

Planning Commission

Meeting Minutes

March 15, 2016

Approved: KMD



6:30:34 PM

Chair Chris Holland called the meeting to order. Other Commissioners in attendance: Greg Tisdel, Richard Jordison, Kathryn Beck, Michael Zelinski, Megan Dunn, and Alex Lark.

Commissioners Absent: Chris Adams and Loren Sand

Staff Present: Allan Giffen, David Stalheim, Becky A. McCrary, Paul Popelka, Niels Tygesen, Karen Stewart and Kathy Davis

Meeting Minutes

Correction: Commissioner Zelinski stated that he would like to change "deliberative" to "debilitating" in Ms. Brooks testimony.

Motion: Commissioner Tisdel made a motion to approve the March 1, 2016 meeting minutes with the above correction. Commissioner Lark seconded the motion.

Vote: Commissioner Lark, yes; Commissioner Dunn, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Jordison, abstain; Commissioner Tisdel, yes; and Chair Holland, yes.

Motion Carried

Commissioner Reports

Commissioner Jordison would like the process of Commissioner Reports to be a little more formal by asking each Commissioner directly if they have something to report. Chair Holland stated that he would address each Commissioner in the future.

Staff Comments

Allan Giffen, Planning staff, stated that the next Planning Commission meeting is scheduled for April 5, 2016.

General Citizen Comments

None

Item 1: Code Amendment for Supportive Housing

Becky A. McCrary, Planning staff, stated that the purpose of the amendment is to establish a clear and predictable process for the public and applicants, determine appropriate standards, and ensure that the security and safety measures are addressed. Her research revealed a lot of information on supportive housing. She suggested that Commissioners could go to Wikipedia and search on supportive housing to get a lot of good information from around the country. She presented a picture of a supportive housing project in Spokane.

Ms. McCrary reviewed the potential code amendments which included the proposed allowable zones; the proposed permit process which would include a public notice and appeal period; the density, design, and parking standards; the distance to accessible services such as transit and other facilities; requirements for a community and meeting space within the project; impact fee waiver exemption; and provisions for a management plan. She presented a picture of a project at 1811 Eastlake in Seattle which is a 75-unit project that provides housing for formerly homeless men and women with chronic alcoholism.

Commissioner Jordison asked if the proposed code amendment was for new construction, or would the amendment apply to existing vacant buildings if the City chose to redevelop existing buildings. Ms. McCrary responded that the code amendment was for new projects; and currently didn't address whether or not the City should buy an existing building or if the code provisions would apply to an existing building. Commissioner Jordison asked if that had been under consideration. Ms. McCrary responded no, and added that the City could discuss that.

Commissioner Zelinski asked about the density limits in the multiple family zones. Mr. Giffen responded that there were no density limits in the R-4 zones near downtown, and the R-5, B-3, and BMU zones. The E-1 and E-1, MUO have density limits but those limits can be exceeded with bonus amenity improvements. There are density limits in the R-3, R-3L, C-1, C-1R, B-2, B-2B zones. He stated that oftentimes with multiple family buildings the real limit on density is how many parking spaces you can fit on a site. Under the supportive housing regulations, the City is recommending one parking space per every 4 units.

Commissioner Zelinski referred to Definition A and asked if the intent was for long term or temporary housing. Ms. McCrary responded that a tenant could live in the unit as long as they qualify.

Commissioner Tisdell asked if the City had made a determination about what services a facility should locate near. Ms. McCrary responded that the range of services could be different between each of the tenants, so the services needed would be determined by the case manager. She added that it was important that facilities have access to transit in the vicinity to reach the necessary services.

Chair Holland asked if the review process for all multiple family proposals were Review Process II. Mr. Giffen responded that SEPA exempt projects go through Review Process I which is administrative with

no notice requirement. Chair Holland asked if the public notice requirement for Review Process II was 300 or 500 feet. Mr. Giffen responded that the notice requirement was 150 feet. Chair Holland asked if the public notice requirement could be expanded to 300 or 500 feet because of the nature of the use.

Chair Holland referred to provision #2 on the last page and asked if the Planning Director would make the determination on what the reasonable distance is from services. He added that it would also be reasonable to request that the applicant provide a shuttle service to off-site supportive services if the location of the building isn't determined to be a reasonable distance.

Commissioner Dunn would like to include "low barrier housing" in the definition of supportive housing.

Commissioner Dunn was concerned that the locational requirement to be near transit could be prohibitive for a locating a new facility because of some of the route cutbacks that have been done. Transit services could always be rerouted to the new facilities. She commented that she lives in the Lowell neighborhood and the woman's mission has been a great neighbor.

