

CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: February 12, 2018

AGENDA ITEM:	
Amendments to MMC Sections 22C.020.060 and 22C.020.070, relating to allowing miscellaneous light manufacturing uses within the General Commercial (GC) zone.	
PREPARED BY:	DIRECTOR APPROVAL:
Dave Koenig, CD Director	
DEPARTMENT:	
Community Development	
ATTACHMENTS:	
1. PC Minutes 11.14.17 2. PC DRAFT Minutes 01.09.18 3. Adopting Ordinance allowing Miscellaneous Light Manufacturing in the GC zone.	
BUDGET CODE:	AMOUNT:
SUMMARY:	

The City of Marysville has had input from some property owners and commercial realtors that the General Commercial (GC) allowed uses should be expanded to include Miscellaneous Light Manufacturing. There are uses which have a similar scale and building requirement which are allowed in the General Commercial (GC) zone. They are warehousing and wholesale trade, mini-storage, freight and cargo service, and commercial/industrial accessory uses. These uses are often in large concrete tilt up buildings which are very flexible in how the interior space is used. They can be sectioned off within the building to have multiple tenants or one user. Light manufacturing is a very clean use with similar needs as the other uses mentioned above.

The Marysville Planning Commission held a public hearing on January 9, 2018 to consider amendments to MMC Sections 22C.020.060 and 22C.020.070, permitting miscellaneous light manufacturing uses within the General Commercial zone. At the public hearing the Planning Commission recommended City Council approve the amendments as reflected in adopting Ordinance, attached hereto.

RECOMMENDED ACTION:
Affirm the Planning Commission's recommendation adopting amendments to the Marysville Municipal Code Sections 22C.020.060 and 22C.020.070, permitting miscellaneous light manufacturing uses within the General Commercial zone.

PLANNING COMMISSION



MINUTES

November 14, 2017

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the November 14, 2017 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Roger Hoen, Jerry Andes, Kay Smith, Kelly Richards, Tom Thetford, Brandon Whitaker

Staff: Community Development Director Dave Koenig, Planning Manager Chris Holland, Senior Planner Angela Gemmer

Absent: None

APPROVAL OF MINUTES

September 12, 2017

Motion made by Commissioner Smith, seconded by Commissioner Richards, to approve the September 12, 2017 Meeting Minutes.

Commissioner Hoen submitted a paragraph to replace his comments in the first full paragraph of page 2 of the minutes from September 12, 2017 meeting.

Motion passed unanimously to approve the minutes as amended (7-0).

AUDIENCE PARTICIPATION

None

PUBLIC HEARING

- A. Code Amendment – MMC Section 22E.010.100(5)(b) proposing to allow Category I and II wetlands to pursue a 25 percent buffer reduction if the specific criteria in MMC Section 22E.010.100(5)(b) are met. Minor amendments are also proposed in order to refer to the most current manuals, forms and scoring system when evaluating wetlands.

The hearing was opened at 7:04 p.m.

Staff Presentation: Senior Planner Gemmer reviewed the proposed amendments which are a cleanup to the Critical Areas Code. The one substantive change would be to allow wetland buffer reductions for Category I and II wetlands when the current requirements in code for buffer reductions are met. There are additional updates to reference the current publication that DOE uses for their wetland rating system for Western Washington which the City is already required to use. She reviewed Ecology's wetland category and function score conversion tables. She explained there is an additional change that is proposed to reorganize the wetland buffer table in Section 22E.010.100(4) to enhance clarity.

Public Testimony:

Merle Ash, 18820 3rd Avenue NE, Arlington, WA, expressed concern about the proposed changes and the inability of developers to get scores under 5 with the state's new scoring system. He stated that developers in other jurisdictions in Snohomish County where this has already been implemented have had a lot of problems. In order to get the standard buffer under the old system, as per the table in the Critical Area Ordinance, you have a score under 20. Under the new system, in order to get the standard buffer you have to score less than 5 for the habitat score. Several projects scored well under the old system, but scored 5's and 6's on the new system. He expressed concerns about discrepancies between the two systems and the potential requirement for increased buffers as a result. Most of the consultants they have worked with say they rarely, if ever, have gotten habitat scores under 5.

