

**APPLICATION
FOR COMMUNITY PLAN AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

A Community Plan Amendment is a proposed change or revision to the text, goals, or policies of an adopted community plan included in Title 19B of the Pierce County Code. Community Plans that may be amended in the 2014 amendment cycle include the adopted community plans for Upper Nisqually Valley, Parkland-Spanaway-Midland, Gig Harbor Peninsula, South Hill, Frederickson, Mid-County, Graham, Alderton-McMillin, Browns Point – Dash Point, Key Peninsula, and Anderson and Ketron Islands. An amendment may include either an amendment to the policies under the Objectives, Principles and Standards per Element or the text preceding or following the policies.

NOTE: An application must be completed for all proposed amendments, whether initiated by the County Council, County Executive, or a city or town with jurisdiction in Pierce County. No application is considered officially initiated until: 1) the Executive forwards the application to the County Council for inclusion in the Council resolution initiating amendments; 2) a city or town forwards the application to the County Council for inclusion in the Council resolution initiating amendments; or 3) the County Council includes the application in the resolution initiating amendments. It is the applicant's responsibility to provide the completed application and to check on the status of the request. If you want a city or town to initiate an amendment, you need to work directly with the city or town. See the handout Guidelines for Submitting Applications for Amendments to the Pierce County Comprehensive Plan for additional information.

The deadline to submit an application to the Council is 4:30 p.m., **July 31, 2014**. The deadline to submit an application to the Executive is 4:30 p.m., **July 18, 2014**. Complete all the blanks in this application form. A letter or report in lieu of this application will not be accepted. However, reports, photos or other materials may be submitted to support your application.

Applicant: FRETOC, LLC
Address: 8016 SE 28th Street, Suite 215
City/State/Zip Code: Mercer Island, WA 98040
Phone: (425) 637-2828
E-mail Address: chris@pallis.net

Agent: Azure Green Consultants, LLC, Paul Green
Address: 409 East Pioneer
City/State/Zip Code: Puyallup, WA, 98372
Phone: (253) 770-3144
E-mail Address: paul@mailagc.com

Initiation (check one):

- Request Pierce County Council to initiate the amendment.
- Request Pierce County Executive to initiate the amendment.
- City/Town of _____ is initiating the amendment.

Community Plan proposed to be amended (check one):

- Upper Nisqually Valley
- Gig Harbor Peninsula
- Parkland – Spanaway - Midland
- South Hill
- Frederickson
- Mid-County
- Graham
- Alderton – McMillin
- Browns Point – Dash Point
- Key Peninsula
- Anderson and Ketron Islands

DESCRIPTION OF AMENDMENT:

1. General description of proposal:

Amend the Frederickson Community Plan to facilitate the development of Frederickson Town Center project by expanding the ES zoning designation and modifying the allowed uses.

See attached letter.

2. Will the proposed amendment require a corresponding amendment to the Comprehensive Plan to ensure consistency?

Not to our knowledge.

3. Write (type) text as it currently appears in the community plan (include element and policy citation):

GENERAL

Objective 6. Provide an orderly transition from the Employment Center to residentially zoned properties and environmentally sensitive areas.

Principle 1. Review the zoning atlas and recommend changes to create logical boundaries and transitions from the Employment Center to residentially zoned properties and environmentally sensitive areas.

Standards

6.1.1 Use ownership patterns, roadways, topography, lot size, and environmental features to establish logical boundaries to the Employment Center.

6.1.2 Zone areas within the Employment Center designation along Clover Creek as Community Employment (CE).

6.1.3 Limit development within the CE zone to light industrial and office uses only. Mineral extraction, salvage yards, and similar heavy industrial uses should be prohibited.

4. Write (type) proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page):

This text does not appear to need amendment, however the implementation of it on the land use map and zoning designation map should be amended.

5. Why is the community plan amendment needed and being proposed?

The map below shows the areas that were zoned CE as an implementation of these Standards.



