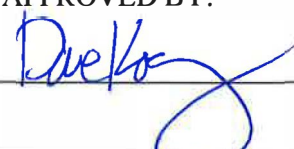


CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: December 10, 2018

AGENDA ITEM: PA 18-001 – 2018 Comprehensive Plan Map Amendment and Rezone 2 – Public Works Office Site and First Street Properties	AGENDA SECTION: New Business	
PREPARED BY: Angela Gemmer, Senior Planner	APPROVED BY: 	
ATTACHMENTS: 1. Adopting Ordinance with attached Exhibit A 2. PC Recommendation dated November 14, 2018 3. PC Minutes dated: · July 10, 2018, · September 25, 2018, and · November 14, 2018 4. Site summary, rezone code compliance narrative, and associated maps	MAYOR	CAO
	BUDGET CODE:	AMOUNT:

DESCRIPTION:

The Community Development Department initiated a NON-PROJECT action Comprehensive Plan Map Amendment and Rezone of approximately 9.56 acres of property known as the ‘Public Works Office Site and Adjacent First Street Properties’ from General Industrial (GI) and R-18 Multi-Family, Medium Density (R-18) and Mixed Use (MU). The rezone area is generally located south of First Street, east of Columbia Avenue, north of Ebey Slough, and along the alignment of Alder Avenue.

The Planning Commission (PC) held public workshops on July 10 and September 25, 2018, and a duly advertised public hearing on November 14, 2018 to review the proposed Comprehensive Plan Map Amendment and Rezone. There was no public testimony provided at the public hearing. Following the public hearing, the PC made a motion to recommend the Comprehensive Plan Map Amendment and Rezone of the ‘Public Works Office and Adjacent First Street Properties’ to Marysville City Council for adoption by ordinance.

RECOMMENDED ACTION: Affirm the PC’s Recommendation to rezone the ‘Public Works Office Site and Adjacent First Street Properties’ from General Industrial (GI) and R-18 Multi-Family, Medium Density (R-18) to Mixed Use (MU), and authorize the Mayor to sign the Ordinance amending the official zoning map of the City.
COUNCIL ACTION:

CITY OF MARYSVILLE
Marysville, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON RELATING TO THE MARYSVILLE GROWTH MANAGEMENT COMPREHENSIVE PLAN, THE CITY'S OFFICIAL ZONING MAP, ORDINANCE NO. 3000, AS PREVIOUSLY AMENDED, AND THE CITY'S UNIFIED DEVELOPMENT CODE (MMC TITLE 22); AND APPROVING THE 2018 CITY INITIATED COMPREHENSIVE PLAN AMENDMENT REQUEST NO. 2 (PUBLIC WORKS OPERATIONS COMPOUND & 1ST STREET PROPERTIES), WHICH AMENDS THE COMPREHENSIVE PLAN'S LAND USE MAP DESIGNATION FOR PROPERTY LOCATED SOUTH OF FIRST STREET, EAST OF COLUMBIA AVENUE, NORTH OF EBAY SLOUGH, AND ALONG ALDER AVENUE, AND REZONES SAID PROPERTY FROM GENERAL INDUSTRIAL (GI) AND MULTI-FAMILY, MEDIUM DENSITY (R-18) TO MIXED USE (MU) PURSUANT TO THE CITY'S ANNUAL COMPREHENSIVE PLAN AMENDMENT AND UPDATE PROCESS.

WHEREAS, on September 15, 2015 the Marysville City Council adopted Ordinance No. 3000 adopting an updated Growth Management Comprehensive Plan ("Comprehensive Plan") for the City of Marysville; and

WHEREAS, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

WHEREAS, on January 27, 1997 the Marysville City Council adopted Resolution No. 1839, providing for procedures for annual amendment and update of the City's Comprehensive Plan; and

WHEREAS, on May 27, 2002 the Marysville City Council adopted Ordinance No. 2406, adding former Chapter 18.10 to the Marysville Municipal Code (MMC) "Procedures For Legislative Actions" which established procedures for processing and review of legislative actions relating to amendments or revision to the Comprehensive Plan and Development Regulations; and

WHEREAS, on February 14, 2011, the Marysville City Council passed Ordinance No. 2852, adopting the Unified Development Code, which recodified former Chapter 18.10 to Chapter 22G.020; and

WHEREAS, the 2018 Comprehensive Plan amendments include a City Initiated Amendment Request No. 2 (Public Works Operations Compound & 1st Street Properties), which proposes to revise the Comprehensive Plan's Land Use Map designation for properties depicted in the attached **Exhibit A**, which is located south of First Street, east of Columbia Avenue, north of Ebay Slough, and along Alder Avenue, and to rezone said property, from General Industrial (GI) and Medium Density, Multi-Family (R-18) to Mixed Use (MU); and

WHEREAS, on October 23, 2018, the City issued a State Environment Policy Act Mitigated Threshold Determination of Non-Significance (MDNS), which addresses the environmental impacts of the City Initiated Amendment Request No. 2 (Public Works Operations Compound & 1st Street Properties), a non-project action proposal; and