Angie Sievers, Master Builders of King and Snohomish County, 335 – 116th Avenue SE, Bellevue, WA 98004, thanked the Planning Commission for taking the time to review this very technical information. She stated that all three amendments tonight were requests from the building community to help incentivize development in Marysville. She concurred with Mr. Ash's concerns and asked that the Commission consider the impacts of this very carefully. She agreed that it is nearly impossible to get a score of 4 and relayed an example of how this would play out on real projects. She requested that staff take another look at this. She noted that Master Builders is also working with the legislature to help them understand the impacts.

Senior Planner Gemmer clarified that while these score changes aren't codified, Marysville's code already requires that the State's most current revised manual be used so this is how the code is being applied. The code states that, ". . . wetlands shall be classified using Ecology's current Wetland Rating System for Western Washington or as amended hereafter." Planning Manager Holland concurred and noted that the only

substantial change being proposed is for the reductions for the Category I and II wetlands.

Chair Leifer recalled from previous discussions that the cities' hands are pretty much tied on this issue. Planning Manager Holland agreed that their hands are tied unless each individual community wants to go out and hire a consultant, do a Best Available Science study, rework their entire code, and have Ecology approve it. This would be very costly and time consuming.

Chair Leifer asked about the history on this and what efforts are being made at the state level with the legislature to make some changes. Planning Manager Holland replied that staff hasn't noticed a change in application of the scores across the city based on the new rating form. He reviewed the reasoning for the proposed change to allow reductions to Category I and II wetland buffers which is the only substantive change being proposed tonight. The other change is just to address outdated language.

Angie Sievers addressed the question about what is being done at the state level and explained that Master Builders has been in conversations with DOE. Next week they are meeting with state legislators because there are some projects in the south part of the region that are being severely restricted by this. She agrees that this would only impact specific projects. She discussed how this would impact buildable lands and growth potential in the City. She pointed out that there are some other cities that are not formally adopting the updated regulations.

Chair Leifer asked staff's opinion on postponing action on this. Planning Manager Holland stated that it would be fine. Category 1 and 2 wetlands would just stay as they are and the code will continue to function as it has since 2005. Chair Leifer asked Ms. Sievers if her opinion is that they should postpone action. She expressed concern about adopting the updated regulations. Director Koenig reiterated that the City's code already adopts the most current version; this just makes it clearer.

Chair Leifer asked Mr. Ash to explain again why staff should not move forward with this. Merle Ash clarified that they are in support of adopting the manual, but not of changing the classification of wetlands themselves. The developers' main concern is with the requirement for wildlife habitat scores of 4 or less in order to get standard buffers.

Chair Leifer asked staff how they could accomplish changing the numbers without breaching the intent of the code. Senior Planner Gemmer explained that they can't just change numbers from what the DOE Manual requires. Any proposed changes have to be based on Best Available Science and would require a thorough study. She explained that Marysville has very conservative and predictable wetland buffers compared to other jurisdictions.

Chair Leifer solicited feedback from other commissioners.

- Commissioner Thetford spoke to concerns, but noted that Ecology is the one who would need to make changes.

- Commissioner Whitaker spoke in support of moving forward with what staff is proposing. He noted that they could always review this in the future if needed.
- Commissioner Smith concurred.
- Commissioner Richards commended staff's work and noted that Ecology has told them what they have to do. This would align the City's regulations with what they have to do anyway.
- Commissioner Andes expressed frustration about the situation, but indicated that their hands are tied.
- Commissioner Hoen spoke in support of approving this as recommended by staff and then letting the City Council address any concerns they might have.

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to move the amendments forward as presented. **Motion** passed unanimously (7-0).

