

Planning Commission

Meeting Minutes

April 5, 2016

Approved: RMD



6:31:28 PM

Acting Chair Tisdell called the meeting to order. Other commissioners in attendance: Chris Adams, Loren Sand, Richard Jordison, Kathryn Beck, Michael Zelinski, Alex Lark, and Megan Dunn.

Commissioner Absent: Chair Chris Holland

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

Meeting Minutes

Motion: Commissioner Jordison made a motion to approve the March 15, 2016 meeting minutes. Commissioner Beck seconded the motion.

Vote: Commissioner Dunn, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Jordison, yes; Commissioner Sand, yes; Commissioner Adams, abstain; and Acting Chair Tisdell, yes.

Motion Carried

Commissioner Reports

None

Staff Comments

Allan Giffen, Planning Director, stated that the next Planning Commission meeting is scheduled for April 19, 2016. He stated that the State Department of Commerce scheduled a Short Course on Local Planning at the Everett Holiday Inn on April 20, 2016 at 6:30 pm if Commissioners were interested in attending.

General Citizen Comments

Kent Pevery, 312 Pecks Drive, stated that he would like the City to consider regulations for clean and sober houses. Mr. Giffen responded that currently there is no category in the City's Zoning Code for clean and sober houses. The City regulates clean and sober houses by using the occupancy of households located in the definition of family. Under that definition, up to four unrelated adults or up to 8 disabled individuals are allowed per household. Recovering drug and alcohol abusers are considered to be disabled. The City is currently discussing revisions to the family definition and he did anticipate bringing that to Commission in a couple months.

Agenda 1: Metro Everett Plan

David Stalheim, Long Range Planning Manager, presented information from the Livability Profile that included a number of graphs on age, income, commute times, and units in structure. He presented information on access to fresh food, to services, to retail, to schools, and to parks; and, information regarding public safety, entertainment, and restaurants.

Commissioner Sand asked if there was a way to compare the age and income level data between the metro area and citywide. Mr. Stalheim responded that most of the data was only available at the block group level and so even the block group didn't align with the Metro Area boundary. There are 5-7 block groups within the Metro Area. He added that there are differences between the areas; and that he could obtain information on age through the census data at the block level, and would work on more detailed information regarding income levels.

Acting Chair Tisdell asked if the figure of \$59,000 was a County average income limit number. Mr. Stalheim responded that HUD determines the 80% median income for a family of three from data obtained from all of King and Snohomish Counties together. Acting Chair Tisdell asked if Everett's income limit number was lower than other Counties. Mr. Stalheim responded that Everett is probably a little bit lower but HUD doesn't publish data down to that level. Mr. Giffen added that the City does have that information for Everett but not specifically for the Metro area. The data does show that Everett has a lower median household income. Acting Chair Tisdell asked about housing affordability in the metro area. Mr. Stalheim responded that housing affordability was addressed in the Livability Profile and that there are very few units that are affordable to anyone that is at 50% of area median income overall within the area.

Mr. Stalheim asked Commissioners to participate in a goal statements activity related to livability in Metro Everett. Commission goals included: affordable housing; multimodal transportation options; building connections between Everett Station, downtown, riverfront and waterfront; strengthening and increasing the downtown opportunities; promotion of outdoor activities and events in the Metro area; integrated green space strategies; easy and user friendly pedestrian access; connections from the Metro area radiating outwards; cohesiveness of the urban experience that is integrated and seamless to the user and is a multidimensional urban experience; preservation of historic buildings; decreasing crime; increasing access to fresh food; increasing access to parks or community gardens; permanent Farmer's Market; larger private employers locating in the downtown; increase in live work spaces; sensitivity to the natural environment; good night life; sensitive treatment to streetscape with human scale aesthetics; increased living units, employment, and wages with a tie into market thresholds; and extend retail and entertainment experience throughout the day and into the evening.

Commissioner Lark asked if there was a population threshold for which it makes more economic sense for amenities to stay open later. John Owen, Makers, stated that he and Greg Easton from Property Counselors did do a paper on that issue and he offered to get a copy of that paper to Commission.

Mr. Owen asked Commission what they thought would leverage the transportation assets that the City does have. Commissioner Beck stated that the Everett Station area might be a more desirable facility if people felt safer in the surrounding environment. She stated that one of the City's goals could be to increase transitional housing opportunities, and to increase support services so that the street environment particularly at the Transit Center is safer. Street lighting is also important.

Commissioner Jordison stated that Everett could have a street car or trolley to take people from Everett Station to the downtown area. Commissioner Lark added that a street car or trolley would enhance the human experience.

