



Marysville Hearing Examiner

June 2, 2011

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. **PA11-005 – The Everett Clinic** – Requesting parking variance to reduce the required number of off-street parking spaces for a new medical clinic from 289 to 266 spaces.

Applicant:	The Everett Clinic
Location:	2917 & 2921 174th Street NE
Contact:	Mark Mantei 3901 Hoyt Ave. Everett WA 98201

Staff Comment:

CH highlighted some points in the Staff Recommendation. He noted that the Commercial Site Plan had been submitted and that this parking variation was a portion of this. He noted the requirements for medical buildings in the current code. He pointed out what the applicant was proposing to do to help alleviate the reduction in parking stalls. Based on the review of all exhibits provided, staff was recommending approval of the variance with the three criteria noted in the recommendation.

McConnell questioned where any additional space could be found in necessary based on the criteria. CH noted that there was a DOT parking lot as well as some undeveloped lots that could potentially foster parking agreements.

Applicant Comment:

Mr. Mantei thanked the city for the opportunity to continue doing business in Marysville. He noted that this facility would be very different; it would include specialists on the premises; not only primary care. The type of care that would be provided at this facility will allow patients to spend much less time in the facility, which would help alleviate parking problems. He stated that they were in complete agreement with the Staff Recommendation.

Bob Connelly, traffic engineer for The Everett Clinic, summarized how the numbers add up for the proposed number of parking spaces. He described the work that had been done with the Clinic in order to evaluate parking needs to a more exact certainty. He discussed the factors that were used in determining the number of stalls necessary. With the proposed design, he felt that the required parking requirements would be more than met.

Mr. McConnell entered the letter provided by Mr. Connelly as Exhibit 44.

Public Comment:

Peter Cowley PO Box 191, Marysville WA 98270

Mr. Cowley stated that this is not the right site for a medical site. It is too far from the fire department. He noted that he had taken photographs of other clinics. He stated that street parking was being occupied at the Marysville facility. He added that at the Everett facility, parking is a problem and all street parking was occupied. He asked that the variance be denied in this situation.

Mr. McConnell entered the photographs from Mr. Cowley as Exhibit 45.

Mr. Holland responded to the height concern brought up by Mr. Cowley, noting that the zone in that area allowed for 35 feet. He added that he understood Mr. Cowley's concerns of a commercial structure. He noted that the proposed site application had been scrutinized and reviewed and prior to approval.

Mr. Mantei responded to Mr. Cowley's concerns, noting that they had been in close dialogue with the homeowners association of the neighborhood directly next to the site and had not heard any opposition until tonight. He welcomed the opportunity to sit down with Mr. Cowley and any other concerned neighbors.

ADJOURNMENT:

Mr. McConnell stated that he would have his recommendation shortly. Hearing was adjourned at 7:25 p.m.



Amy Hess, Recording Secretary