The hearing was closed at 8:10 p.m.

- B. Code Amendment – MMC Chapter 22C.090 Residential Density Incentives, including bonus allowances for contributions towards an identified capital improvement, energy conservation, critical areas buffer enhancement and clarifying the administrative review process.

The hearing was opened at 8:10 p.m.

Staff Presentation: Planning Manager Holland reviewed the proposed amendments which would add an RDI for contribution to identified capital improvement projects, reorganize Section 7(b) and 7(c) for clarification purposes, update Section 8 to add LEED evergreen standards and built-green units, and add a new Section 11 providing for a bonus for critical areas buffer enhancements. The City received comments from Master Builders related to energy conservation. What staff has proposed is a .20 bonus unit per certified unit. Master Builders has asked for a .25 or .33 bonus unit per unit constructed. Planning Manager Holland noted that staff has already increased it 100% from .10 to .20. Another comment received was related to critical areas buffer enhancement. Master Builders has requested a bonus unit per quarter acre or half acre instead of staff's recommendation of one bonus unit per acre of buffer enhancements. He reviewed examples of what this would look like for a project.

Chair Leifer asked if staff has any data about what the cost to enhance an acre of wetland might be. Senior Planner Gemmer replied it was in a packet a couple meetings ago. Planning Manager Holland explained that more than the cost of the actual enhancement, the concerns related to the increased costs due to the requirement for five years of maintenance and monitoring.

Commissioner Richards referred to number 8 and asked about inserting language related to "other energy efficient unit as approved by the director." Planning Manager Holland noted that it is already required, but this might clarify it.

Public Testimony:

Angie Sievers, Master Builders of King and Snohomish County, 335 – 116th Avenue SE, Bellevue, WA 98004, commended staff's work on this. She expressed concerns about the costs to developers to update degraded buffers and maintain them long-term. She spoke in support of Master Builders request to increase bonus units per acre in order to incentivize builders in Marysville to build green.

Merle Ash, 18820 3rd Avenue NE, Arlington, WA, commended staff for their work. He feels it works really well with Planned Residential Developments. He would like to see this applied to a half acre instead of an acre to due costs.

Planning Manager Holland reviewed staff's justification for the one acre size, but indicated that the Commission could modify this if desired.

The public testimony portion of the hearing was closed at 8:35 p.m.

Motion made by Commissioner Thetford, seconded by Commissioner Andes, to amend verbiage on item 11, Critical Areas Buffer Enhancement, from one bonus unit per one acre of buffer enhancement to two bonus unit per acre and an amendment to the energy conservation Section 8 to include "or equivalent energy efficient unit as approved by the director." **Motion** failed 2-5.

Motion made by Commissioner Richards, seconded by Commissioner Hoen, to forward this to City Council with an amendment to the energy conservation Section 8 to include ". . . or equivalent energy efficient unit as approved by the director." **Motion** passed unanimously.

The hearing was closed at 8:46 p.m.

C. Code Amendment – MMC Chapter 22G.090 Subdivisions and Short Subdivisions delegating final plat approval authority to the Community Development Director and City Engineer in compliance with Senate Bill 5674, which amended RCW 58.17.100, 58.17.170 and 58.17.190.

The hearing was opened at 8:46 p.m.

Staff Presentation: Planning Manager Holland explained that the legislature passed amendments to the subdivision law which would make final plat review an administrative process rather than going to City Council. This would save a tremendous amount of time for the developers and would streamline the process.

Public Testimony:

Angie Sievers, Master Builders of King and Snohomish County, 335 – 116th Avenue SE, Bellevue, WA 98004, spoke in support of this amendment.

Merle Ash, 18820 3rd Avenue NE, Arlington, WA, also spoke in support of this item.

Motion made by Commissioner Richards, seconded by Commissioner Andes, to forward this to City Council. **Motion** passed unanimously (7-0).

The hearing was closed at 8:53 p.m.