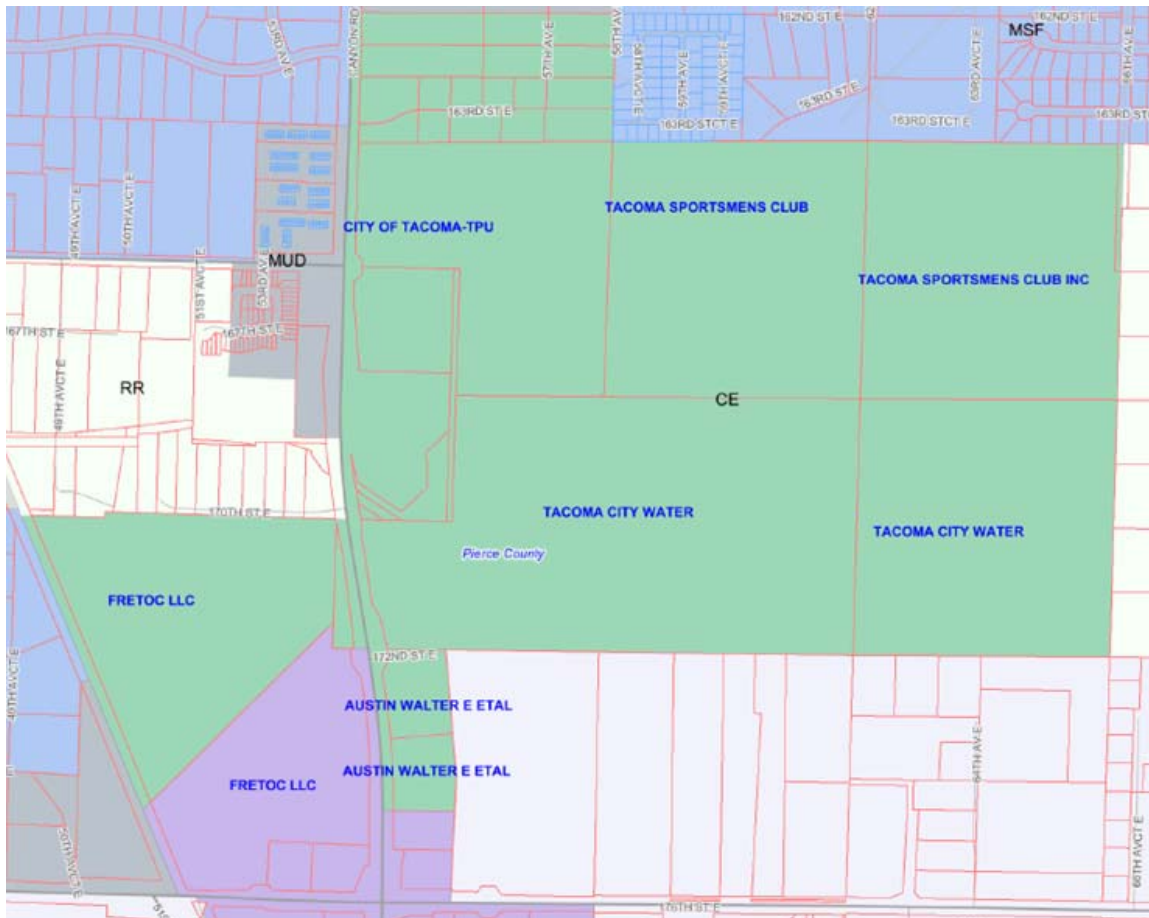
The CE zoned property on the east side of Canyon is predominantly owned or leased by the Tacoma Sportsmen's Club. The leased portion is owned by Tacoma City Water and Tacoma Public Utilities. This property is unavailable for development and includes 228.74 acres.

The CE zoned property on the west side of Canyon is owned by FRETOC, LLC. and is approximately 31 acres in size. The southerly two parcels on the east side of Canyon are owned by Walt Austin et al and are approximately 5.5 acres in size.

The CE zoned property owned by FRETOC was a part of the Canyon Clock Center project that invested millions of dollars on construction of infrastructure to develop the site as a retail center. Due to a variety of factors, including the limitation on uses by the CE zone, the project never attracted tenants and was foreclosed on by the construction lender.

We believe that the FRETOC parcel and the two parcels owned by Austin should be incorporated in the retail center surrounding the intersection of 176th and Canyon and never should have been designated as CE.