Commissioner Zelinski asked if the City could provide information regarding trends to help in goal setting. Mr. Stalheim stated that John Owen was the consultant that worked on the Downtown Plan in 2006 which addressed a number of goals and expectations with a number of those that have been realized. Part of the current Metro Center effort is to see how the goals can help accelerate change.

Commissioner Lark stated that one of the goals could include a Metro Center that is culturally, racially, and economically diverse and accessible to all people.

Mr. Stalheim distributed index cards and asked Commission and citizens to write the top five goals for Metro Everett, one goal per card, and then to prioritize the goals from 1 to 5. The results are shown below:

Goal #	Goal Description	PC Score	# of Votes	Public Score	# of Votes
1	More Affordable Housing	12	4	22	5
8	Increased cohesiveness of urban fabric; street as multi-dimensional urban experience	10	4	13	4
15	Increased clubs and music	9	2	6	3
21	Racially/economically diverse Metro center	9	3	3	1
12	Increased private employers	8	2	4	1
3	Multi-modal (all forms); less private auto	7	2	9	3
4	Internal connectivity to water, downtown, Everett Station, river	7	2	1	1
11	Access to fresh food, community gardens, farmer's market	7	2	6	2
10	Decrease in crime	6	2	10	2
14	Sensitivity to light, glare, nuisances	5	1	0	0
17	Increased housing and jobs	5	1	1	1
2	Walkability	4	2	0	0
5	Draw more people downtown	4	1	4	2
6	Increased outdoor activities in Metro Everett	4	3	0	0
7	Easy/friendly pedestrian access to Metro Everett	3	1	1	1

	from the City				
20	Better connection to Everett Station (streetcar?)	3	1	5	1
9	Preserve historic buildings	2	1	2	1
16	Increased aesthetics for people	1	1	3	1

The following Goals did not receive any votes from the Planning Commission:

Goal #	Goal Description	PC Score	# of Votes
13	Increased live-work spaces	0	0
18	Increased transitional and homeless housing to create safer environment at Everett Station	0	0
19	Better lighting	0	0

The following Goals did not receive any votes from the Public:

Goal #	Goal Description	Public Score	# of Votes
2	Walkability	0	0
6	Increased outdoor activities in Metro Everett	0	0
13	Increased live-work spaces	0	0
14	Sensitivity to light, glare, nuisances	0	0

Citizen Comments

Dave Ramstad, 1301 Pinkerton Avenue, stated that this was an exciting time for Everett. Everett has had a prosperous past. He read a sentence from the Livability Profile: "For many people Metro Everett represents the community's heritage, growth trends, and quality of life that will establish Everett's image in the new millennium." He felt that was the key. He stated that Everett has had a negative image for a very long time as a mill town. In the Metro area, Historic Everett and the Everett Museum of History can help provide information to the City regarding historic preservation of the existing buildings. He stated that Everett is a unique community with a unique look and we should preserve that heritage to the maximum extent possible.

Richard Smith and Sherita Burton, who represent A Better Broadway Association, stated that many of the goals being discussed for the Metro Center are very similar to their vision for the Broadway corridor. He was very interested in joining efforts with the City on the Metro Center effort. He suggested reconsideration of the Metro Center boundaries to include the entire BMU corridor.

Commissioner Beck asked why the northern Broadway area not included in the planning process. Mr. Giffen responded that the Metro Center was not intended to be a larger area. There are some measures that the City can take to improve the connection between North Everett and the Metro Center and

Broadway is a natural place to do that with the Transit system. As a subarea, the Metro Center is intended to be a walkable compact district. Commissioner Beck stated that there might be a future opportunity to take a look at the corridor in preparation for ST3 in terms of what the land uses and transportation opportunities will be in that area. Mr. Giffen responded that the City will be working with the Everett Housing Authority, ECC, and WSU to do a subarea planning effort in the North end which will include some of the Broadway corridor.

Item 2: Community Health Center Plan Amendment

Niels Tygesen, Planning staff, stated that the request is to amend the Comprehensive Plan Map designation from 1.6, Multiple Family to 4.4, Mixed-Use Commercial/Multiple-Family and to rezone the property from R-3, Multiple-Family Medium Density to E-1 MUO, Evergreen Way Mixed-Use Overlay. He presented some vicinity maps to show where the site is located, a 2009 parcel map, and street views of what the site and surrounding area looks like. Mr. Tygesen stated that the Applicant did meet with the neighborhood and no comments were received during the SEPA public comment period. The public hearing is tentatively scheduled for April 19, 2016. He asked if there were any questions.