Director Koenig thanked Angie Sievers and Merle Ash for their efforts in working with staff on the proposed amendments tonight.

NEW BUSINESS

- Code Amendment – Miscellaneous Light Manufacturing Uses proposed to be a permitted use in the General Commercial (GC) Zone.

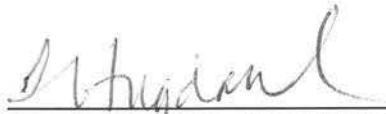
Director Koenig introduced this item and noted that it would be coming back to the Commission for review.

CITY COUNCIL AGENDA ITEMS AND MINUTES

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to adjourn the meeting at 9:02 p.m. **Motion** passed unanimously.

NEXT MEETING: TBD



Laurie Hugdahl, Recording Secretary

PLANNING COMMISSION



MINUTES

January 9, 2018

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the January 9, 2018 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Roger Hoen, Jerry Andes, Kelly Richards¹, Kay Smith, Brandon Whitaker

Staff: Community Development Director Dave Koenig, Planning Manager Chris Holland

Absent: Tom Thetford

Chair Leifer noted the excused absences of Tom Thetford who was out of town and Kelly Richards who had called to indicate he would be late.

NOMINATION AND ELECTION OF COMMISSION CHAIR AND VICE-CHAIR

Motion made by Commissioner Smith to nominate Steve Leifer as Chair. Commissioner Andes seconded the motion. **Motion** passed unanimously (5-0).

Motion made by Commissioner Hoen to nominate Jerry Andes as Vice Chair. Commissioner Smith seconded the motion. **Motion** passed unanimously (5-0).

APPROVAL OF MINUTES

November 14, 2017

Motion made by Commissioner Smith, seconded by Commissioner Andes, to approve the November 14, 2017 Meeting Minutes as presented. **Motion** passed unanimously (5-0).

¹ Kelly Richards arrived at 7:22 p.m.

AUDIENCE PARTICIPATION

None.

PUBLIC HEARINGS

The public hearings were opened at 7:06 p.m.

- A. Code Amendment – MMC Section 22C.020.060 Permitted uses, proposing to allow Miscellaneous Light Manufacturing in the General Commercial (GC) Zone.

Community Development Director Koenig reported that there had been a request to add Light Manufacturing as a permitted use to the General Commercial Zone since it is similar to other uses in that zone. Staff is in support of that amendment provided there is a note stating that no outdoor storage or display of any material product or vehicles would be allowed. Staff is also recommending a note related to noise stating that tanks, generators and other machinery that does not generate nuisance noise may be located in service and loading areas. Truck service and loading areas shall not face the public street and shall be screened from the public street.

Commissioner Andes asked if General Commercial included mainly retail uses. Director Koenig explained that it is broader than that. The area being discussed is north of 156th. The General Commercial zone includes things such as a behavior hospital, a car dealership, United Rentals, etc. Commissioner Andes asked if late night hours could be a problem for nearby residents. Director Koenig replied that there are no residential areas nearby. Additionally, this is meant to be light manufacturing which is fairly quiet. There are also existing regulations regarding noise and screening which would be considered at the time of application.

Commissioner Hoen asked about limits for freight and cargo service on the roads in that zone. Planning Manager Holland explained that freight and warehousing are currently already allowed in the General Commercial zone. There wouldn't be any restrictions unless they were going to break a noise standard which is already included in the code.

Public Testimony was solicited on this matter. There was none.

Motion made by Commissioner Andes, seconded by Commissioner Smith, to forward this item to Council, as presented. **Motion** passed unanimously (5-0).

- B. Code Amendment – MMC Section(s) – 22C.010.060, 22C.020.060 & 22A.020200, proposing adoption of permanent regulations banning supervised drug consumption facilities in the City of Marysville

Planning Manager Holland explained that the Council passed an Ordinance in November of 2017 which enacted regulations prohibiting the siting of supervised drug consumption facilities in the City. This is an interim ordinance and will expire in May of 2018 if there are not permanent regulations in place. The proposed code amendment is

a recommendation to enact permanent regulations which would establish a new definition of what a supervised drug consumption facility is. It would also reference supervised drug consumption facilities in both the residential and commercial permitted use sections of code and would show within the matrix that it is not allowed.

