

Planning Commission

Meeting Minutes

April 19, 2016

Approved: KMO



6:30:22 PM

Chair Holland called the meeting to order. Other commissioners in attendance: Greg Tisdell, Chris Adams, Loren Sand, Richard Jordison, Michael Zelinski, and Alex Lark.

Commissioner Absent at Roll Call: Kathryn Beck and Megan Dunn

Staff Present: Allan Giffen, David Stalheim, Rebecca McCrary, Niels Tygesen, and Kathy Davis

Meeting Minutes

Motion: Commissioner Adams made a motion to approve the April 5, 2016 meeting minutes. Commissioner Zelinski seconded the motion.

Vote: Commissioner Lark, yes; Commissioner Zelinski, yes; Commissioner Jordison, yes; Commissioner Sand, yes; Commissioner Adams, yes; Commissioner Tisdell, yes; and Chair Holland, yes.

Motion Carried

Commissioner Reports

Commissioner Adams attended the Streets Initiative update meeting.

6:32:10 PM Commissioner Beck arrived

Staff Comments

Mr. Giffen stated that the next Planning Commission meeting is scheduled for May 3, 2016.

Mr. Stalheim stated that a Metro Everett Open House is scheduled for May 9 at the Performing Arts Center beginning at 5:30 with a program starting at 6:30.

Mr. Giffen reminded Commission about the short course on local planning scheduled on April 20.

General Citizen Comments

A north Everett resident stated that his daughter lives on McDougal and 1st Street, just east of Broadway. He had concerns regarding vehicular traffic in that neighborhood. He asked that the City do something to protect the neighborhood children before an accident happens. Mr. Giffen responded that he would share the comments with the City's traffic engineer.

Item 1: Community Health Center Plan Amendment

Niels Tygesen, Planning staff, stated that the Community Health Center Plan Amendment is for the South Campus at 1019 112th Street SW. 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.

Mr. Tygesen stated that the City and Applicant did meet with the Twin Creeks neighborhood on September 21, 2015, issued a SEPA determination on March 17, and held a Planning Commission workshop on April 5, 2016. To date, no public comments were received. He asked if there were any questions.

Commissioner Zelinski asked about the docketing process. Mr. Tygesen responded that the request was the only one received for 2015-2016 docket cycle.

Commission Tisdell asked if there were any concerns addressed at the neighborhood meeting. Mr. Tygesen responded that there were questions related to the review process and scope of the project.

Chair Holland asked if there were any buffer requirements between the existing multi-family housing to the east and what ultimately would be developed on the site. Mr. Tygesen responded that the proposal would require a SEPA review and during that process conditions regarding landscaping and setbacks would be considered.

Citizen Comments

None

Motion: Commissioner Adams made a motion to close the public hearing. Commissioner Beck seconded the motion.

Vote: Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Jordison, yes; Commissioner Sand, yes; Commissioner Adams, yes; Commissioner Tisdell, yes; and Chair Holland, yes.

Motion Carried

Motion: Commissioner Beck made a motion to adopt Resolution 16-05. Commissioner Jordison seconded the motion.

Vote: Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Jordison, yes; Commissioner Sand, yes; Commissioner Adams, yes; Commissioner Tisdell, yes; and Chair Holland, yes.

Motion Carried

Item 2: Supportive Housing Zoning Code Amendment

Ms. McCrary, Planning staff, stated that the staff report addressed Commission's comments from the previous workshop, and no public comments have been received on the proposed code amendment. She asked if there were any questions.

Citizen Comments

None

Motion: Commissioner Beck made a motion to close the public hearing. Commissioner Lark seconded the motion.

Vote: Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Jordison, yes; Commissioner Sand, yes; Commissioner Adams, yes; Commissioner Tisdell, yes; and Chair Holland, yes.

Motion Carried

Commission Discussion

Commissioner Sand referred to Table 5.1 and asked if the intent was to allow the use in all the City's residential zones. Ms. McCrary stated that the City does have surplus properties that would be suitable for supportive housing developments that are zoned residential. Mr. Giffen stated that Special Regulation 27 limits the use to residential properties owned by a public agency. Commissioner Sand asked if that meant any public agency. Mr. Giffen responded yes; however, if the public agency's property was located in a residential zone, the proposed use would be further reviewed through a Special Property Use process requiring a hearing before the City's Land Use Hearing Examiner and would require public notice.

Commissioner Zelinski referred to subsection 34.020B.1.f where it states in the 2nd to the last sentence "...shall provide a covenant in a form acceptable to the City which runs with the land stating that the supportive housing units shall be limited to occupancy by low income households" and asked if the intent was to allow for a mix of subsidized and non-subsidized housing units in the same facility, and if that project would still be considered a supportive housing project. Mr. Giffen stated that the new subsection was meant to address the off street parking requirements, and suggested that the sentence could be revised to remove the term low income households. The parking reduction is based on a supportive housing use which has a much lower parking demand. Commissioner Zelinski asked why low income wasn't included in the definition since it appeared central to the notion of supportive housing as addressed in subsection 34.020B.1.f.

Commissioner Sand asked if supportive housing facilities could also include couples or families. Commissioner Jordison felt that low income housing and supportive housing were two different types of housing uses. Commissioner Sand asked if the code amendment was just meant to address supportive

housing. Ms. McCrary responded yes. Chair Holland suggested that the sentence in 34.020B.1.f could read “. . .shall provide a covenant in a form acceptable to the City which runs with the land stating that the project is limited to supportive housing.”