Commissioner Sand asked if the R-3 area adjacent to the property was undeveloped. Mr. Tygesen responded yes, and that the majority of that site was stream and wetland area.

Acting Chair Tisdell asked what comments were received at the neighborhood meeting. Mr. Tygesen responded that he recalled comments regarding the process and the scope of the community health center services.

Commissioner Sand asked if the intent was to provide parking on the portion of the property being rezoned. Mr. Tygesen responded yes.

Commissioner Lark asked if the proposal would have a negative impact on the critical area. Mr. Tygesen responded that there was a Wetland Study done for the previous Boundary Line Adjustment and at the time, the proposed area was outside the critical area buffer. The proposed parking lot would be further reviewed once a land use application is submitted.

Commissioner Adams asked what the City's recommendation would be. Mr. Giffen responded that the City would recommend approval.

Citizen Comments

None

Item 3: Zoning Amendment Request

Mr. Giffen stated that the City is requesting Planning Commission to initiate consideration of an amendment to the existing zoning code regulations for opiate substitution treatment facilities. The

current regulations include a definition for opiate substitution treatment facilities and only allow the facilities in the C-1 zones south of SR 526. In 2003, there was a concern about the concentration of more social services within the downtown area. The current regulations also limit the facility to not more than one opiate substitution treatment facility in the City unless such facility would happen to locate in one of the existing hospitals in the City. At that time, people were concerned about the potential impacts of this type of a facility. The current facility has operated in south Everett since without complaint or incident. Currently, the regulations would only allow for a second facility through the essential public facility siting process.

Commissioner Sand asked who requested the code amendment. Mr. Giffen responded that the City would like Planning Commission to initiate based on information received through the Community Streets Initiative regarding the increased need for the services. The existing facility is serving at capacity. Commissioner Sand asked if it was possible before action to initiate, that staff could provide more information regarding the recommendation. Mr. Giffen responded that there is no recommendation at this time; however, staff would like to prepare some information in response to Planning Commission initiating the request.

Commissioner Jordison stated that he was in support of initiating the request.

Motion: Commissioner Lark made a motion to initiate the request. Commissioner Dunn seconded the motion.

Citizen Comments

John Berkedal, 4236 Latonna Avenue NE in Seattle, representing Therapeutic Health Services, stated that they operate the south Everett clinic. They are a not for profit organization. They are the largest organization in the state of Washington that offers drug, alcohol, and mental health services. They have the highest level of accreditation through CARF. They run a number of programs that are available to all economic classes. They work primarily with the poor and indigent but also contract work with the Seattle Seahawks and with Group Health.

Snohomish County asked them to add another clinic, so that services can be provided closer to where clients live. They have been trying to site a new clinic for the last year and a half. They have found a building acceptable for their needs at the corner of Rucker and Pacific. At that location, initially they would provide drug and alcohol programs. They would also like to open a medical care center and expand their programs as necessary in response to the needs of the community.

Commissioner Dunn stated that she served on the Community Streets Initiative along with Commissioner Adams and she recalled something about funding being related to the number of beds. Mr. Berkedal responded that the clinic was strictly out-patient. Commissioner Dunn asked if there was a restriction on the number of patients served at each site. Mr. Berkedal responded that initially the South Everett clinic was set up to serve 350 clients. That number has been increased over the years to

respond to the needs of the community and they currently are over 600 and have a waiting list of over 300.

Commissioner Sand asked how the facility might tie into the low barrier housing discussion regarding the availability and accessibility of services to the housing residents. Mr. Giffen responded that the City does intend to have that discussion. The request for the change in the City's land use regulations came out of the Community Streets Initiative. The intent would be to look at the request more comprehensively.

Commissioner Adams stated that he would like to hear from Julie Frauenholtz in future meetings.

Acting Chair Tisdell asked Mr. Berkedal if he tracked his client's mode of transportation to and from the facility. Mr. Berkedal stated that the State requires a Transportation Plan that shows how clients will get to and from the facility as part of their licensing requirement. The facility will have to locate on a bus route. Clients usually come from all modes of transportation.

Vote: Commissioner Dunn, yes; Commissioner Lark, yes; Commissioner Zelinski, yes; Commissioner Sand, yes; Commissioner Adams, yes; and Acting Chair Tisdell, yes.

Motion Carried

Other Business

None

8:29:28 PM ADJOURNED



Planning Commission Secretary

4-19-16
Date



Kathy Davis, Administrative Assistant

4-19-16
Date