There was consensus among the Planning Commission in support of the permanent ban.

Public Testimony:

Robert Pearce, 5417 - 80th Avenue NE, Marysville, WA 98270 spoke on behalf of himself and his wife in opposition to supervised drug consumption sites. He believes that the problem is the production and distribution of drugs. He thinks there should be strict penalties for the drug producers and distributors. He presented a memorandum discussing his opposition.

Brad Thompson, 6914 - 57th Street NE, Marysville, WA, spoke in support of staff's recommendation. He does not think it is appropriate to assist others in consuming illegal drugs.

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to forward this to Council with a recommendation for approval. **Motion** passed unanimously (6-0).

Seeing no further public comments, the public hearings were closed at 7:31 p.m.

NEW BUSINESS

2018 Planning Commission Work Program

Director Koenig explained there is a new employee at Community Development to help at the counter to help answer questions and issue simple permits. There has been good community reaction to this. He gave an update on other staffing positions and noted that they are now fully staffed.

The City is moving ahead with design and permitting for the waterfront park and trail. A consultant team has been selected and a Scope of Work has been done.

The City is in the 2nd year of its two-year budget. Money was set aside to build more of the trail and more of the design for the park.

Staff anticipates having a number of joint meetings this year with Arlington relating to discuss the Manufacturing Industrial Center area. Code work coming to the Planning Commission this year includes a small cell ordinance,

Director Koenig stated he is working on a year-end report with data related to permit numbers and other development information which will be provided at a future date.

CITY COUNCIL AGENDA ITEMS AND MINUTES

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Smith, to adjourn the meeting at 7:50 p.m. **Motion** passed unanimously (6-0).

NEXT MEETING:

TBD

Laurie Hugdahl, Recording Secretary

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON, RELATING TO MISCELLANEOUS LIGHT MANUFACTURING USES PERMITTED IN THE GENERAL COMMERCIAL ZONE, AMENDING SECTIONS 22C.020.060, 22C.020.070 AND 22A.010.160 OF THE MARYSVILLE MUNICIPAL CODE.

WHEREAS, the State Growth Management Act, RCW Chapter 36.70A mandates that cities periodically review and amend development regulations which include but are not limited to zoning ordinances and official controls; and

WHEREAS, RCW 36.70A.106 requires the processing of amendments to the City's development regulations in the same manner as the original adoption of the City's comprehensive plan and development regulations; and

WHEREAS, the State Growth Management Act requires notice and broad public participation when adopting or amending the City's comprehensive plan and development regulations; and

WHEREAS, the City, in reviewing and amending its development regulations has complied with the notice, public participation and processing requirements established by the Growth Management Act; and

WHEREAS, the City Council of the City of Marysville finds that from time to time it is necessary and appropriate to review and revise provisions of the City's municipal code and development code (MMC Title 22); and

WHEREAS, the development code amendment is consistent with the following required findings of MMC 22G.010.500:

- (1) The amendment is consistent with the purposes of the comprehensive plan;
- (2) The amendment is consistent with the purpose of this title;
- (3) There have been significant changes in the circumstances to warrant a change;
- (4) The benefit or cost to the public health, safety and welfare is sufficient to warrant the action.

