 35 cars waiting to turn and doesn't see an answer in the proposal.

Carol Jensen 4320 104th Pl. NE, Marysville WA, 98270

Ms. Jensen would like to see the proposed homes and what they might look like as well as what the sale value would be. Mr. McConnell stated that the only specifications put on the applicant by the City were that the homes meet City Codes but that they could not put specifications on price.

Mr. Holland stated that what the applicant was showing, which was an exhibit, was only a proposal and the applicant did not have to adhere to this and that the City would not require them to.

Bob Hornberger, 4505 103rd Pl. NE, Marysville WA 98270

Mr. Hornberger stated that he was in favor of this project, stating that the traffic on State Avenue would be there regardless of this development. He stated that he lives on a gravel road full of potholes and thought that it would increase the property values. Mr. Hornberger felt that the parking issue at the bar at the end of the road would be remedied by this development as well. He was also happy that the sewer was coming in, noting the aging septic systems in the neighborhood and the nearby salmon stream.

Applicant Rebuttal:

In regards to the proposed homes, Ms. Rothfus stated that the new homes would not look like the existing homes. As property values increase, lot sizes get smaller in order to create affordable housing. She assured the neighbors that they spent much time looking at specific types of homes based on the lot size and shape. These lots are more long and narrow, making them more conducive to two story homes that don't spread out as much as

a rambler. She recommended the neighbors look at the City Codes for lots less than 5,000 square feet to try to put their minds at ease.

Ms. Rothfus also pointed out the improved access on 103rd Pl. NE that would be a product of the development. She noted the confusing nature of the Tavern parking and asphalt transitioning to gravel and back again.

Mr. Holland offered to give the residents the portions of City Code that pertained to this specific project.

ADJOURNMENT:

Seeing no further questions, Hearing Examiner McConnell adjourned the meeting at 7:26 p.m. He stated that he would have his written report in about two weeks.



Amy Hess, Recording Secretary