WHEREAS, on September 26, 2018 the City has submitted the proposed 2018 Comprehensive Plan Land Use Map and Official Zoning Map amendments (Material ID No. 25327) to the State of Washington Department of Commerce for 60-day review in accordance with RCW 36.70A.106; and

WHEREAS, the Marysville Planning Commission, after review of the proposed 2018 Comprehensive Plan Land Use Map and Official Zoning Map amendment, held a public workshop on September 25, 2018, and held a public hearing on November 14, 2018, and received testimony from staff and other interested parties following public notice; and

WHEREAS, the Planning Commission prepared and provided its written recommendation that said proposed amendment be approved by the Marysville City Council; and

WHEREAS, on December 10, 2018 the Marysville City Council reviewed the Planning Commission's recommendation related to the proposed 2018 Comprehensive Plan Land Use Map and Official Zoning Map amendments;

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

Section 1. With respect to the 2018 City Initiated Amendment Request No. 2 (Public Works Operations Compound & 1st Street Properties), the City Council hereby finds as follows:

1. The 2018 City Initiated Amendment Request No. 2 (Public Works Operations Compound & 1st Street Properties) is consistent with the City's Comprehensive Plan and Unified Development Code;
2. The 2018 City Initiated Amendment Request No. 2 (Public Works Operations Compound & 1st Street Properties) is consistent with the State Growth Management Act and the State Environmental Policy Act;
3. There is a demonstrated need for additional zoning as the type proposed;
4. The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;
5. There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification; and
6. The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

Section 2. The City Council hereby amends the Marysville Growth Management Comprehensive Plan and Ordinance No. 3000, as previously amended, by adopting 2018 City Initiated Amendment Request No. 2 (Public Works Operations Compound & 1st Street Properties), which amends the land use designation for the properties depicted in the attached and incorporated **Exhibit A**, which are located south of First Street, east of Columbia Avenue, north of Ebey Slough, and along Alder Avenue, and to rezone said properties from General Industrial (GI) and Medium Density, Multi-family (R-18) to Mixed Use (MU), and amends Figure 4-2 of the Land Use Element. This amendment shall be included with the Comprehensive Plan filed in the office of the City Clerk and shall be available for public inspection.

Section 3. The City Council hereby amends the City's Official Zoning Map, Ordinance No. 3000, as previously amended, and the City's Unified Development Code MMC Title 22, by adopting 2018 City Initiated Amendment Request No. 2 (Public Works Operations Compound

& 1st Street Properties), which rezones the properties depicted in the attached **Exhibit A** from GI (General Industrial) and R-18 (Multi-Family, Medium Density) to MU (Mixed Use). This amendment shall be attested by the signature of the Mayor and City Clerk, with the seal of the municipality affixed, shall be included with the Official Zoning Map on file in the office of the City Clerk, and shall be available for public inspection.

Section 4: Severability. If any section, subsection, sentence, clause, phrase or work 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.

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

CITY OF MARYSVILLE

By: _____
JON NEHRING, MAYOR

Attest:

By: _____
CITY CLERK

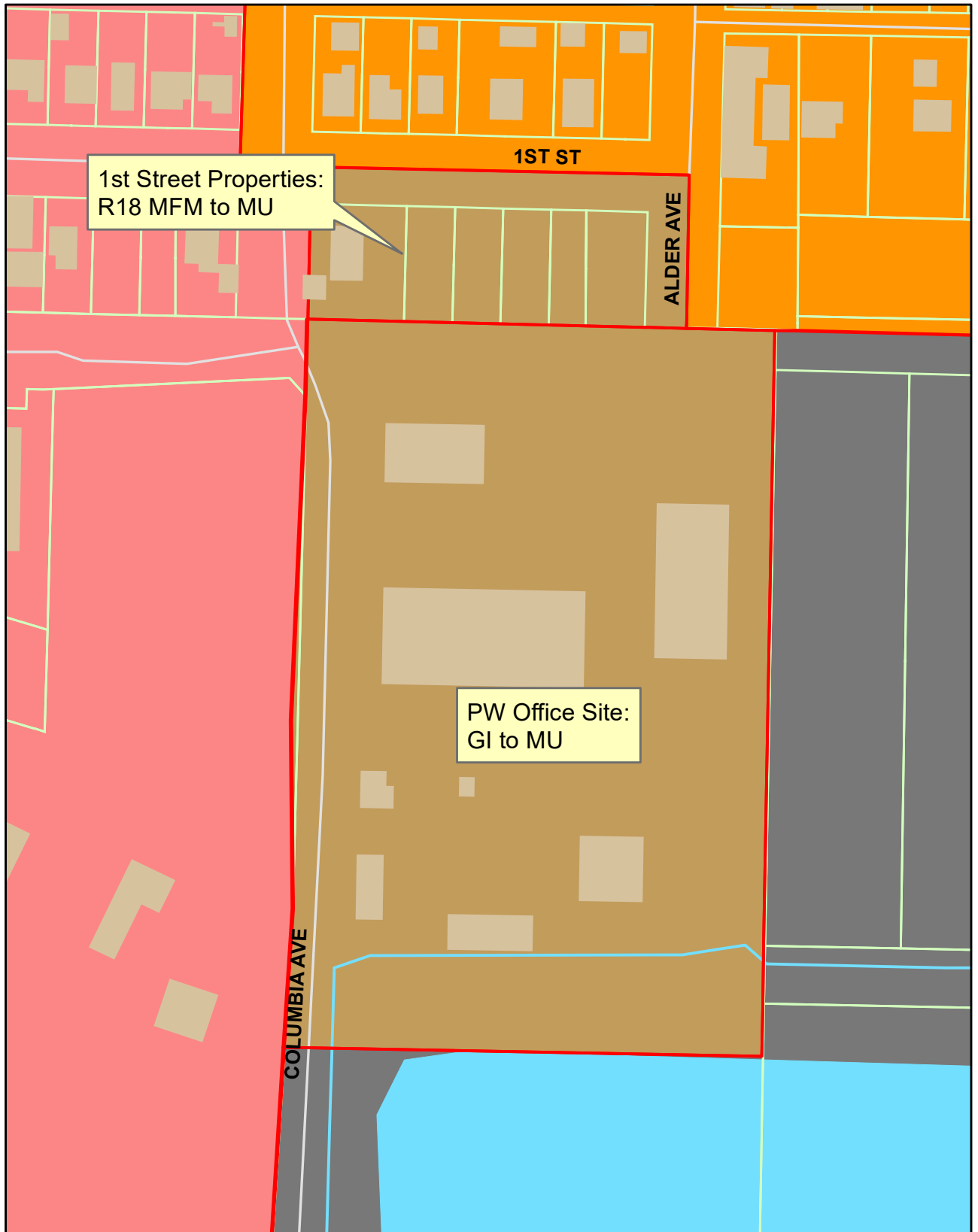
Approved as to form:

