

Planning Commission
February 19, 2019
Meeting Minutes
Approved: lmd



6:30:21 PM

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

Commissioners Absent: Chris Holland and Michael Zelinski

Voting Alternates: Alex Lark and Michael Finch

Staff Present: Allan Giffen, David Stalheim, Karen Stewart, David Tyler, and Kathy Davis

Meeting Minutes

Motion: Commissioner Yanasak made a motion to approve the January 15, 2019 meeting minutes. Commissioner McGinn seconded the motion.

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

Motion Carried.

Commissioner Reports

None

Staff Comments

Allan Giffen, Planning Director, reminded Planning Commission that there is a special public workshop next week on February 26, 2019 to discuss the Riverfront Redevelopment Landfill Property. .

General Citizen Comments

Ryan Webber, 1522 Chestnut Street, was concerned about the unilateral citywide height adjustment for multiple-family zoned properties up to ten stories, and up to eight stories for commercial properties. His property is located in the R-3 zone, which currently allows a maximum of 35 feet. Large portions of the Delta neighborhood are zoned commercial or multiple family. Currently, proposed in the neighborhood is the Riverview Apartments at 16th and West Marine View Drive. There is neighborhood opposition against the 4-story structure; however, the proposed zoning changes would have allowed an eight or ten-story project. Those heights are out of character with the historic homes in the neighborhood. The heights in Metro Everett should be fully utilized before increasing the heights citywide.

Item 1: Shoreline Master Program Periodic Update –Joint Public Hearing

Karen Stewart, Planning staff, presented information on the Shoreline Master Program (SMP) periodic review, Everett's shoreline jurisdiction, SMP history, the periodic review requirements, the process, and the proposed SMP amendments. She distributed the updated proposed shoreline designation maps to Commission.

David Pater, Department of Ecology, distributed copies of a flowchart and explained the local and state process. Commissioner Lark asked when the comment period ends. Mr. Pater responded February 22, and that the City would provide those comments to Commission at the March 5 hearing. Ms. Stewart added that the Planning Commission action is on March 19.

Commissioner Lavra asked for clarification on page 26, item two of the January 22 clean version. Ms. Stewart responded that the language for construction of docks is from the State WAC, and asked if Commissioner Lavra could propose a revision. Commissioner Lavra would like to remove the last six words and put a period after "footage."

Commissioner Lavra asked about revisions to Chapter 7, shoreline restoration plans. Ms. Stewart responded that the only revision made was to the Marshland area description, and that the state did not provide local governments funding to update the restoration plans. Chair Beck asked if the state would provide future funding. Ms. Stewart responded that adoption of Everett's shoreline restoration plan was in 2011, and is generally up-to-date.

Citizen Comments

Laura Gurley, Port of Everett, acknowledged Ms. Stewart and the Shoreline Advisory Group for their work. The Port of Everett submitted a formal comment letter addressing maintenance activities and the 2% public access implementation in lieu fee for projects.

Commissioner Yanasak asked if the Port had raised their issues with the Shoreline Advisory Committee prior to their formal comment letter. Ms. Gurley responded that the Committee met over the course of a year. The 2% fee came up later in the redline process, after the committee meetings ended. Ms. Gurley stated that the maintenance item addressed in their comment letter was allato make sure things were clear.

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

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

Motion Carried.

Item 2: Critical Areas Public Hearing

David Tyler, Planning staff, presented information on the purpose of the update and provided a summary of the proposed changes. He presented a property aerial and graphics to show the options of where structures such as decks, storage buildings, and storage sheds could locate relative to a nonconforming buffer. Planning Commission decision meeting is on March 19 on the critical areas ordinance update and the implementing ordinances.

Commissioner Finch asked if expansions could be done multiple times or if the expansion was a one-time request. Mr. Tyler responded a one-time request. He added that he might add that clarification to the language. Commissioner McGinn agreed that language needed clarification.