Ownership in the CE Zoned Area



3. Write (type) text as it currently appears in the community plan (include element and policy citation):

- Objective 7 Create a well-defined commercial and civic service area within the Employment Center that will meet the daily goods and service needs of the employees of the center and local residents.
- Principle 1. Designate identified properties around the intersection of 176th Street East and Canyon Road East as Employment Service.
- Standards
- 7.1.1 The Employment Service zone shall be considered a light industrial zone and shall only be permitted under the Employment Center land use designation.
- 7.1.2 The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features. The Employment Service area should not exceed 80 acres in size. Any Employment Service rezone shall be contiguous to other Employment Service properties.
- 7.1.3 The Employment Service area shall permit a range of light industrial, office, retail, service, utility, and civic uses. Permitted uses shall be identified in the Pierce County Development Regulations - Zoning.
- 7.1.4 Residential uses shall be prohibited within the Employment Service zone.
- 7.1.5 For purposes of Chapter 8.76 of the Pierce County Code, the Employment Service zone should be assigned a Class C environmental designation for noise abatement (EDNA).
- 7.1.6 The type of retail and commercial services allowed within the Employment Service zone should serve a market not greater than Frederickson residents and businesses.
- 7.1.7 The area of individual tenant space within commercial buildings shall be limited.
- 7.1.8 High quality site and building design shall be required within the Employment Service zone. Design standards shall seek to create a well-defined sense of place, ensure compatibility with adjacent uses, provide ample landscaping, facilitate pedestrian movement, and limit the number of vehicular access points onto Canyon Road East and 176th Street East.

4. Write (type) proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page):

- Objective 7 Create a well-defined commercial and civic service area within the Employment Center that will meet the daily goods and service needs of the employees of the center and local residents.
- Principle 1. Designate identified properties around the intersection of 176th Street East and Canyon Road East as Employment Service.
- Standards
- 7.1.1 The Employment Service zone shall be considered a light industrial zone and shall only be permitted under the Employment Center land use designation.
- 7.1.2 The boundaries and size of the area zoned as Employment Service shall be based upon the employment capacity of the Employment Center, land ownership patterns, and natural and built environment features. The Employment Service area should not exceed ~~80~~ 95 acres in size. Any Employment Service rezone shall be contiguous to other Employment Service properties.

- 7.1.3 The Employment Service area shall permit a range of light industrial, office, retail, service, utility, and civic uses. Permitted uses shall be identified in the Pierce County Development Regulations - Zoning.
- 7.1.4 Residential uses shall be prohibited within the Employment Service zone.
- 7.1.5 For purposes of Chapter 8.76 of the Pierce County Code, the Employment Service zone should be assigned a Class C environmental designation for noise abatement (EDNA).
- ~~7.1.6 The type of retail and commercial services allowed within the Employment Service zone should serve a market not greater than Frederickson residents and businesses.~~
- ~~7.1.7 The area of individual tenant space within commercial buildings shall be limited.~~
- 7.1.86 High quality site and building design shall be required within the Employment Service zone. Design standards shall seek to create a well-defined sense of place, ensure compatibility with adjacent uses, provide ample landscaping, facilitate pedestrian movement, and limit the number of vehicular access points onto Canyon Road East and 176th Street East.

5. Why is the community plan amendment needed and being proposed?

The CE and ES zones and the standards 7.1.1 through 7.1.8 have not resulted in the realization of the desired conditions outlined in the Frederickson Community Plan for the Central Place at the intersection of 176th Street East and Canyon Road East. These standards need to be modified to allow for the elements necessary to attract desirable tenants to the Frederickson Town Center project.

The standards need to allow for anchor tenants necessary to create a draw for the project. The entire FRETOC property needs to be designated to allow for retail uses. This can be accomplished by increasing the size of the ES zoned land and making slight modifications to the allowed uses.

The Central Place envisioned in the Frederickson Community Plan is described below:

DESCRIPTION OF DESIRED CONDITIONS

The citizens of Frederickson want to better define the community and help to ensure that it remains a desirable place to live as it continues to grow in the future. The community plan enacts measures to ensure future development will contribute to visual and functional amenities. The goals of the community plan are accomplished through policies, regulations, and design standards. However, adoption of the community plan will not result in immediate change. Significant and lasting change will occur over time through the realization of the implementing actions and citizen support.



