

**Community  
Development**



**501 Delta Ave  
Marysville, WA 98270**

**Hearing Examiner  
October 30, 2024**

**Present:**

Hearing Examiner: Kevin McDonald

Marysville Staff: Senior Planner Emily Morgan

**Call to Order**

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

**Public Hearing**

1. PA24-002 Taylor Lane subdivision

Project Title: Taylor Lane Subdivision

File Number: PA24002

Applicant: Joe Long, Keystone Land, LLC; Tom Abbott, Solid Ground Engineering

Address: 4820 83<sup>rd</sup> Avenue NE, Marysville, WA

Request: Preliminary Subdivision for the construction of a 13-lot single family residential subdivision

Hearing Examiner McDonald introduced the application. The staff recommendation is to approve the project with 17 conditions of approval attached. He stated he has read the staff report, reviewed all the submittal materials, and viewed the site in person. He entered 32 exhibits into the record including the Staff Report and Recommendation. He reviewed hearing procedures and expectations.

Staff Presentation:

Senior Planner Emily Morgan made the staff presentation and reviewed the project details. The property is zoned R6.5 but due to the presence of critical areas on site there was a density transfer being utilized which would allow the use of the R8 zoning for development standards. Because there are multiple critical areas and steep slopes, the more restrictive setbacks were used. As a result, the scope of the development has changed since the original application. Since the concurrency recommendation was issued, the proposal changed from 14 lots to 13 lots.

Staff is asking to give credit to lot 1 which would take into account the existing single-family residence being retained on lot 8. Staff has added an additional condition of approval, Condition 18. This is reflected in the online file of record as Exhibit 34, Revised Staff Recommendation. Condition 18 says that lot 1 will be given the credit for the existing single-family residence for traffic impact fees. She explained that Exhibit 33 is the Affidavit of Publication of the Public hearing. Staff has reviewed the proposal for compliance with all applicable codes and recommends approval as conditioned in the Revised Staff Recommendation.

Hearing Examiner McDonald entered Exhibits 33 and 34 into the record and noted that the Staff Recommendation now contains 18 conditions of approval.

Applicant Testimony:

Tom Abbott, Engineer, Solid Ground Engineering, 8105 166th Avenue NE, Redmond, WA 98052, concurred with the City's Staff Report and Conditions of Approval.

The public hearing was closed at 6:06 p.m.

Hearing Examiner McDonald stated he would provide a recommendation within 15 days to the City of Marysville.

## **Adjournment**

The meeting was adjourned at 6:06 p.m.

*Angela Gemmer for*

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Laurie Hugdahl, Recording Secretary