By: _____
JON WALKER, CITY ATTORNEY

Date of Publication: _____

Effective Date: _____

EXHIBIT A



**Comprehensive Plan Amendment / Rezone #2
PW Office Site and 1st Street Properties**

11/8/2018

- | | |
|---|--|
|  Downtown Commercial |  General Industrial |
|  Mixed Use |  R18 Multi-Family Medium |



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue • Marysville, WA 98270
(360) 363-8100 • (360) 651-5099 FAX

PC Recommendation – 2018 Comprehensive Plan Amendments

The Planning Commission (PC) of the City of Marysville, having held a public hearing on November 14, 2018 in review of a NON-PROJECT action amendment of the Marysville Comprehensive Plan, proposing adoption of the 2018 Comprehensive Plan Amendments an amendment of the Marysville Comprehensive Plan, and having considered the exhibits and testimony presented, PC does hereby enter the following findings, conclusions and recommendation for consideration by the Marysville City Council:

FINDINGS:

1. The proposal was submitted to the State of Washington Department of Commerce for 60-day review on September 26, 2018, in accordance with RCW 36.70A.106.
2. The PC held a public work sessions to both introduce and review the NON-PROJECT action amendments proposing adoption of the NON-PROJECT action 2018 Comprehensive Plan Amendments as described above, on September 25 and October 9, 2018.
3. The PC held a duly-advertised public hearing on November 14, 2018 and received testimony from city staff and the public.
4. At the public hearing, the PC reviewed and considered the 2018 Comprehensive Plan Amendments.

CONCLUSION:

At the public hearing, held on November 14, 2018, the PC recommended **APPROVING** the 2018 Comprehensive Plan Amendments.

RECOMMENDATION:

Forwarded to City Council as a Recommendation of **APPROVAL** of the NON-PROJECT action known as 2018 Comprehensive Plan Amendments, an amendment of the Marysville Comprehensive Plan, on **November 14, 2018.**

By:



Stephen Leifer, Planning Commission Chair

PLANNING COMMISSION



MINUTES

July 10, 2018

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the July 10, 2018 meeting to order at 7:00 p.m. and noted there was no one in the audience.

Marysville

Chairman: Steve Leifer

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

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

Absent: Kelly Richards (excused)

APPROVAL OF MINUTES

May 22, 2018

Motion made by Commissioner Smith, seconded by Commissioner Thetford, to approve the May 22, 2018 Meeting Minutes as amended. **Motion** passed unanimously (7-0).

AUDIENCE PARTICIPATION

None

NEW BUSINESS

- A. Premium Place – Citizen Initiated Comprehensive Plan Map Amendment and Concurrent Rezone

Planning Manager Chris Holland introduced the topic of Comprehensive Plan amendments and explained that the hotel owner is the owner of these parcels. The proposal would change the land use from Community Business to General Commercial. There was discussion about the extremely difficult access to this property and options for development.

Commissioner Whitaker asked if there is a demand for self-storage facilities like the applicant is proposing in the city. Planning Manager Holland replied that there appears to be, but it doesn't have to be in this location. Commissioner Whitaker commented that this type of use might not fit with the kind of use they had in mind with the State Area Master Plan.