Central Place

Frederickson needs a centralized commercial and civic core that can help to better define the community as a place. The

community plan would create such a core at the four corners of the intersection of 176th Street East and Canyon Road East, near the geographic center of Fredericks on. This core will provide a mix of community scale commercial and civic uses business interconnected with plazas and pedestrian walkways. Potential uses include grocery stores, banks and other professional services, barber shops and other personal services, and government offices. The core is intended to provide opportunity for community members to interact with one another and to be a well-designed area that residents and visitors can easily identify as being with Frederickson. Buildings will be of quality architectural design and sites will incorporate ample landscaping, plazas, signage, and other features that will be used to create an aesthetically pleasing atmosphere and provide a sense of the community.

Attach additional sheets if necessary.

3. Write (type) text as it currently appears in the community plan (include element and policy citation):

COMMERCIAL POLICIES

Intent: Provide well-designed, appropriately scaled retail and service development at limited locations in the community.

Objective 8. Retail and service development within the plan area should be scaled to meet neighborhood and community needs, rather than regional needs, in recognition of abundant regionally oriented shopping centers in other nearby communities.

Principle 1. Strive for the development of well-designed, well-placed neighborhood and community scale commercial development within the plan area.

Standards

8.1.1 Retail and service uses should be oriented primarily to meeting the needs of the Frederickson community. The type and intensity of retail uses within the plan area should be regulated to discourage the development of “destination” or “big-box” retailers that draw customers from a large geographic area. [Frederickson Plan amended by Ord 2007-86s LU]

8.1.2 Commercially zoned areas should be compact in size and should be located at prominent intersections within the community.

8.1.3 The development of commercial strips should be discouraged by limiting commercial road frontage and by creating distinct commercial zones that vary in the type and intensity of allowed uses.

8.1.4 Require all commercial developments to meet architectural and site design standards.

8.1.5 Landscaping of commercial sites should be required, particularly along public roads and within parking areas.

8.1.6 Driveway access from commercial properties onto major roads should be minimized.

Principle 2. Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.

8.2.1 Allow for the continued existence of a limited mixed use commercial area at the intersection of 160th Street East and Canyon Road East. This area should be sized based upon existing retail, service, and civic uses.

8.2.2 Allow for the continued existence of a limited mixed use commercial area at the intersection of Military Road East and Canyon Road East. This area should not exceed 15 acres in size.

8.2.3 Limit additional commercial development along 176th Street east and west of the planned commercial center at 176th Street East and Canyon Road.

8.2.4 Encourage the communities of Summit View and North Clover Creek Collins to carefully control and limit commercial development along Canyon Road in order to maximize the efficiency of this roadway as a major north-south arterial and to prevent the development of a continuous commercial strip into the Frederickson community.

Principle 3. Implement compatibility requirements in order to minimize the impact of commercial activities on adjacent residential uses.

Standards

8.3.1 Require intensive screening and buffering of commercial uses adjacent to residential areas.

- 8.3.2 Control lighting within commercial developments to minimize light intrusion into residential areas.
- 8.3.3 Shield noise generating equipment such that noise levels within adjacent residential areas are not significantly increased.

4. Write (type) proposed amendment (if new, indicate the proposed location by specifying the document, page number, and location on the page:

COMMERCIAL POLICIES

Intent: Provide well-designed, appropriately scaled retail and service development at limited locations in the community.

Objective 8. Retail and service development within the plan area should be scaled to meet neighborhood, and community needs, rather than regional needs, in recognition of abundant regionally oriented shopping centers in other nearby communities. **Anchor tenants that may serve a larger area shall be allowed in the Central Place since they are necessary to attract other desirable tenants.**

Principle 1. Strive for the development of well-designed, well-placed neighborhood and community scale commercial development within the plan area **that meet the needs of the Frederickson area and discourage travel to commercial developments in nearby communities.**

Standards

8.1.1 Retail and service uses should be oriented primarily to meeting the needs of the Frederickson community. The type and intensity of retail uses within the plan area should be determined by the marketplace and include anchor tenants as necessary to allow for successful development of the Central Place. ~~should be regulated to discourage the development of "destination" or "big-box" retailers that draw customers from a large geographic area. [Frederickson Plan amended by Ord 2007-86s-LU]~~

8.1.2 Commercially zoned areas should be compact in size and should be located at prominent intersections within the community.

