

MEMORANDUM

DATE: March 7, 2023

TO: Planning Commission

FROM: Angela Gemmer, Principal Planner

SUBJECT: Essential Public Facilities Recommend Sites Map Amendment

ECC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager

Exhibit 1: Existing Map of Essential Public Facilities Recommended Sites

Exhibit 2: Recent amendment to MMC 22C.020.060 and 22C.020.070

Exhibit 3: Proposed Map of Essential Public Facilities Recommended Sites

The Washington Trucking property¹ and Brashler Industrial Park² were designated as recommended sites for Essential Public Facilities (EPF)³ with the adoption of [Ordinance 2452](#) on October 28, 2002. At that time, both the Washington Trucking property and Brashler Industrial Park were zoned General Industrial (GI). On December 10, 2018, the Marysville City Council adopted [Ordinance 3112](#) which rezoned the Washington Trucking property from General Industrial (GI) to Downtown Commercial (DC) and Open.

On March 6, 2023 City Council adopted Ordinance 3260 which reestablished the DC zoning standards which were inadvertently removed from the Marysville Municipal Code (MMC) with the adoption of the *Downtown Master Plan* update. With the adoption of Ordinance 3260, an obsolete reference to the Washington Trucking property was removed from the footnote in MMC 22C.020.060, *Permitted uses*, for the 'secure community transition facility' use (a type of EPF) (see **Exhibit 2** for this code amendment). The reference to the Washington Trucking property was obsolete since the footnote applies to the GI zone and the property is now zoned DC.

The Washington Trucking property is still identified in [MMC Chapter 22G.070, Siting Process for Essential Public Facilities](#), as a recommended site for locating EPFs (see **Exhibit 1** below); however, since the property is no longer zoned GI and is a highly visible property adjacent to the future I-5/SR529 Interchange, the property is no longer recommended for EPFs. The map in MMC 22G.070.100 is, therefore, proposed to be amended to remove the Washington Trucking property from the recommended EPF sites map (see **Exhibit 3**).

¹ The Washington Trucking property is identified by Assessor's Parcel Number [30053300200400](#) and is located on the east side of SR529, south and west of Ebey Slough, and north of Steamboat Slough.

² Brashler Industrial Park is generally located south of 2nd Street on the east side of 47th Avenue NE and is comprised of several lots.

³ Pursuant to MMC 22G.070.010, an Essential Public Facility (EPF) is any facility owned or operated by a unit of local or state government, a public utility or transportation company, or any other entity that provides a public service as its primary mission. Examples of EPFs include those facilities that are difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW [47.06.140](#), state and local correctional facilities, solid waste handling facilities, opiate substitution treatment program facilities and secure community transition facilities as defined in RCW [71.09.020](#) (RCW 36.70A.200).

Exhibit 1

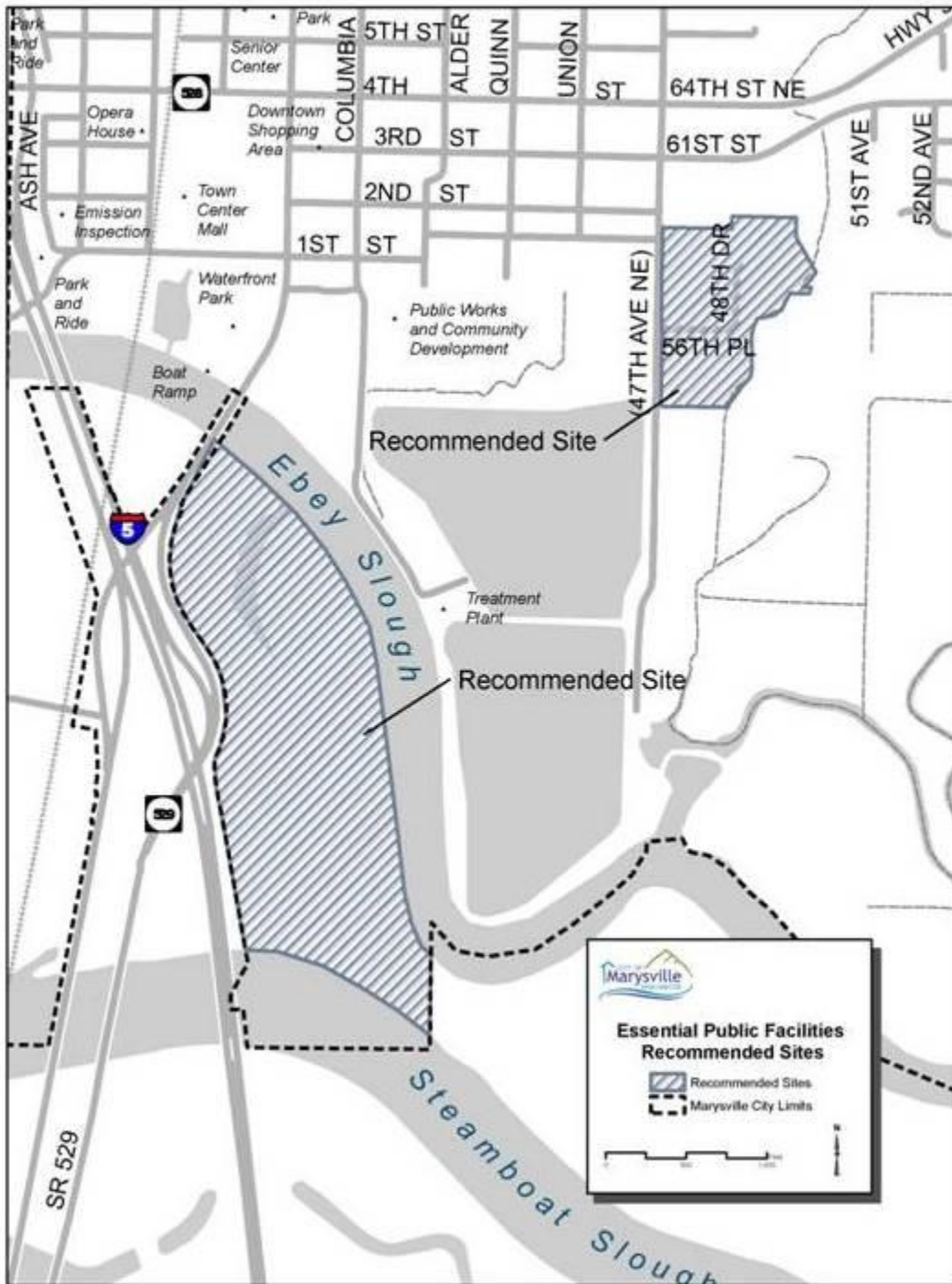


Exhibit 2

22C.020.060 Permitted Uses.

Specific Land Use	NB	CB	CB- WR	GC	MU (63)	LI (81)	GI	REC	P/I
Secure community transition facility							C60		

22C.020.070 Permitted uses – Development conditions.

(60) Limited to land located along east side of 47th Avenue NE alignment, in the east half of the northeast quarter of Section 33, Township 30N, Range 5E, W.M., and in the northeast quarter of the southeast quarter of Section 33, Township 30N, Range 5E, W.M., ~~and land located east side of SR 529, north of Steamboat Slough, south and west of Ebey Slough (a.k.a. TP No. 300533-002-004-00) and in the northwest and southwest quarters of Section 33, Township 30N, Range 5E, W.M., as identified in Exhibit A, attached to Ordinance No. 2452.~~

Exhibit 3