Chair Beck asked about flooding relative to a new structure located within the stream buffer. Mr. Tyler responded that the example provided has a plat approved drainage easement that runs along either side of Swamp Creek, and no improvements would be allowed in the drainage easement.

Citizen Comments

None.

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

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

Motion Carried.

Item 3: Land Use Element Briefing

David Stalheim, Planning staff, stated that he did speak to Mr. Webber and asked that he provide testimony during general citizen comments. In response to Mr. Webber's testimony, zoning heights are not changing. There is a requirement of the Growth Management Act in regards to land use designations that requires some kind of indication of what the potential building intensities could be in an area. The potential building intensities addressed in the Comprehensive Plan does not mean that the result during the code streamlining process is that all multiple family zones would be changed to ten stories.

Mr. Stalheim briefed Commission on some additions and updates to the specific geographic land use polices as part of the amendments to the city's land use element.

Commissioner Finch referred to page 1 of the redline version, Policy 2.9.1, and asked if the list was prioritized. Mr. Stalheim responded that the list was not prioritized. Mr. Giffen added that the list was the result of a Mayoral directive regarding community and economic development, and if Commission recommended a priority list, staff would probably take this back to the Mayor to prioritize.

Commissioner Finch stated that from his perspective, prioritization of the plans was important. He stated that Metro Everett should be a top priority.

Commissioner Finch referred to Figure 4 on the next page, and asked if part of the shaded area was outside the city limits. Mr. Giffen responded yes. Commissioner Finch referred to the text addressing manufacturing uses in the Southwest Everett / Paine Field Manufacturing and Industrial Center, and asked if it was appropriate to include other uses such as the new commercial air service. Mr. Giffen responded that there are Comprehensive Plan policies that call for the preservation and protection of lands for industrial uses and job growth, which is also an emerging policy topic at the regional level through the Puget Sound Regional Council (PSRC). He added that if the City were to consider other uses in the industrial areas, then the city would carefully weigh the impact of those uses on the protection and ability for industrial lands to continue for industrial purposes. A lot of the area around the airport is designated industrial because of the noise impacts from flight operations.

Commissioner Finch referred to the Everett Community College / Washington State University Special Study Area and asked how that special study area differs from the institutional overlay zone. Mr. Giffen responded that the study area was a comprehensive planning process and the institutional overlay zone was a set of zoning regulations established through a rezone or master plan process.

Commissioner Finch referred to Policy 2.9.10 and asked about the listing of Everett Mall. Mr. Giffen responded the intent of that Policy was to identify areas that could require additional study before any land use regulations change.

Commissioner Finch agreed with the determination to add East Marine View Drive as a gateway corridor; however, he asked about Policy 2.4.6. Mr. Giffen responded that the intent is to identify streets that have potential areas for zoning exercises such as what the City adopted for the North Broadway corridor.

Commissioner Lark referred to Policy 2.9.1, and asked about the area prioritization. Mr. Giffen responded that the prioritization could mean very different things for each of the areas. Mr. Giffen added that the priority does not determine funding.

Citizen Comments

None.

Item 4: Metro Everett and Off-Street Parking Code Amendments

David Stalheim, Long Range Planning Manager, reviewed the code amendment fixes from Metro Everett and the off-street parking package with Commission.

Commissioner Tisdell asked if the Police Department reviewed the language regarding parking lot landscaping and screening. Mr. Stalheim responded that staff have worked with them on code

amendments; however, staff will be consolidating the landscape chapter as part of the code streamlining and will be sending that revision to the Police Department for their comments.

Citizen Comments

Victor Harris, 3107 Lombard Avenue, was concerned about driveway length so vehicles are not parked over sidewalks.

Item 5: Other Business

Mr. Giffen added that next week's packet contains the Riverfront Redevelopment concept documents for the landfill site and that Commission will receive information in more detail after the public workshop. All documents are available on the website.

7:53:17 PM ADJOURNED



Planning Commission Secretary

3-5-19

Date



Kathy Davis, Administrative Assistant

3-5-19

Date