Commissioner Beck asked if there was a way to require a park amenity or a community space that residents and the community could share as a way to develop a good relationship within the neighborhood community similar to what was achieved in the Lowell neighborhood. Ms. McCrary responded that she could call a couple housing providers to find out their thoughts on how that would work.

Commissioner Jordison said he was very supportive of the proposal.

Ms. McCrary asked the commissioners if they had any preference on the definitions. Chair Holland recommended Definition A with the low barrier term added. Commissioner Lark preferred Definition A with families added. Commissioner Beck preferred Definition C, but would be supportive of Definition A. Commissioner Tisdell would be supportive of C; however, because low barrier housing was a new use for the City, he recommended Definition A.

Citizen Comments

None

Item 2: Metro Everett, Center Plan

David Stalheim, City Long Range Planning Manager, stated that staff is working with a number of background documents and data to develop a profile of what is going on within the community currently and where that data and information takes us with respect to the vision and some of the outcomes that we want to see within the metro area. The primary themes under consideration are livability, the work force, visitors, the physical and natural environment, and transportation. The livability profile considerations include housing and the community and cultural services within the

metro area. He presented information on age demographics, household incomes, housing style, housing affordability, housing construction, and major services.

Karen Stewart presented information on employment types such as financial services and health care services. Data was obtained from the Economic Alliance from Snohomish County and a website called Sales Genie. Access to fresh food such as the Sno-Isle Food Coop and QFC are also represented on the map. Also under consideration are leisure services, accommodations, and food services.

Paul Popelka presented information on the schools and parks located in and around the metro area.

David Stalheim stated that he and Niels Tygesen are working on a written report which he plans to bring back to Commission on April 5, 2016. He stated that the public can subscribe on line to the Metro Everett News Flash service to receive the latest information. He asked if there were any questions.

Commissioner Beck stated that it would be very helpful during the presentation to have more of an interactive map that would show the image of what is being featured. Mr. Stalheim responded that Commission will be getting a full size map in the written report. She suggested that an interactive map on-line would help her with the actual geography of the area. Mr. Stalheim mentioned that the City is currently working on an interactive map that will be available to the public soon.

Commissioner Zelinski suggested that other urban spaces be included on the inventory of parks such as the county campus which also serves as a gathering space. Chair Holland suggested the Everett High School facilities such as the tennis courts could be added to the inventory.

Commissioner Dunn asked about the year of the data source. Mr. Stalheim responded that it differed depending on what it is. Staff used the American Community Survey which is 2010-2104. Commissioner Dunn stated that she would like to see information on public safety and crime statistics, and community engagement which can be measured by voter turnout. Commissioner Dunn referred to the new housing slide and mentioned that she would also like to see what has been lost in comparison to what is being developed in regards to redeveloped sites. Mr. Stalheim stated that Mr. Popelka was working on public safety and staff will also be looking at community engagement by looking at the voter data.

Commissioner Dunn stated that she would like to see data on both fire and crime.

Commissioner Jordison stated that the City's Parks and Recreation Department offers many programs and activities that should be considered in the livability profile. Mr. Stalheim responded that those programs are being considered. Currently, Ms. Stewart is participating in the parks comprehensive plan process. Mr. Popelka added that staff is compiling a list of other assets and programs under the umbrella of Culture to address what it is like to live in Everett and what are the activities that the public can engage in.

Commissioner Tisdell asked if staff would also look at the walkability and bike-ability of the area. Mr. Stallheim stated that is being considered in regards to getting around in the metro area along with transit and vehicles.

Mr. Giffen asked Mr. Stahlheim how would people get more information on the City's website? Mr. Stalheim responded that they would go to Everettwa.gov/metro to get the latest information. The Livability Profile will be published on the web as soon as it is available. Citizens can also subscribe to the NewsFlash service to be notified of any upcoming meetings or events.

Commissioner Beck asked if the City would be conducting a public survey. Mr. Stalheim stated that the public participation process would begin in April and run through July. That public process would include a public survey and a community dialogue through the City's website Community Voice module.

Item 3: Other Business

Commissioner Lark stated that Planning Commission deals with a lot of diverse issues and topics. He stated that he is doing his best to learn about the issues the City is facing and felt it would be nice to have a joint meeting of all the commissions or at least a larger number of commissions at some point to share ideas, to discuss issues that are most important to them and see where those align and see how the commissions can start working together and viewing the City as one, and then tackling issues in a collaborative process.

Mr. Giffen responded that he would share that with other boards and commissions.

7:47:19 PM ADJOURNED



Planning Commission Secretary

4-5-16
Date



Kathy Davis, Administrative Assistant

4-5-16
Date