



Marysville Hearing Examiner

August 13, 2009

7:00 p.m.

Marysville City Hall

CALL TO ORDER

Hearing Examiner Kevin McDonald opened the hearing at 7:00 p.m. He introduced the two items on the Agenda. He noted that Exhibits 35-38 for Item 1 were received this evening and entered them into the record.

ATTENDANCE

The following staff was noted as being present:

Hearing Examiner Kevin McDonald, Planning Manager-Land Use Cheryl Dungan, Associate Planner Libby Grage and Recording Secretary Amy Hess.

PUBLIC HEARING

1. PA 09022 –Ingraham Blvd. Road Extension – Variance request to MMC Section 19.24.100(10) to allow a stormwater pond to be constructed within a wetland buffer.

Applicant: City of Marysville-Public Works
Patrick Gruenhagen, Project Manager

Location: East of the junction of 68th Ave NE and 88th St. NE
and West of the terminus of Ingraham Blvd.

Staff Comment:

Ms. Dungan gave a brief description of the request and the findings and conclusions of City Staff. She stated that the applicant had submitted response, adding that the Hearing had been published and advertised per code and that no public comments had been received. Agency comments had been received by the Department of Ecology and NOAA Fisheries. A SEPA threshold determination was issued on July 10, 2009 and there were no appeals, added Ms. Dungan.

Mr. McDonald questioned the status of approval from necessary jurisdictions. Ms. Dungan explained that approval had been received from Dept. of Fish and Wildlife and NOAA, and Dept. of Ecology and Army Corps of Engineers was pending at this time.

Mr. McDonald questioned a neighborhood meeting that had taken place in July of 2007 and wanted to know if any of the issues brought up had been incorporated into the design. Ms.

Dungan stated that she would allow the applicant to speak to this since she was not present for the said meeting.

Applicant Comment:

Ron Grina HDR Engineering

Mr. Grina spoke about the neighborhood meeting in question and stated that safety features had been included in regards to pedestrian traffic, as well as stream and wetlands buffering that were included in the design. Approvals were expected from the other organizations.

The footprint of the road was questioned by Mr. McDonald regarding the number of lanes and lane transitions. Would it be possible to make the foot print smaller with different types of transitions, he questioned. Mr. Grina responded that traffic volume studies and analyses had been done and that based on these analyses, the design was built to 2020 projected traffic volumes. Ms. Dungan added that the City had the right-of-way for the four lanes.

Mr. McDonald closed the public hearing at 7:15 p.m.

Public Comment:

None

2. PA 09017- LDS Stake Center – Conditional Use Permit and height variance request to construct a 24,480 SF church and ‘stake center’ measuring 32’ in height.

Applicant: Hall/Kienast Architects

Location: Approximately 500’ north and 300’ west of the 84th St. NE/SR 9 intersection.

Public Hearing for Item 2 opened at 7:16 p.m. with Hearing Examiner McDonald’s overview of the project. He entered Exhibits 1-39 into record.

Staff Comment:

Ms. Grage gave a brief overview of the proposal. She stated that there were no comments received from the public and that no appeals were filed regarding the SEPA Threshold Determination of Non Significance. The Hearing was advertised per code, Ms. Grage stated. Staff recommended approval with conditions outlined in Section 3.

Applicant Comment:

Gary Kienast Hall/Kienast Architects 1303 Commercial St. Suite 2, Bellingham WA 98225

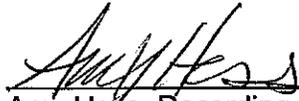
Mr. Kienast did not have anything to add and no objections to the conditions imposed by the Staff Recommendation.

Public Comment:

None

ADJOURNMENT:

Seeing no further business, Hearing Examiner McDonald adjourned the meeting at 7:21 p.m. He stated that he would have his written report in about two weeks.



Amy Hess, Recording Secretary