WHEREAS, the Planning Commission discussed the above-referenced amendment during a public meeting held on November 14, 2017; and

WHEREAS, on January 9, 2018, the Marysville Planning Commission held a duly-advertised public hearing; and

WHEREAS, on January 9, 2018, the Marysville Planning Commission recommended City Council adopt the proposed amendments to the City's development regulations; and

WHEREAS, at a public meeting on February 12, 2108, the Marysville City Council reviewed and considered the Marysville Planning Commission’s Recommendation and proposed amendments to the City’s development regulations; and

WHEREAS, the amendments to the development regulations are exempt from State Environmental Policy Act review under WAC 197-11-800(19);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARYSVILLE DO ORDAIN AS FOLLOWS:

Section 1. Amendment of Municipal Code. MMC Section 22C.020.060, entitled “Permitted uses,” is hereby amended as follows:

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Residential Land Uses										
Dwelling Units, Types:										
Townhouse				P6	P					
Multiple-family	C4	P4, C5	P4, C5	P4, P6	P					
Mobile home	P7	P7	P7	P7	P7	P7	P7	P7		
Senior citizen assisted	P				C					P
Caretaker’s quarters (3)	P	P	P	P	P	P	P	P	P	P
Group Residences:										
Adult family home	P	P	P	P	P	P70	P70	P70	P70	P
Convalescent, nursing, retirement	C	P	P	P	P					P
Residential care facility	P	P	P	P	P	P70	P70	P70	P70	P
Master planned senior community (10)					C					C
Accessory Uses:										
Home occupation (2)	P8	P8, P9	P8, P9	P8, P9	P8, P9	P9	P9	P9		
Temporary Lodging:										

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Hotel/motel	P	P	P	P	P	P	P			
Bed and breakfast guesthouse (1)										
Bed and breakfast inn (1)	P	P	P							
Recreation/Cultural Land Uses										
Park/Recreation:										
Park	P11	P	P	P	P	P	P	P	P11	P
Marina				P				P	C	P
Dock and boathouse, private, noncommercial				P				P	P16	P
Recreational vehicle park			C12				C12		C	P
Boat launch, commercial or public				P				P		P
Boat launch, noncommercial or private				P				P	P17	P
Community center	P	P	P	P	P	P	P	P	P	P
Amusement/Entertainment:										
Theater		P	P	P	P					
Theater, drive-in			C							
Amusement and recreation services		P18	P18	P18	P19	P	P	C		
Sports club	P	P	P	P	P	P	P	P		
Golf facility (13)		P	P			P	P	P	C	
Shooting range (14)			P15			P15	P15			
Outdoor performance center			C				C		C	C
Riding academy						P	P		C	
Cultural:										

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Library, museum and art gallery	P	P	P	P	P	P	P	P	C	P
Church, synagogue and temple	P	P	P	P	P	P	P	P		P
Dancing, music and art center		P	P	P	P				C	P
General Services Land Uses										
Personal Services:										
General personal service	P	P	P	P	P	P	P	P		
Dry cleaning plant		P					P	P		
Dry cleaning pick-up station and retail service	P	P	P	P	P25		P	P		
Funeral home/crematory		P	P	P	P26	P	P	P		
Cemetery, columbarium or mausoleum	P24	P24	P24, C20			P	P	P		
Day care I	P70	P70	P70	P70	P70	P70	P21, 70	P70	P70	P70
Day care II	P	P	P	P	P	P21	P21			
Veterinary clinic	P	P	P	P	P	P	P	P		
Automotive repair and service	P22	C, P28	P			P	P	P		
Electric vehicle (EV) charging station (64)	P	P	P	P	P	P	P	P	P	P
EV rapid charging station (65), (66)	P	P	P	P67	P67		P	P		
EV battery exchange station			P				P	P		
Miscellaneous repair		P	P				P	P		
Social services		P	P	P	P					P