8.1.3 The development of commercial strips should be discouraged by limiting commercial road frontage and by creating distinct commercial zones that vary in the type and intensity of allowed uses.

8.1.4 Require all commercial developments to meet architectural and site design standards.

8.1.5 Landscaping of commercial sites should be required, particularly along public roads and within parking areas.

8.1.6 Driveway access from commercial properties onto major roads should be minimized.

Principle 2. Control the location, scale, and range of commercial uses within the community in a manner as appropriate to accomplish the objectives of the community plan.

~~8.2.1 Allow for the continued existence of a limited mixed use commercial area at the intersection of 160th Street East and Canyon Road East. This area should be sized based upon existing retail, service, and civic uses. **(note: this commercial center no longer exists since the grocery store left)**~~

8.2.21 Allow for the continued existence of a limited mixed use commercial area at the intersection of Military Road East and Canyon Road East. This area should not exceed 15 acres in size.

8.2.32 Limit additional commercial development along 176th Street east and west of the planned commercial center at 176th Street East and Canyon Road.

8.2.43 Encourage the communities of Summit View and North Clover Creek Collins to carefully control and limit commercial development along Canyon Road in order to maximize the efficiency of this roadway as a major north-south arterial and to prevent the development of a continuous commercial strip into the Frederickson community.

Principle 3. Implement compatibility requirements in order to minimize the impact of commercial activities on adjacent residential uses.

Standards

8.3.1 Require intensive screening and buffering of commercial uses adjacent to residential areas.

8.3.2 Control lighting within commercial developments to minimize light intrusion into residential areas.

8.3.3 Shield noise generating equipment such that noise levels within adjacent residential areas are not significantly increased.

5. Why is the community plan amendment needed and being proposed?

The implementation of the commercial policies above has not resulted in the development of a vibrant Central Place for Frederickson. The viability of small compact commercial areas has changed over time. An example of this is the commercial area at the intersection of 160th Street East and Canyon Road East. The grocery store that served as the anchor tenant for that area was too small to compete in the changing retail market and was closed down. The site has been redeveloped as an education facility by the Bethel School District and is no longer available to help meet the commercial needs of the region.

The limitation on size of anchor tenants and changes in the retail market place have resulted in additional traffic on area roads as employees and residents in the Frederickson area travel to Meridian and Pacific to shop.

The FRETOC site has the infrastructure in place and is now completing the construction of signalized intersections at the entrance to Canyon Road East and 176th Street East. The FRETOC site should be utilized for the commercial needs of the Frederickson area that must be met to attract industry to the rest of the EC zoned property.

The following objectives, principles and standards in the commercial core and Business Assistance and Marketing sections of the Frederickson Community Plan are additional justifications for the proposed changes.

Commercial Core

Objective 40. Develop strategies to encourage the development of a high quality commercial and civic core within the community.

Principle 1. Promote the development of a commercial and civic core at the intersection of 176th Street East and Canyon Road East that is scaled to meet the needs of the local community and employers and employees within the Employment Center.

Standards

40.1.1 Desired commercial uses within the commercial core include grocery stores, financial services, personal services, restaurants, day care centers, recreation and entertainment, and government offices.

40.1.2 Encourage federal, state, or local government services to locate within the commercial core in order to provide an anchor for other businesses.

Business Assistance and Marketing

Objective 41. Seek the support of business organizations and associations to provide marketing and promotion assistance to businesses within the communities plan areas targeted for commercial and industrial development.

- Principle 1. Request that the Economic Development Division of the Pierce County Community Services Department and other appropriate organizations prepare a market assessment for the Frederickson area to help determine the market strengths and weakness of the area.
- 41.1.1 Market assessments shall provide an update of the commercial and industrial market through analyzing the area's past and recent performance in the various sectors; documenting existing conditions, emerging trends, opportunities, and constraints (i.e., the depth of the market); and identifying a portfolio of key properties and development opportunities.
- 41.1.2 The market assessment shall help rank and prioritize the potential target areas for the receipt of public improvements.

Attach additional sheets if necessary.

LAND USE IMPLEMENTATION

Title 18 A.22.010 includes the land use designations allowed in the ES zone. The land use table was recently modified as part of the code consolidation process.