Director Koenig referred to the Albertsons site and noted that three different groups looked at that Albertsons building to convert it to self-storage, but it wasn't allowed in that zone. He commented that the City of Arlington has actually taken self-storage units out of their code, and they are not allowing any more to be built. This may be something for Marysville to take a look at as they are working on the Manufacturing Industrial Center (MIC) plan. He noted that staff will come back with a recommendation.

Commissioner Leifer asked how they could consider allowing self-storage on the proposed site when they didn't allow it on the Albertsons site. Director Koenig explained the difference in the applications. He noted that there has been no promise made to the applicant that this would be supported, but they chose to make the application anyway.

B. Staff Initiated Comprehensive Plan Map Amendment and Concurrent Rezone

- Civic Campus Properties

Planning Manager Holland explained that Public Works went through a brainstorming session regarding this proposed assemblage. Part of the new Public Safety building project could potentially include a new city hall. He reviewed permitting issues related to this proposed location. Staff will be coming with a recommendation from 8th Street to 4th Street to designate the properties Downtown Commercial.

- Washington Trucking Property

Washington Trucking has moved its location, their shoreline permit has expired, and they don't have any intended use for the site. Planning Manager Holland explained that this site has recently been used for construction of the bridge and potentially will be used by WSDOT as temporary construction of part of the on and off ramps from I-5 and 529. The site is currently zoned General Industrial, but staff is looking at rezoning it to Downtown Commercial as it would be a more appealing gateway to the City. Staff will also be looking at allowing some amount of multifamily on the ground floor because this may be an area for student housing or commuters. It is likely that it would end up being more multifamily use than commercial. WSDOT needs to acquire part of the property for right-of-way. Most of the area is undevelopable since it is in the floodplain.

- Public Works and Community Development Property

This is where Public Works and Community Development are currently located. It is zoned General Industrial. The project is at about 60% design for the 1st Street bypass road. That will go out to bid when it is finalized. He discussed plans for surplus parts of the property if the civic campus gets built.

Commissioner Whitaker asked how the proposed use would dovetail with the sewage plant to the south. Planning Manager Holland explained that those details haven't been worked out yet.

Commissioner Hoen asked about the footprint for the 1st Street bypass. Planning Manager Holland reviewed the current plans for that.

CITY COUNCIL AGENDA ITEMS AND MINUTES

Director Koenig commented that Kelly Richards was re-appointed by the City Council last night to serve another term on the Planning Commission.

Planning Manager Holland reported that Toyota had their flag raising ceremony which was a nice event. The Ford Dealership is putting in a used car lot to the north of that.

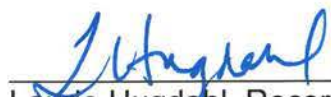
Director Koenig reported that a SEPA Determination of Non Significance was issued for a Roy Robinson RV. The City is getting a lot of interest in the MIC. Staff reviewed various sites and proposals in the MIC.

Director Koenig commented there is also a lot of interest in single family development. The code was changed so that final plats do not have to go to City Council anymore which saves time. In the last month staff has approved three final plats administratively. He reviewed historical numbers and commented that there are 591 single-family lots currently under construction.

ADJOURNMENT

Motion made by Commissioner Whitaker, seconded by Commissioner Smith, to adjourn the meeting at 8:26 p.m. **Motion** passed unanimously.

NEXT MEETING: TBD



Laurie Hugdahl, Recording Secretary

PLANNING COMMISSION



MINUTES

September 25, 2018

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the September 25, 2018 meeting to order at 7:00 p.m. noting that there was no one in the audience.

Marysville

Chairman: Steve Leifer

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

Staff: Senior Planner Angela Gemmer

Absent: None

APPROVAL OF MINUTES

September 11, 2018

Motion made by Commissioner Richards, seconded by Commissioner Andes, to approve the September 11, 2018 Meeting Minutes as presented. **Motion** passed unanimously.

AUDIENCE PARTICIPATION

None

PUBLIC HEARING – CODE AMENDMENTS

The public hearing was opened at 7:01 p.m.

Senior Planner Angela Gemmer reviewed the following proposed amendments.

A. Duplex and townhome definitions;

This would amend the definition of duplex to align better with how that use is defined in the International Residential Code. The primary change would clarify the degree of attachment between adjacent units of a duplex. The next amendment would amend the definition of townhouse, which is three or more units connected with a fire-resistant wall, each with a front and back door, to clarify the degree of attachment between units to align better with the International Residential Code.

There were no comments or questions regarding these amendments.

B. Base height increase in the General Commercial (GC) zone within the Downtown Master Plan Area; and

This would allow an increase in the height in the General Commercial Zone to 85 feet within the Downtown Master Plan Area, generally south of 8th Street.

Commissioner Richards stated he was okay with the increased height, but concerned about having adequate parking. He thought the City should set a positive example with this matter by ensuring there is sufficient parking. Ms. Gemmer replied that the underlying land use code governs parking, and her understanding was that it would be provided per code requirements. She stated that she would pass along his concerns to the project manager. Commissioner Richards expressed concern that it still would not be enough and stated he would not be comfortable approving this height amendment until he is satisfied there will be enough parking.