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Kennel, commercial and exhibitor/breeding (71)		P	P			C	P	P		
Pet daycare (71), (72)		P	P	P	P	P	P	P		
Civic, social and fraternal association		P	P	P	C	P		P		P
Club (community, country, yacht, etc.)						P		P		P
Health Services:										
Medical/dental clinic	P	P	P	P	P					P
Hospital		P	P	P	C					C
Miscellaneous health	P68	P68	P68	P68	P68					P68
Supervised drug consumption facility										
Education Services:										
Elementary, middle/junior high, and senior high (including public, private and parochial)		C	C	C	C		P	C		C
Commercial school	P	P		P	P27					C
School district support facility	C	P	P	P	P		P	P		P
Vocational school		P	P	P	P27					P
Government/Business Service Land Uses										
Government Services:										
Public agency office	P	P	P	P	P	P	P	P		P
Public utility yard			P				P			P
Public safety facilities, including police and fire	P29	P	P	P	P		P			P

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Utility facility	P	P	P		C	P	P	P		P
Private storm water management facility	P	P	P	P	P	P	P	P		P
Public storm water management facility	P	P	P	P	P	P	P	P		P
Business Services:										
Contractors' office and storage yard			P30	P30	P30		P	P		
Interim recycling facility		P23	P23				P			P
Taxi stands		P	P				P	P		
Trucking and courier service		P31	P31				P	P		
Warehousing and wholesale trade			P			P	P	P		
Mini-storage (36)			P			P	P	P		
Freight and cargo service			P			P	P	P		
Cold storage warehousing							P	P		
General business service and office	P	P	P	P	P30	P	P	P		
Commercial vehicle storage						P	P	P		
Professional office	P	P	P	P	P	P	P			
Miscellaneous equipment rental		P30, 37	C38		P30, 37		P	P		
Automotive rental and leasing			P				P	P		
Automotive parking	P	P	P	P	P	P	P	P		
Research, development and testing			P			P	P	P		
Heavy equipment and truck repair							P	P		
Automobile holding yard			C				P	P		

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Commercial/industrial accessory uses (73)	P39, 40	P39	P39	P39, 40	P39, 40	P	P	P		
Adult facility								P33		
Factory-built commercial building (35)	P	P	P	P		P	P	P		
Wireless communication facility (32)	P, C	P, C	P, C	P, C	P, C	P, C	P, C	P, C		P, C
State-Licensed Marijuana Facilities:										
Marijuana cooperative (69)										
Marijuana processing facility – Indoor only (69)										
Marijuana production facility – Indoor only (69)										
Marijuana retail facility (69)										
Retail/Wholesale Land Uses										
Building, hardware and garden materials	P47	P	P	P	P47		P	P		
Forest products sales		P	P				P			
Department and variety stores	P	P	P	P	P		P			
Food stores	P	P	P	P	P45		P			
Agricultural crop sales		P	P		C		P			
Storage/retail sales, livestock feed							P	P		
Motor vehicle and boat dealers		P	P				P	P		
Motorcycle dealers		C	P	P49			P	P		
Gasoline service stations	P	P	P	P			P	P		
Eating and drinking places	P41	P	P	P	P46	P	P	P		

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Drug stores	P	P	P	P	P		P	P		
Liquor stores		P	P							
Used goods: antiques/secondhand shops		P	P	P	P					
Sporting goods and related stores		P	P	P	P					
Book, stationery, video and art supply stores	P	P	P	P	P					
Jewelry stores		P	P	P	P					
Hobby, toy, game shops	P	P	P	P	P					
Photographic and electronic shops	P	P	P	P	P					
Fabric and craft shops	P	P	P	P	P					
Fuel dealers			P43			P43	P43	P43		
Florist shops	P	P	P	P	P					
Pet shops	P	P	P	P	P					
Tire stores		P	P	P			P	P		
Bulk retail		P	P				P			
Auction houses			P42				P			
Truck and heavy equipment dealers							P	P		
Mobile home and RV dealers			C				P	P		
Retail stores similar to those otherwise named on this list	P	P	P	P	P48	P44	P44	P44		
Automobile wrecking yards							C	P		
Manufacturing Land Uses										