Title 18A – Development Regulations – Zoning
18A.22.010

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES*	
RESIDENTIAL USE CATEGORY: See PCC 18A.33.210 for Description of Residential Use Categories.							
Fraternity or Sorority House							
Group Home	C						
Mobile Home							
Mobile Home Park							
Multi-Family Housing	P	P					
Nursing Homes	P	P					
Senior Housing		P					
Single-Family Detached Housing	(1)	(1)		(1)	(1)		
Two-Family Housing (Duplex)		P					
CIVIC USE CATEGORY: See PCC 18A.33.220 for Description of Civic Use Categories.							
Administrative Government Svcs.	P	P		P	P	P	
Community and Cultural Svcs.	P1-5	P1-2;C4-5				P1;C4	
Day-Care Centers	P	P			P	P	
Education	P1,2;C3	P1,2;C3					
Health Services	P1;C2	P1			P1;C2	P1	
Postal Services	P1;C2	A1		P2	P2	P1	
Public Park Facilities	P	P1,4	P1,2,4;C3	P	P	P	
Public Safety Services	P1;C2	C1	P1	P1;C2,3	P1;C2	P1	
Religious Assembly	P	P1,2					
Transportation	P1;C2,3	P1		P1,2;C3,4; PFP3,4	P1,2;C3,4; PFP3,4	P1,2;C3; PFP3	
UTILITIES USE CATEGORY: See PCC 18A.33.230 for Description of Utilities Use Categories.							
Electrical Facilities	P	P		P	P	P	
Electrical Generation Facilities				C			
Natural Gas Facilities	P1,2;C3	P1,2;C3		P	P1-3;C4	P1,2;C3	
Organic Waste Processing Facilities				C1,2;PFP1-3			
Pipelines	P	P		P	P	P	
Sewage Collection Facilities	P	P		P	P	P	
Sewage Treatment Facilities				C;PFP			
Stormwater Facilities	P	P		P	P	P	
Telecommunication Towers or Wireless Facilities	P1;PL2;C3	P1;PL2;C3		P1,2;PL3;C4	P1,2;PL3;C4	P1;PL2	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see PCC 18J.15.270.
	(1) Pursuant to PCC 18A.33.285.
	• Maximum gross floor area is 60,000 square feet.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES*	
Utility or Public Maintenance Facilities	P1;C2,3	P1;C2,3		P	P	P1	
Waste Disposal Facilities				P1-4; PFP2,3,5			
Waste Transfer Facilities				P1;C2-4; PFP2,4	P1	P1	
Water Supply Facilities	P1;A2;C3	P1;A2;C3	P1;A2;C3	P	P1;A2;C3	P1;A2;C3	
ESSENTIAL PUBLIC FACILITIES USE CATEGORY [Reserved]							
OFFICE/BUSINESS USE CATEGORY: See PCC 18A.33.250 for Description of Office/Business Use Categories.							
Administrative and Professional Offices	P	P1;C2		P	P	P	
Educational Services	P	P			P	P	
RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories.							
Agritourism	P	P1		P1	P1,2	P1	
Agricultural Services				P			
Agricultural Supply Sales	P				P1-4		
Animal Production, Boarding and Slaughtering				C2			
Crop Production				P2	P2		
Fish Processing, Hatcheries and Aquaculture				C	C		
Forestry	P1	P1		P	P	P1	
Surface Mines				C;PFP			
COMMERCIAL USE CATEGORY: See PCC 18A.33.270 for Description of Commercial Use Categories.							
Adult Business							
Amusement and Recreation	P1-4;C7,8	P1;A2,3			P1,2,4,5	P1,2,5	
Billboards							
Building Materials and Garden Supplies	P1-5;C6				P1,2	P	
Bulk Fuel Dealers				P			
Business Services	P	P1,2		P	P	P	
Buy-Back Recycling Center				P			
Commercial Centers	P1;C2					P1,2;C3	
Eating and Drinking Establishments	P1-3;A4;C5	P3;A4			P3-4;C1-2	P3-4;C1-2	

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
EBPC Employment Based Planned Community, see PCC 18A.10.080 E.	C Requires Conditional Use Permit.
AIR Airport Overlay, see PCC 18A.10.100.	A Requires Administrative Use Permit.
MRO Mineral Resource Overlay, see PCC 18A.10.100 E.	Number Refers to level of Use Type allowed, see PCC 18A.33.200 to 18A.33.280. When no number is present, all levels of the Use Type are allowed.
	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see PCC 18J.15.270.
	(1) Pursuant to PCC 18A.33.285.
	* Maximum gross floor area is 60,000 square feet.