Commissioner Thetford asked staff about the actual parking requirements for this facility. Ms. Gemmer explained that it differs per use. She stated that the code requires one parking space per 400 square feet of gross floor area for professional office uses. There are some provisions to allow for reductions or waivers in certain circumstances such as where there are alternatives to automobiles. She reiterated that typically every project constructed is required to demonstrate that they meet the parking requirements in code.

Commissioner Whitaker expressed concern about the lack of demand for 85-foot heights, and stated he would not be comfortable voting in support of that increase.

Commissioner Hoen commented that it was noted last week by staff that the water park creates more parking need than there exists already. This additional use in that area would be competing with that limited space and would amplify the issue.

Chair Leifer asked if there has been any interest by private developers for this kind of development. Ms. Gemmer replied that there is one developer who wants to do a true mixed use development behind Taco Bell.

There was consensus to continue the hearing to the next meeting and to note that the Planning Commission generally has concerns about adequate parking. There was a

request for an explanation of what the City is expecting for parking and a better explanation of what the built out environment will look like.

Ms. Gemmer reiterated that parking would be addressed per code and is addressed in a separate section of the code. Chair Leifer acknowledged that, but stated that the condition of additional height bears upon the parking aspect in the minds of the commissioners.

C. Appeal timeframes

Ms. Gemmer explained that these amendments would synchronize the appeal timelines within the codes related to land use procedures.

There were no comments or questions related to these amendments.

Motion made by Commissioner Richards, seconded by Commissioner Whitaker, to continue the hearing to the next meeting. **Motion** passed unanimously.

OLD BUSINESS – Comprehensive Plan Amendments

A. Washington Trucking Site – General Industrial (GI) to Downtown Commercial (DC)

The proposal is to redesignate this site from General Industrial to Downtown Commercial and Open. With the new interchange this will be the new gateway to the city so the site would afford redevelopment opportunities and make a good first impression for the city.

Commissioner Leifer asked what was driving this change. Ms. Gemmer thought this was staff-initiated, but there may have been some discussion with the Washington Trucking owners. He wondered why, with environmental constraints, Washington Trucking would want to zone themselves Downtown Commercial when the site would likely remain as open space. He questioned whether or not the type of development envisioned could ever get off the ground due to environmental issues. He thought that using it as open space might be a possibility. Ms. Gemmer indicated she would find out more about the history and what discussions may have occurred related to this.

Commissioner Hoen recalled from the previous meeting that staff had envisioned this as the gateway to the city and felt it should be zoned for something compatible as an entrance to the city. Ms. Gemmer concurred. She noted that Downtown Commercial would allow for general personal services, retail, offices, etc. It is not necessarily residential that would occur there.

Commissioner Andes expressed concern about the difficult access to this property. Ms. Gemmer indicated she would check with the traffic engineer to find out more about plans for this.

B. Public Works/Community Development Site – GI and R-18 to Mixed Use

Commissioner Whitaker expressed concern about changing from General Industrial and R-18 to Mixed Use on this site due to the proximity to the sewage treatment plant and the associated odor. Ms. Gemmer explained that the zoning would be flexible and would allow for commercial, multifamily, or a combination of the two; it would also be market-driven.

CITY COUNCIL AGENDA ITEMS AND MINUTES

None

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Smith, to adjourn the meeting at 7:35 p.m. **Motion** passed unanimously.

NEXT MEETING:

October 9, 2018


Chris Holland, Planning Manager for
Laurie Hugdahl, Recording Secretary

DRAFT

PLANNING
COMMISSION



MINUTES

November 14, 2018

7:00 p.m.

City Hall

CALL TO ORDER

Chair Leifer called the November 14, 2018 meeting to order at 7:00 p.m.

Marysville

Chairman: Steve Leifer

Commissioners: Jerry Andes, Kay Smith, Kelly Richards, Roger Hoen¹

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

Absent: Tom Thetford (excused), Brandon Whitaker (excused)

APPROVAL OF MINUTES

October 23, 2018

Motion made by Commissioner Smith, seconded by Commissioner Andes, to approve the October 23, 2018 Meeting Minutes as amended. **Motion** passed unanimously.

AUDIENCE PARTICIPATION

None

NEW BUSINESS

A. Arlington-Marysville Manufacturing Industrial Center (AMMIC) Workshop

Community Development Director Koenig introduced the Arlington-Marysville Manufacturing Industrial Center (AMMIC) subarea plan. He explained that the goal is to have the MIC recognized as a Regional Center by the Puget Sound Regional Council.

¹ Roger Hoen arrived at 7:42 p.m.

He noted that Berk and Associates was the firm hired to do the work for the Subarea Plan. John Owen of Makers Architecture was part of that team.