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Food and kindred products		P50, 52	P50				P50	P		
Winery/brewery		P53	P	P53	P53		P	P		
Textile mill products							P	P		
Apparel and other textile products			C				P	P		
Wood products, except furniture			P				P	P		
Furniture and fixtures			P				P	P		
Paper and allied products							P	P		
Printing and publishing	P51	P51	P		P51	P	P	P		
Chemicals and allied products							C	C		
Petroleum refining and related industries							C	C		
Rubber and misc. plastics products							P	P		
Leather and leather goods							C	C		
Stone, clay, glass and concrete products							P	P		
Primary metal industries							C	P		
Fabricated metal products			C			P	P	P		
Industrial and commercial machinery							C	P		
Heavy machinery and equipment							C	P		
Computer and office equipment			C				P			
Electronic and other electric equipment			C				P			
Railroad equipment							C	P		
Miscellaneous light manufacturing			<u>P54,</u> <u>74</u>	P54			P	P		

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Motor vehicle and bicycle manufacturing							C	P		
Aircraft, ship and boat building							C	P		
Tire retreading							C	P		
Movie production/distribution			P				P			
Resource Land Uses										
Agriculture:										
Growing and harvesting crops						P	P	P	P	
Raising livestock and small animals						P	P	P	P	
Greenhouse or nursery, wholesale and retail			P			P	P	P	C	
Farm product processing							P	P		
Forestry:										
Growing and harvesting forest products							P			
Forest research							P			
Wood waste recycling and storage							C	C		
Fish and Wildlife Management:										
Hatchery/fish preserve (55)						P	P	P	C	
Aquaculture (55)							P	P	C	
Wildlife shelters	C	C							P	
Mineral:										
Processing of minerals							P	P		
Asphalt paving mixtures and block							P	P		
Regional Land Uses										

Specific Land Use	NB	CB (63)	GC	DC	MU (63)	BP	LI	GI	REC	P/I
Jail		C	C			C	C			
Regional storm water management facility		C	C	C		C	C	C		P
Public agency animal control facility			C				P	P		C
Public agency training facility		C56	C56		C56		C57			C57
Nonhydroelectric generation facility	C	C	C				C	C		C
Energy resource recovery facility							C			
Soil recycling/incineration facility							C	C		
Solid waste recycling								C		C
Transfer station							C	C		C
Wastewater treatment facility						C	C	C		C
Transit bus base			C				P			C
Transit park and pool lot	P	P	P	P	P	P	P	P		P
Transit park and ride lot	P	P	P	P	P	P	P	P		C
School bus base	C	C	C				P			C58
Racetrack	C59	C59	C				P			
Fairground						P	P	P		C
Zoo/wildlife exhibit		C	C							C
Stadium/arena			C				C	P		C
College/university	C	P	P	P	P	P	P	P		C
Secure community transition facility								C60		
Opiate substitution treatment program facilities		P61, 62	P61, 62	P61, 62			P62	P62		

Section 2. Amendment of Municipal Code. MMC Section 22C.020.070, entitled "Permitted uses – Development conditions," is hereby amended by adding a new subsection (74), as follows:

(74) Tanks, generators, and other machinery which does not generate nuisance noise may be located in the service / loading area. Truck service / loading areas shall not face the public street and shall be screened from the public street.

Section 3. Amendment of Municipal Code. MMC Section 22A.010.160, entitled "Amendments," is hereby amended as follows by adding reference to this adopted ordinance in order to track amendments to the City's Unified Development Code (all unchanged provisions of MMC 22A.010.160 remain unchanged and in effect):

"22A.010.160 Amendments.

The following amendments have been made to the UDC subsequent to its adoption:

<u>Ordinance</u>	<u>Title (description)</u>	<u>Effective Date</u>
_____	Miscellaneous Light Manufacturing permitted in GC zone.	_____, 2018"

Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 6. Effective Date. This ordinance shall become effective five days after the date of its publication by summary.

PASSED by the City Council and APPROVED by the Mayor this _____ day of _____, 2018.

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
APRIL O'BRIEN, DEPUTY CITY CLERK

Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____
(5 days after publication)