

**Community  
Development**



**501 Delta Ave  
Marysville, WA 98270**

**Hearing Examiner  
Meeting  
May 28, 2025**

**Call to Order**

Hearing Examiner Kevin McDonald called the meeting to order at 6:00 p.m.

**Staff Rec. Josephine Caring Community PA21-054**

Hearing Examiner McDonald opened the hearing and introduced the Josephine Caring Community Master Plan Senior Community (PA21-054) Second Rezone Request which is a minor revision to the Conditional Use Permit. The applicant is proposing a reduction in dwelling units from 80 to 63 and to expand the project boundary slightly by .34 acres. He noted that staff is recommending approval of the Minor Revision to the Conditional Use Permit for the MPSC and issuance of a Recommendation of Approval of the concurrent Rezone to City Council for affirmation and adoption by Ordinance. He noted he has read the staff report. He admitted 74 exhibits into the record including the Staff Recommendation dated May 25, 2025. He reviewed his role in assuring consistency with the Marysville Municipal Code and outlined hearing procedures.

Staff Report: City of Marysville Principal Planner Angela Gemmer also summarized the staff report noting that all applicable code requirements have been met.

The only significant comment staff received was from the Fire District and Public Works who want to make sure there is adequate queuing when the applicant adjusts the gate location. Staff is recommending as a proposed condition of approval that there is adequate queuing for at least one vehicle so that the public street is not obstructed as people enter and leave the site. A minor revision to the original CUP Condition of Approval is to reflect a new boundary adjustment that reflects the adjustment just north of this property by about 20 feet.

The specific language for Condition 1 would be as follows:

*Prior to Land Disturbing Activity (LDA) permit approval, the applicant shall submit plans for the proposed gate locations that demonstrate adequate queueing storage for a minimum of one (1) vehicle to not obstruct roadway travel, including sidewalks, and that comply with the MFD's Access Gate Standards.*

Applicant Testimony:

Tyler Foster, Principal Engineer, Land Technologies, briefly summarized the application.

Hearing Examiner McDonald asked if the applicant agrees with the conditions of the staff report and recommendation. Mr. Foster stated they did.

Public Testimony: None

The public hearing was closed at 6:12 p.m.

Hearing Examiner McDonald stated he would consider the information provided and have a recommendation to staff within 15 calendar days.

***The public hearing was closed at 6:12 p.m.***

***Stacy Jones for Laurie Hugdahl, Recording Secretary***

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Laurie Hugdahl, Recording Secretary