

Planning Commission

Meeting Minutes

February 4, 2020

Approved: kmd



6:29:40 PM

Chair Adam Yanasak called the meeting to order. Commissioners in attendance: Christine Lavra, Greg Tisdell, Michael Zelinski, Carly McGinn, Alex Lark, and Michael Finch.

Commissioners Absent: Chris Holland and Kathryn Beck

Voting Alternates: Alex Lark and Michael Finch

Staff: Allan Giffen, David Stalheim, and Kathy Davis

Meeting Minutes

Motion: Commissioner Finch made a motion to approve the January 21, 2020 meeting minutes. Commissioner Tisdell seconded the motion.

Vote: Commissioner Finch, yes; Commissioner Lark, yes; Commissioner McGinn, abstain; Commissioner Zelinski, abstain; Commissioner Tisdell, yes; Commissioner Lavra, yes; and Chair Yanasak.

Motion Carried.

Commissioner Comments

None

Staff Comments

Allan Giffen, Planning Director, stated that City Council adopted an ordinance eliminating supportive housing from single family zones on publicly owned sites. The next Planning Commission meeting is scheduled on February 18, 2020.

General Citizen Comments

None

Item 1: Rethink Zoning – land use and zoning

David Stalheim, Long Range Planning Manager, presented follow-up information on the land use and zoning map amendments.

Land Use Map Amendments Commission Discussion

Commissioner Finch asked if it was the intent of the neighborhood business zone to address all the smaller retail and corner stores throughout the neighborhoods. Mr. Stalheim responded that the intent was to pick up those areas that are currently zoned commercial but are adjacent to single family

neighborhoods; however, there are commercial uses that are in residential zones that are nonconforming. The draft criteria would allow for those commercial uses that are nonconforming to be rezoned.

Commissioner Lark discussed his concerns about the naming convention for single-family residential. Mr. Giffen responded that the single-family designation was used across the country. The housing types have changed over the years, and one way to address housing types in single-family designations is through density.

Commissioner Zelinski stated that single-family and multiple family designations are terms that are widely used and understood. New terms might introduce some confusion among housing providers. Commissioner Finch agreed and added that the terms should be descriptive of the uses and consistent with the market.

Chair Yanasak asked if additional housing types in single family neighborhoods could be addressed during the Rethink Zoning process. Mr. Stalheim responded that other housing types are addressed in Chapter 5 and that includes townhomes, duplexes, and some potential for three to four units in some of the areas that are designated single-family. Commissioner Finch stated that the staff recommendation includes zones labeled urban residential 1 (UR1) and urban residential 2 (UR2), and there are single family uses within those proposed zones. Mr. Giffen responded that staff would bring something back for further discussion.

Commissioner McGinn was concerned about park land included under general/local resource category with other types of public resources. Mr. Stalheim responded that one of the drawbacks of having a specific land use and zoning designation for park was that a proposed park expansion or new park would have to be reviewed during the City's annual docket process which takes place once a year. By moving parks as a use, any expansion or new park would be subject to City Council approval.

Zoning Map Amendments Commission Discussion

Commissioner Finch asked how single family attached differed from a duplex. Mr. Stalheim responded that a duplex could be a stacked structure and an attached single-family structure was a townhome. Commissioner Finch suggested to simplify, the term could just be duplex since the term could be all encompassing. Mr. Stalheim anticipated more input during the residential standards discussion on that matter.

Commissioner Finch asked about cottage housing in the UR1 zone. Mr. Stalheim responded that cottage housing would be reviewed as a planned development. Commissioner Finch felt that cottage housing was more appropriate in the UR2 zone. Mr. Stalheim anticipated more input during the residential standards discussion, and part of that discussion could include setting some density limits. Commissioner McGinn commented that cottage housing could be appropriate in UR1 depending on the scale.

Commissioner Zelinski asked about the UR2 zone in the transit overlay. Mr Stalheim responded that the transit overlay zone allows height increase of ½ a floor in the single-family zones and would allow for more housing types. The transit overlay zone is proposed at a ¼ mile along the frequent transit corridors and a ½ mile around future light rail stations.

Commissioner Lark stated that staff should be more expansive than the existing sidewalk network to help promote sidewalk development in areas where there are none. He asked for a map of the transit overlay with just the ¼ mile radius.

Chapter 5 Use Tables

Commissioner Finch commented that he would send an email to staff with his comments that can be distributed to commission. He had comments on streetscape designations, the 100-foot lot depth for corner lots, and basement/ground floor uses. Mr. Giffen responded that he would forward those comments on to Commission. Commissioner Lark was also concerned about the 100-foot lot depth.

Commissioner Finch asked if it made sense to focus on certain kinds of uses at different meetings going forward. Mr. Stalheim responded that the next discussion could be on residential uses and standards. Commissioners agreed.

Citizen Comments

Victor Harris, 3017 Lombard, asked if the transit and transportation overlay was the right matter to focus on given that bus routes change to neighborhood patterns rather than trunk lines.

Item 2: Rethink Zoning – chapter 13

David Stalheim reviewed the changes on the specific use standards with Commission.

Commission Discussion

Commissioner Zelinski asked about the removal of the amortization language for adult use businesses. Mr. Giffen responded that the amortization language was only for those adult use businesses that were previously located in areas where they wouldn't be permitted. Those businesses are no longer in Everett. Currently, adult use businesses are allowed in the City if they meet the separation requirements from sensitive land uses. Mr. Stalheim added that they are allowed in the business and industrial zones.

Commissioner Finch will email his specific questions to staff.

Item 3: Vision 2050

Allan Giffen presented information on the Puget Sound Regional Council (PSRC) Vision 2050 Update and growth targets for Everett designated a Metropolitan City.

Commission Discussion

Commissioner Lark stated that one of the challenges that Everett has is an extreme lack of connectivity to the major job centers in the region. The I-5 corridor commute to Seattle, incomplete bus rapid transit network, and infrequent train/heavy rail. These factors impact the market factors that are driving growth and development in Everett.

Commissioner Zelinski asked about job growth. Mr. Giffen responded that Everett's job growth target for 2035 is 140,000 and Everett is at about 105,000 jobs. Everett has a lot of capacity in some of the industrial lands. Light rail will support future job growth. Commissioner Zelinski stated that job growth could be a generator for population growth too if people can live and work in the same community, regional transit becomes less important.

Chair Yanasak asked about City obligations. Mr. Giffen responded that some of the buildable lands work will identify the availability of land for redevelopment and development. Reasonable assumptions about growth capacity are based on those numbers.

Commissioner Zelinski asked about the Office of Financial Management (OFM) targets for all of Snohomish County. Mr. Giffen responded that the population target has been close to accurate when Snohomish County has chosen the medium rate of growth.

Commissioner Finch asked about infrastructure dollars to help facilitate that growth. Mr. Giffen responded in theory the City would be eligible for more infrastructure funding; however, there is a lot of competition for those dollars. Commissioner Finch asked about the growth rates historically, and underutilized lands. Mr. Giffen responded that redevelopment is how most of Everett's future growth will take place.

Commissioner Lark asked about tools for social equity. Mr. Giffen responded that the regional council is tasked with establishing best practices and guidance for incorporating equity into our planning efforts.

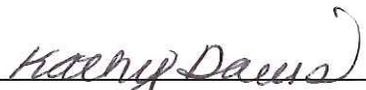
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Planning Commission Secretary

2-18-2020

Date



Administrative Assistant

2-18-2020

Date