Mr. Owen made a presentation reviewing the Draft AMMIC Subarea Plan (in the Planning Commission packet). He discussed:

- Public Input and Outreach
- The Vision and Guiding Principles
- Subarea Plan Concepts: Plans & Policies, Land Use (Development Capacity and Future Land Use), and Framework Plan
- Goals & Policies: Land Use & Urban Design, Transportation, Natural Environment, Economic Development, and Public Facilities & Infrastructure. Planning Manager Holland referred to a letter received from Kristin Kinnamon regarding bike lanes and discussed the City's plans to address this.
- Implementation: Capital Facilities Plan (Transportation, Utilities, Natural Environment) and Finance (Funding & Financing Tools for Subarea Development)
- Zoning & Development Standard Recommendations

The Planning Commission asked clarification questions which were answered by staff and Mr. Owen. Staff discussed developer interest in the area.

Reid Shockey, Shockey Planning Group, 2716 Colby Avenue, Everett, WA, congratulated the City on this plan. He spoke in support of moving forward with this. He represents property owners within this central area (the opportunity sites). He and his clients envision organizing all the information into a master plan. He recommended that staff work with the individual property owners collectively to produce a good master plan.

Director Koenig summarized that the next step on this would be a public hearing with the Planning Commission on December 11. This would be followed with possible action by the Council in January.

Commissioner Hoen apologized for being late, noting it was unavoidable, and commented that this subject was very important to him. He expressed concern about piecemeal industrial development with residential mixed in. Director Koenig replied that residential would not be allowed in the light industrial area. There are some existing residential areas which would remain. He expects that those residential uses within the industrial zones will eventually transition to industrial as well. Commissioner Hoen also asked if there is any relief planned in the I-5 corridor. Director Koenig commented that the new 529 bridge to get people off I-5 coming north and onto I-5 going south is expected to help. Mr. Owen added that the Community Transit Swift line should also take some private vehicles off the road which would also help.

Commissioner Richards asked how the zoning would affect the school district property which is in that area but not in the MIC. Director Koenig explained it would be up to the school district what they decide to do with the property.

PUBLIC HEARING

A. Comp. Plan Amendment No. 1 – Washington Trucking Site

Senior Planner Gemmer reviewed this item.

The public hearing was opened at 8:05 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:05 p.m.

There were no further comments or questions.

Motion made by Commissioner Richards, seconded by Commissioner Smith, to approve Comp. Plan Amendment No. 1 as presented. **Motion** passed unanimously.

B. Comp. Plan Amendment No. 2 – Public Works Operations Site & 1st Street Properties

Senior Planner Gemmer reviewed this item.

The public hearing was opened at 8:08 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:08 p.m.

There were no further comments or questions.

Motion made by Commissioner Richards, seconded by Commissioner Andes, to approve Comp. Plan Amendment No. 2 as presented. **Motion** passed unanimously.

C. Comp. Plan Amendment No. 3 – Proposed Road Connector Revisions

Senior Planner Gemmer reviewed this item. She highlighted an additional change to Figure 15 to show a multi-use trail designation on the east side of State Avenue from north of SR529 up to 2nd Street. Everything else was as previously presented.

The public hearing was opened at 8:11 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:11 p.m.

There were no further comments or questions.

Motion made by Commissioner Richards, seconded by Commissioner Andes, to approve Comp. Plan Amendment No. 3 as presented. **Motion** passed unanimously.

D. Code Amendment – Industrial and Manufacturing Parking Requirements

Senior Planner Gemmer reviewed this item.

The public hearing was opened at 8:13 p.m. Public comments were solicited. There were none. The public hearing was closed at 8:13 p.m.

Chair Leifer spoke in support of the changing requirements.

Motion made by Commissioner Richards, seconded by Commissioner Smith, to approve Code Amendment – Industrial and Manufacturing Parking Requirements as presented. **Motion** passed unanimously.

CITY COUNCIL AGENDA ITEMS AND MINUTES

ADJOURNMENT

Motion made by Commissioner Richards, seconded by Commissioner Andes, to adjourn the meeting at 8:24 p.m. **Motion** passed unanimously.

NEXT MEETING:

