

**Planning Commission**

**Meeting Minutes**

**February 18, 2020**

Approved:     *kmd*    



6:29:13 PM

Chair Adam Yanasak called the meeting to order. Commissioners in attendance: Christine Lavra, Chris Holland, Michael Zelinski, and Carly McGinn.

Commissioners Absent: Greg Tisdell, Kathryn Beck, Alex Lark, and Michael Finch

Voting Alternates: None

Staff: Allan Giffen, David Stalheim, David Tyler, and Kathy Davis

Meeting Minutes

**Motion:** Commissioner Zelinski made a motion of approve the February 4, 2020 meeting minutes. Commissioner McGinn seconded the motion.

**Vote:** Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, yes.

**Motion Carried.**

Commissioner Comments

Commissioner McGinn reported on her visit to the Grand Avenue pedestrian bridge which is under construction.

Staff Comments

None

General Citizen Comments

None

**Item 1: Rethink Zoning – nonresidential development standards**

David Tyler, Planning staff, presented information on building form and design standards for non-residential development.

Commissioner McGinn stated that in terms of step backs, encouraging vertical and horizontal articulation made sense to her; however, she was concerned that the articulation language might encourage some arbitrary design choices in terms of material or banding around the building that doesn't necessarily correspond to any purpose. She suggested a requirement that is more responsive to the specific site which could lead to some purposeful articulation such as sun shading, overhangs,

occupiable outdoor spaces, materials to help break up a façade, parapet details, occupiable roof or roof decks, or interior design elements or rooms within a building that read on the exterior of the building.

Commissioner Zelinski stated that adjacency to a single-family zone was an important consideration. He asked about the basic setback requirement. Mr. Tyler responded that would be addressed in another meeting. Commissioner Zelinski asked what the intent was of the finished floor level and building depth standards. He suggested that it might be helpful to provide some language regarding the intent, so people understand what the public issue is and why the City is regulating it. Mr. Tyler responded the intent of regulating building depth was to provide a viable space for activity as opposed to a shallow space that can't functionally be used.

Commissioner Lavra stated that there should be some flexibility in the modulation regulations. Mr. Tyler responded that the standards were intended to be flexible and allow for creativity through the request for modification process.

Commissioner Holland asked about EMC Chapter 19.70 referenced in Section 21.300. Mr. Tyler responded that was a theoretical draft chapter where all the City's review procedures and the review criteria for modifications would be consolidated. Commissioner Holland commented that there were other ways to make a building look nice without having to strictly adhere to step backs.

Chair Yanasak asked about the draft standards. Mr. Giffen responded that over the years, the City has adopted new design chapters to the Zoning Code which include the Broadway Mixed-Use zone and the Evergreen Way zone. Those zones have similar standards in terms of the design elements but with slightly different nuances. Consolidation of those standards in one chapter creates some consistency throughout the city. Mr. Giffen added that professional architects design a project after reviewing the criteria, and the City reviews the design to make sure that it meets the intent of the standard. Commissioner McGinn stated that simplification of the code will encourage development. Design standards don't add cost, it just creates a clear path to a product.

Commissioner Zelinski stated that the building under construction on Broadway as shown in the slide appeared to him to need more modulation; however, the recess in the middle of the building helped to break up the building size. Commissioner McGinn added that modulation closer to the top of the building doesn't provide for a good pedestrian experience from the ground floor.

#### Citizen Comments

Victor Harris, 3017 Lombard, stated that he is looking forward to walking along Broadway after the new buildings are constructed. He asked about standards for street level windows and standards for drainage and recovery of water from flat roof buildings. He asked if the proposed standards would apply to other areas outside of Metro Everett. He would like to see 10 story buildings along Everett Mall Way and Evergreen Way.

Mr. Tyler responded that the standards would apply outside of the Metro Everett area but would be applied differently based on street designations, gateway corridors, and proximity to residential zones.

Commissioner McGinn requested that the street designation maps be provided to Commissioners.

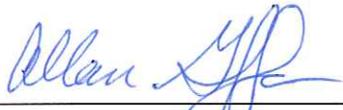
Ken Peeverly, 312 Pecks Drive, stated that cement fiber products would be a suitable product. Considerations should be made to allow for newly created products that would probably be introduced over the years.

**Item 2: Other Business**

Allan Giffen, Planning Director, stated that the next Planning Commission meeting is scheduled on March 3, 2020. There is a Rethink Zoning Open House scheduled on February 27 at Everett Station in the Weyerhaeuser Room from 5-8 p.m.

Commissioner Lavra would like to review Commissioner Finch's comments and staff responses.

ADJOURNED [7:34:02 PM](#)

  
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Planning Commission Secretary

3-3-2020  
Date

  
\_\_\_\_\_

Administrative Assistant

3-3-2020  
Date