

Written Responses to CUP

Project Name: Trinity Evangel Church-Multi-Purpose

Responses...

The conditional use is designed in a manner which is compatible with the character and appearance with the existing, or proposed development in the vicinity of the subject property;

The use has been a church for many years with the addition of a private more than five years ago. Currently there are 180 students on site with no known complaints or negative impacts on the surrounding neighbors.

The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

No changes to existing location, size and height of buildings, structures, walls and fences, and screening vegetation is being proposed with this CUP.

The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property, and will be in harmony with the area in which it is to be located and in general conformity with the comprehensive plan of development of Marysville and its environs;

The conditional use fits within existing site uses and Marysville's broader comprehensive plan.

Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

The only modification being requested is an increase in occupancy from 60 students to 200 students.

The conditional use will not endanger the public health or safety if located where proposed and developed, and the use will not allow conditions which will tend to generate nuisance conditions such as noise, dust, glare, or vibration;

This one is subjective. We could have 200 students nestled within a residential area. As stated previously, we have 180 students currently. We are not aware of any neighborhood complaints. We have minimal recess times and no regular extra-curricular activities such as sports practices. We are very sensitive to being good neighbors and considerate of others in our operations.

The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

Marysville City has visited the site with school in session and made the following comment: Regarding drop off/pick up. Kathryn conducted a site visit last week and the flow seemed adequate with no impacts to the neighboring residential properties.

The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

Our feasibility study performed by Dykeman in Everett WA surfaced no issues pertaining to negatively impacting public facilities or services.

The use meets all required conditions and specifications set forth in the zone where it proposes to locate; and

Our understanding is that the city has already grand-fathered in this site's use as a church. In 2019 (I believe) it allowed for the existence of a private school up to 60. It is our belief this site would never accommodate more than 260 students and that would only be after adding building square footage. That would require another round of conditional use permitting. There are no plans in the near term to seek such approval.

The use will not be injurious or detrimental to adjoining or abutting property, or that the use is a public necessity.

We do not believe this use fundamentally changes anything over what exists today. As far as a public necessity, it does help alleviate pressure on existing public school space needs.