December 11, 2018

Laurie Hugdahl, Recording Secretary

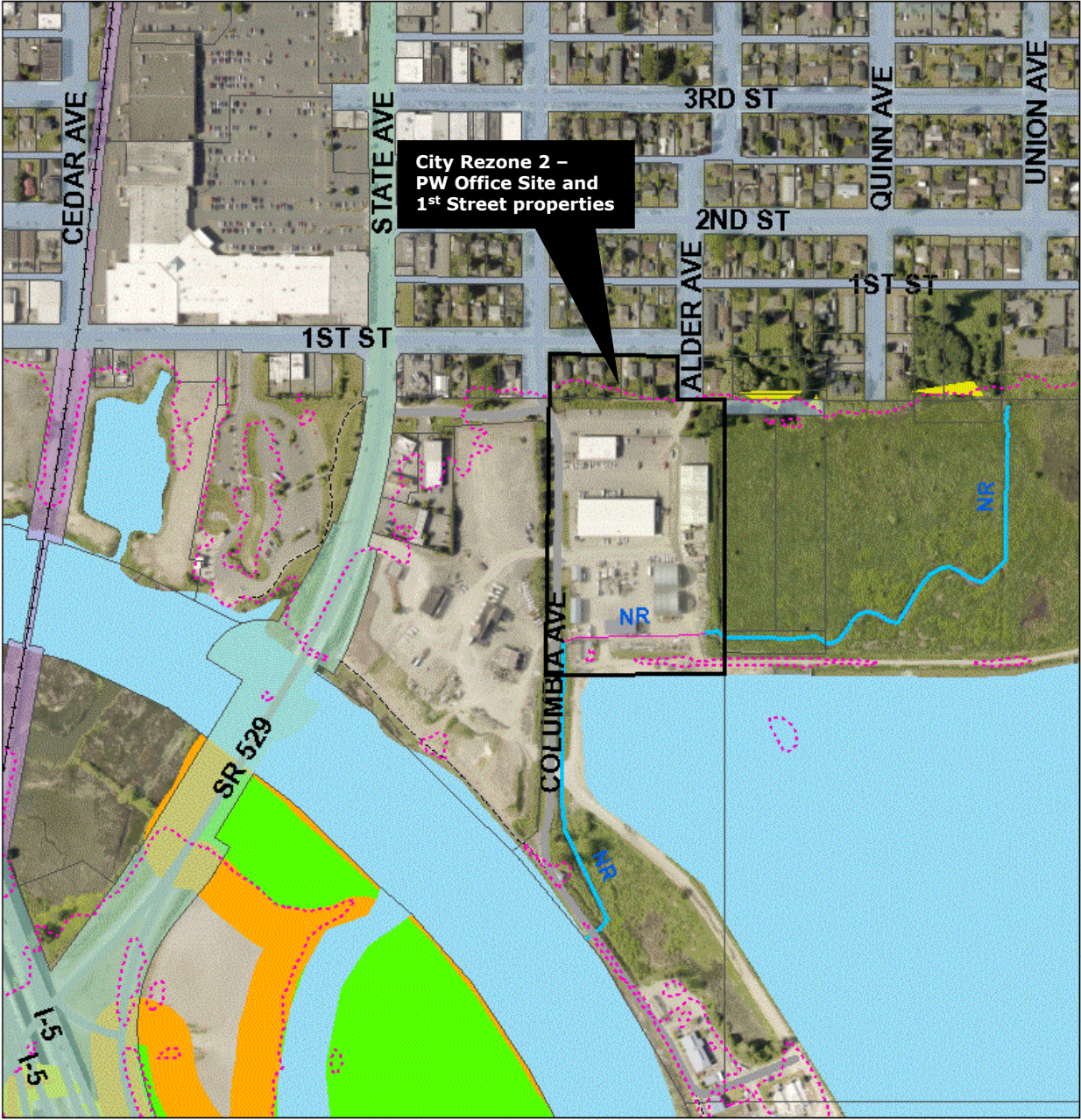
City-Initiated Rezone Request 2 – Current PW/CD Office Building and Properties South of 1st Street between Columbia and Alder Avenues

Addresses:	80 Columbia Avenue (portion of); 1604 1 st Street; 1612 1 st Street; 1614 1 st Street; 1620 1 st Street; 1624 1 st Street; 1630 1 st Street
Tax Parcel Number(s):	portion of 30053300200100 ; 00551100700600 ; 00551100700500 ; 00551100700400 ; 00551100700300 ; 00551100700100
Property Owner:	City of Marysville; Mann, Yvonne
Zones:	General Industrial and R-18 Multi-Family, Medium Density
Approximate acreage:	9.56 acres
Current use:	City of Marysville Public Works/Community Development offices and Public Works operations facilities and existing single family residences
Rezone Request:	Mixed Use
Proposed Use:	--
Rezone Recommendation:	Change the Comprehensive Plan land use designations from General Industrial and R-18 Multi-Family, Medium Density to Mixed Use and associated rezone to MU. <i>Analysis follows aerial photo of the subject property.</i>

2017 Aerial Map



2017 Aerial Map with Presumed Critical Areas



Recommendation

Re-designate the property Mixed Use and rezone to MU.

Site Summary

This site consists of seven parcels totaling approximately 9.56 acres. The large property is the City’s Public Works Office and Operations complex. The smaller parcels in this assemblage are former or current single family residences that were acquired (or are being acquired) by the City of Marysville for the 1st Street Bypass. The subject assemblage is bordered by Downtown Commercial to the west; R-18 Multi-Family, Medium Density to the north; General Industrial and R-18 Multi-Family, Medium Density to the east; and General Industrial to the south. Surrounding properties to the east are generally within the floodplain; to the west and south primarily consist of the City’s Public Works Office and Operations

complex; and to the north are existing single family residences. The City recently posted a Request for Qualifications for redevelopment along the waterfront which included the subject property and the property to the immediate west.

Comprehensive Plan Goals and Policies

The subject property is located within Downtown Neighborhood Planning Area 1. The following is a summary of goals and policies which the proposal is consistent with.

Mixed Use

Goals:

33. Create relatively high density subdistricts of appropriate Planning Areas that allow people to live, shop, and possibly work without always being dependent on their automobiles.