Use Categories and Use Types	FREDERICKSON Urban Zone Classifications (18A.22.010)						
	Urban Districts and Other Zones			Urban Employment Centers			
	MUD: Mixed Use District	ROC: Residential/ Office- Civic	PR: Park and Recreation	EC: Employment Center	CE: Community Employment	ES: Employment Service	[Reserved]
	MUD	ROC	PR	EC	CE	ES*	
Food Stores	P	P1				P	
Lodging	A1;P2					P2	
Mobile, Manufactured and Modular Home Sales				P			
Motor Vehicles and Related Equipment Sales, Rental, Repair and Service	A1-3	C1-3		P1	P1,3	P1-3	
Personal Services	P	P1,2				P1	
Pet Sales and Services	P	A1			P1	P	
Rental and Repair Services	P	P1			P1;C2	P1	
Sales of General Merchandise	P	P1				P1,2;C3,4	
Storage and Moving					C		
Wholesale Trade	P			P	P	P1	
INDUSTRIAL USE CATEGORY: See PCC 18A.33.280 for Description of Industrial Use Categories.							
Basic Manufacturing				P			
Contractor Yards				P			
Food and Related Products	C1			P	P		
Industrial Services and Repair				P	P1,3,5;C2,4	C	
Intermediate Manufacturing and Intermediate/Final Assembly	C1,2			P	P	C1,2,4	
Motion Picture, Television and Radio Production Studios	P1;C2			P	P	P	
Off-site Hazardous Waste Treatment and Storage Facilities				C			
Printing, Publishing and Related Industries	P			P	P	P	
Recycling Processor				P			
Salvage Yards/Vehicle Storage				C			
Warehousing, Distribution and Freight Movement	C1,3,6			P1-8;C9	P1-8	C1-3,6,7	

(Ord. 2013-85 § 1 (part), 2013; Ord. 2013-30s2 § 5 (part), 2013; Ord. 2012-2s § 5 (part), 2012; Ord. 2010-70s § 11 (part), 2010; Ord. 2010-13s § 2 (part), 2010; Ord. 2010-7 § 2 (part), 2010; Ord. 2009-18s3 § 2 (part), 2009; Ord. 2008-39 § 4 (part), 2008; Ord. 2008-1s § 1 (part), 2008; Ord. 2007-109s § 3 (part), 2007; Ord. 2006-53s § 1 (part), 2006; Ord. 2005-84s § 2 (part), 2005; Ord. 2004-87s § 6 (part), 2004; Ord. 2004-52s § 3 (part), 2004)

OTHER URBAN ZONE CLASSIFICATIONS	NOTES
MPC Master Planned Community, see PCC 18A.10.080 E.	P Permitted.
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	PFP If provided by a governmental entity to serve a specific public need as identified in the adopted facility plan, a Public Facilities Permit is required. Otherwise, the use is allowed according to the applicable symbol.
	PL Priority Location Criteria, see PCC 18J.15.270.
	(1) Pursuant to PCC 18A.33.285.
	* Maximum gross floor area is 60,000 square feet.

Proposed changes to 18A.22.010

To encourage the development of the Central Place we are proposing the comprehensive plan update process also change Table 18A.22.010 to allow the additional uses below in the ES zone.

Education	P
Health Services	P
Postal Services	P
Commercial Centers	P
Amusement and Recreation Use Type	P 1, 2, 5, 8
Eating and Drinking Establishments	P 1-4
Motor Vehicles and Related Equipment Sales/Rental/Repair and Services	P 1, 2, 3, 10
Personal Services	P
Rental and Repair Services	P
Sales of General Merchandise	P
Storage and Moving	P
Wholesale Trade	P

We would also like to remove the * from the ES zone that references the note that limits gross floor area to 60,000 square feet. This is the only zone in the county that has limitations on gross floor area that do not stem from the use definitions in Title 18A.33.