

CITY OF MARYSVILLE
Marysville, Washington
ORDINANCE NO. 3384

**AN ORDINANCE OF THE CITY OF MARYSVILLE, WASHINGTON,
RELATING TO AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT
CODE (MMC TITLE 22), RELATING TO SIGN CODE VARIANCES AND
AMENDING MARYSVILLE MUNICIPAL CODE SECTION 22C.160.300.**

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 of Marysville regularly updates development standards to address changing needs and to maintain compliance with changes in Washington State (State) laws; and

WHEREAS, the City, in reviewing its development regulations, has determined that there is a need for revisions to the variance provisions in MMC Chapter 22C.160, Signs; and

WHEREAS, currently the sign variance provisions do not allow for a variance to increase the number of signs on a property; and

WHEREAS, there are certain circumstances such as large commercial sites (over two acres) or multi-occupancy complexes where it is beneficial to allow an increase in the number of signs; and

WHEREAS, the City wishes to allow for additional signs where signs would be visible from multiple roadways or when unique circumstances exist that merit the installation of an additional sign; 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, as more fully described below; and

WHEREAS, the City of Marysville has submitted proposed development regulation revisions to the Washington State Department of Commerce on July 15, 2026 (Material ID 2026-S-13051) seeking expedited review under RCW 36.70A.106(3)(b) and in compliance with the procedural requirements of RCW 36.70A.106; and

WHEREAS, the amendments to the development regulations are exempt from State Environmental Policy Act review under RCW 43.21C.450(1).

WHEREAS, during a public meeting on July 14, 2026, the Planning Commission discussed proposed amendments related to the variance provisions in MMC Chapter 22C.160, Signs; and

WHEREAS, on July 28, 2026, the Marysville Planning Commission held a duly-advertised public hearing, and recommended that the City Council adopt the proposed amendments to the variance provisions in MMC Chapter 22C.160, Signs; 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, during the public meeting on September 14, 2026, the City Council discussed potential amendments related to the variance provisions in MMC Chapter 22C.160, Signs; and

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

Section 1. Amendment of Municipal Code Section 22C.160.300. MMC Section 22C.160.330, entitled Variances, is hereby amended as set forth in **Exhibit A**.

Section 2. Required Findings. The amendments to MMC Title 22 (consisting of amendments to MMC Section 22C.160.300 are consistent with the following required findings of MMC 22G.010.520:

- (1) The amendments are consistent with the purposes of the comprehensive plan;
- (2) The amendments are consistent with the purpose of MMC Title 22;
- (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

Section 3. Amendment Tracking. 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>
<u>3384</u>	Sign Code Variance Amendments	<u>September 22, 2026"</u>

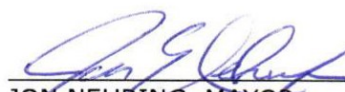
Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 5. Corrections. Upon approval by the city attorney, the city clerk or the code reviser are authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections

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 14th day of September, 2026.

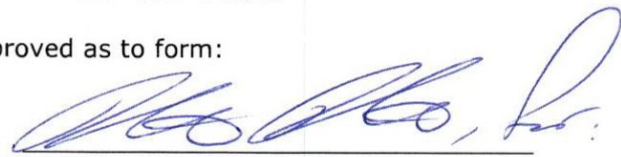
CITY OF MARYSVILLE

By: 
JON NEHRING, MAYOR

Attest:

By: 
DEPUTY CITY CLERK

Approved as to form:

By: 
JON WALKER, CITY ATTORNEY

Date of Publication: September 17, 2026

Effective Date: September 22, 2026
(5 days after publication)

EXHIBIT A

22C.160.300 Variances

Any person may apply for a variance from the requirements of this chapter. Sign variances shall be processed by the hearing examiner pursuant to the procedure set forth in Chapter [22G.060](#) MMC. Variance applications shall be processed pursuant to the review procedures outlined in Chapter [22G.010](#) MMC. A fee will be charged based on processing costs as provided for in Chapter [22G.030](#) MMC. In making any decision on a variance application, the permit authority must adopt findings of fact and conclusions based on those findings that address whether or not the application meets the following criteria for approval:

- (1) The variance does not conflict with the purpose and intent of the sign regulations;
- (2) The variance shall not constitute a grant of special privilege inconsistent with the limitation upon signage of other properties that have had to conform to the provisions of this chapter;
- (3) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this chapter;
- (4) The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
- (5) The granting of such variance would not ~~increase the number of signs allowed by this chapter or that would allow a type of sign that is prohibited by this chapter.~~
- (6) The granting of such variance would not increase the number of signs allowed by this chapter; provided that, for large commercial sites (over two acres) or multi-occupancy complexes, a variance may be granted for one additional sign if the site is visible from multiple roadways or other unique site circumstances exist.

Conditions may be imposed upon the application as deemed necessary to ensure compatibility with this chapter.