Policies:

LU-146 Increase the pedestrian-oriented character of an area.

LU-147 Encourage alternatives to the automobile for short trips.

LU-149 Encourage developments and design that will enhance the overall coherence of an area's visual character.

LU-150 Building design at the street wall should contribute to a lively, attractive and safe pedestrian streetscape.

LU-151 Encourage building design that promotes an attractive image of Marysville from Interstate 5 when it is appropriate.

LU-156 At street level, encourage retail and commercial; above the street located residential uses and offices.

LU-160 Encourage day and night time activities.

LU-162 Encourage professional office uses adjacent to existing residential dwellings as a transition to residential land uses.

Criteria and Standards for Mixed Use

- Commercial, office, and residential uses may be pursued in the Mixed Use zone; these uses would serve as a transition to the commercial uses that are allowed to the west, multi-family uses that are allowed to the north, and industrial uses that are allowed to the south.
- The assemblage will have access to arterials and/or neighborhood collectors.
- Has the ability to buffer from adjacent residential.
- Assemblage is convenient to the neighborhood consumer population and situated along an arterial and near the intersection of arterials. The size and area of the assemblage is in scale with the neighborhood and of sufficient area to bear the burden of transition to surrounding zones.
- The Comprehensive Plan provides criteria and standards to promote quality architecture and site amenities for the Mixed Use zone that would enhance the character of the subject assemblage of properties.
- The site will have increased visibility with the construction of the First Street Bypass so has an opportunity to contribute to an improved community image.

22G.010.440 Rezone criteria.

(1) A zone reclassification shall be granted only if the applicant demonstrates that the proposal is consistent with the comprehensive plan and applicable functional plans and complies with the following criteria:

(a) There is a demonstrated need for additional zoning as the type proposed;

Within the Downtown, there is a demonstrated need for additional zoning as the type proposed. The Mixed Use zone allows for commercial, multi-family, or a combination of commercial or multi-family to be pursued. The subject property primarily contains older, warehouse-type structures that are aging and present excellent opportunities for redevelopment. At 9.56 acres, the subject assemblage has sufficient acreage to allow for a large scale project that can supply the Downtown with much needed

housing and/or commercial uses. Presently the majority of the Mixed Use zoned properties within the Downtown have developed over time and/or are smaller, so putting together an assemblage for a large scale project would be expensive. Development of underutilized properties, may serve as a catalyst to develop other properties in the vicinity which are more difficult to develop.

(b) The zone reclassification is consistent and compatible with uses and zoning of the surrounding properties;

The zone reclassification is consistent and compatible with the uses and zoning of the surrounding properties. Rezoning to Mixed Use would allow for redevelopment that complements the appearance, character, and uses allowed within the adjacent Downtown Commercial zoning to the west and the multi-family zoning to the north. The Mixed Use zone allows for a wide variety of general personal service, retail, professional offices, and multi-family housing. Rezoning the subject assemblage of properties from General Industrial and R-18 Multi-Family, Medium Density to Mixed Use would serve as a transition from industrial to multi-family zoning in the vicinity, and help to eliminate potential conflicts with nuisance generating aspects of industrial development (e.g. noise, odor, glare, appearance, etc.).

(c) There have been significant changes in the circumstances of the property to be rezoned or surrounding properties to warrant a change in classification;

There have been several significant changes in the circumstances of the properties to be rezoned and surrounding properties that warrant a change in classification.

Adoption of Downtown Master Plan and Resulting Improvements. In October 2009, the City adopted the Downtown Master Plan which impacts the subject assemblage, and other properties located south of 8th Street, west of Alder Avenue, north of Ebey Slough, and east of Interstate 5. This plan has provided a vision and a blueprint for redevelopment within the Downtown, and has been implemented with major public street improvements (i.e. 1st and 3rd Street LID, road, pedestrian, and beautification, etc.), and the redevelopment of several parcels within the Downtown.

Planned Access and Road Improvements. The SR529-Interchange project, which will construct a new I-5 northbound off-ramp to SR529 and a new southbound on-ramp from SR-529 to I-5, has been fully funded under the Connecting Washington Program, and the Washington State Department of Transportation is anticipating to begin construction in 2019. This project will bring increased traffic into town via SR529. An associated project, the First Street Bypass, will be constructed to route traffic utilizing the new SR529/I-5 Interchange from the City's Downtown. These projects will alleviate traffic pressure on 4th Street and provide an alternative means into and out of the City that is free of train delays, and that will ultimately enhance traffic, accessibility, and the quality of life Downtown. The First Street Bypass will directly abut the subject assemblage and will increase the subject properties' visibility and prominence while opening up redevelopment opportunities.

(d) The property is practically and physically suited for the uses allowed in the proposed zone reclassification.

The property is practically and physically suited for the uses allowed in the proposed zone reclassification. This assemblage is presently served by water and sewer. The properties are generally flat. The construction of the SR529/I-5 Interchange and First Street Bypass will enhance the visibility and prominence of this assemblage, open up new development opportunities, and provide excellent access to Interstate 5 for residents and visitors.