Commissioner Sand referred to the definition and asked if the intent of the City was just to serve individual adults. Ms. McCrary responded that the term “individual adults” could be revised to “persons.” Mr. Giffen responded that typically, supportive housing clients have been individual adults; however, there may be a situation where a couple might want to live in low barrier housing if they both qualified. He suggested removing the term “individual.” Commissioner Sand asked if that would allow families. Mr. Giffen responded no. Commissioner Beck commented that there are other resources for homeless families and agreed with the suggestion of changing individual adults to persons.

Commissioner Tisdell asked if organizations like Housing Hope or Cocoon House could build supportive housing facilities. Mr. Giffen responded yes. Commissioner Lark would be in support of a more inclusive definition that would include families. He stated that the idea of moving families into a space where healing can happen would provide non-profits who also address the homeless issue the flexibility to apply the services as best they need.

Commissioner Adams stated that the Housing First model is used to address the chronically homeless in different ways than what has been addressed historically in Everett. He hasn't seen in other communities the use of supportive housing for families or children unless it was a really unique building with a unique program. When there are service gaps in the community, it is important that there is some flexibility in terms of how the issue is addressed because the chronic homelessness issue is underserved.

Commissioner Sand stated that he preferred the current language as presented, and he suggested that the City could come back to Commission later to discuss the matter of couples, family, and adolescents. He would like to take small steps in the right direction.

Commissioner Beck stated that the supportive housing regulations would probably evolve over time, and asked staff to consider at some point regulations that include incentives to encourage the addition of a common community space for supportive housing proposals.

Commissioner Adams stated that the definition didn't appear to limit one individual per unit, and asked if that was the intent the City should provide some additional wording. Commissioner Beck stated that the City shouldn't address the number and that issue should be based on the project itself and the program that an applicant is trying to create. She was supportive of using the term “persons” as earlier suggested. Commissioner Adams agreed that changing the term to “persons” was appropriate. Commissioner Lark preferred changing the term to “persons” which provides some flexibility in what type of supportive housing service is needed.

Motion: Commissioner Beck made a motion to adopt Resolution 16-06 with one change to the supportive housing definition to read:

“Supportive Housing” means a combination of housing, including low barrier housing, and services intended as a cost-effective way to help people live more stable and productive lives. The housing type is a multiple-family dwelling owned or sponsored by a qualified nonprofit provider or government entity, designed for occupancy by individual adults persons that are either (A) homeless or at risk of homelessness; (B) are experiencing a disability that presents barriers to employment and housing stability; or (C) generally require structured supportive services such as case management and 24-hour on-site facility management to be successful living in the community and is intended to provide long-term, rather than transitional, housing.

Commissioner Jordison seconded the motion.

Chair Holland referred to 39.155.A.2 and asked if the requirement to increase the height was similar to what was already allowed for other housing types. Mr. Giffen responded that in single family zones, the process would require a public hearing before the City’s Land Use Hearing Examiner. The review of the request would be based on the building and its surroundings, and its impact and compatibility with surrounding land uses. Chair Holland asked who would make the determination of whether or not a proposed facility is within a reasonable distance to services. Ms. McCrary responded that was meant to be at the Director’s discretion.

Chair Holland asked Commissioners if they wanted to add to the motion the discussed change to Subsection 34.020B.1.f to amend the sentence that talks about low income households. Commissioner Beck stated that she could amend the motion if there was agreement. Commissioner Zelinski supported the change. Ms. McCrary stated that the intent wouldn’t change with the elimination of low income households from that subsection. Commissioner Adams stated that the low income reference adds another criteria element to the requirements. He would argue that homelessness or the risk of homelessness is a higher standard than low income. Commissioner Lark added that there are property management companies and nonprofits that are administering supportive housing facilities so there are protections that the criteria are met.

Commissioner Sand asked about the enforcement provisions. Mr. Giffen responded that if there were false representations made at the time of application or the conditions of approval haven’t been met, the Hearing Examiner can repeal a permit or business license.

Ms. McCrary asked if part of the motion includes amending the term low income households in Subsection 34.020B.1.f. Chair Holland asked if Commission wanted to amend the original motion. There was no response so he called for the vote.

Vote: Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Jordison, yes; Commissioner Sand, yes; Commissioner Adams, yes; Commissioner Tisdell, yes; and Chair Holland, yes.

Motion Carried

Item 3: Other Business

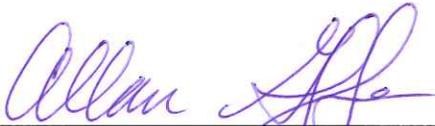
Commissioner Tisdell asked if the Mayor or Council had a 5 or 10 year vision for the downtown. Mr. Giffen responded that the Metro Center Plan may amend existing Comprehensive Plan policies that have come out of earlier work done on the Everett Station Subarea Plan and the Downtown Plan. Mr. Giffen added that during the Metro Center Plan review, the City needs to be consistent with the Growth Management Act and the Countywide Planning Policies. The direction can't be outside the policy framework of Vision 2040.

Commissioner Sand asked if the base the City was working from was the earlier planning efforts on the Everett Station Subarea Plan and the Downtown Plan. Mr. Giffen responded yes. Commissioner Sand asked if the documents were on the web. Mr. Stalheim responded at <https://everettwa.gov/metro>.

Commissioner Jordison stated that at last week's Council meeting, citizens testified about their concerns on a project proposed in their neighborhood and asked Mr. Giffen the status. Mr. Giffen responded.

Commissioner Jordison asked about the organization of Permit Services and the Planning Department. Mr. Giffen responded and asked if Commissioner Jordison would like to discuss further, to call him regarding the matter.

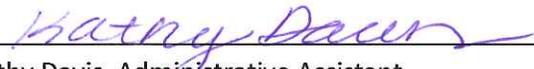
ADJOURNED 7:43:52 PM



Planning Commission Secretary

5-4-16

Date



Kathy Davis, Administrative Assistant

5-4-16

Date