

Planning Commission  
Meeting Minutes  
March 5, 2019

Approved: hand



6:31:21 PM

Chair Kathryn Beck called the meeting to order. Commissioners in attendance: Christine Lavra, and Michael Zelinski.

Commissioners Absent at Roll Call: Greg Tisdel, Adam Yanasak, Chris Holland, Carly McGinn, Michael Finch, Alex Lark

Voting Alternate: None

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

Commissioner Reports

None

Staff Comments

Allan Giffen, Planning Director, stated that Planning Commission meets on March 19 and on March 26 to take action on the Riverfront Landfill Site.

General Citizen Comments

None

**Item 3: Shoreline Master Program (SMP) Periodic Update**

Karen Stewart, Environmental Planner, stated that the public hearing on the SMP periodic update is on March 19, 2019. She reviewed the proposed changes to the Comprehensive Plan.

Commissioner Beck asked if there would be a link to the digital copy of the Shoreline Master Program from the online Comprehensive Plan. Ms. Stewart responded yes.

Ms. Stewart stated that there was a 37-day public comment period. The Port of Everett submitted a comment letter. Ms. Stewart presented the City responses to Port comments regarding shoreline permits and public access. The City is not proposing any changes to how the City determines exemptions or the specific wording changes suggested to Section 2, Substantial Development Permits.

Adam Yanasak arrived.

Greg Tisdel arrived.

Ms. Stewart distributed to Commission and reviewed the recommended revisions to the public access regulations and the proposed revisions to Zoning Code Table 5.1, shoreline use table in regards to outdoor advertising signs.

Commissioner Yanasak asked about the revisions to the public access regulations. Ms. Stewart responded that the revisions address the process the City has had with the Port since 2000 regarding in lieu fees. The revisions clarify how the City is providing shoreline public access.

#### Meeting Minutes

**Motion:** Commissioner Yanasak made a motion to approve the February 19, 2019 meeting minutes. Commissioner Lavra seconded the motion.

**Vote:** Commissioner Yanasak, yes; Commissioner Zelinski, abstain; Commissioner Tisdell, yes; Commissioner Lavra, yes; and Chair Beck, yes.

#### **Motion Carried.**

#### **Item 1: Public Hearing on Amendment to Comprehensive Plan (Land Use & Urban Design)**

David Stalheim, Long Range Planning Manager, presented information on the three annual docket amendments to add East Marine View Drive to the list of gateway corridors, address strategic plans for key business corridors and districts, and to simplify the land use element. There are no zoning code changes proposed as part of this action.

Commissioner Tisdell asked if townhomes or condominiums would fall under the category of residential or multiple family. Mr. Stalheim responded that housing types and how many units will be addressed during the zoning update process. The zoning would deal with the housing type and not the ownership.

Commissioner Zelinski stated that due to the range of multiple family uses in terms of intensity and building height and the proposal to have just one multi-family residential land use designation, he suggested that criteria would be needed to address rezone requests. He added that there are areas where higher densities and taller buildings would be more appropriate. Mr. Stalheim responded that under the Growth Management Act, given that there are six land use designations and more multi-family zones, rezone requests would no longer require a comprehensive plan amendment. As the City goes through the code streamlining effort, staff will draft that criteria after there is more discussion with the public of what that framework is and what is appropriate.

Commissioner Yanasak asked what happens during the interim period for those rezone requests. Mr. Stalheim responded interim procedures could include a moratorium on rezone requests or Planning Commission could review rezone requests during that interim period. Commissioner Yanasak asked how often the City receives rezone requests. Mr. Stalheim responded they come in during the docket cycle and in the past two years, the City has only received one.

### Citizen Comments

Mary Fossey, 1802 Walnut Street, supported the gateway corridor designation for East Marine View Drive. She referred to the elimination of policy 2.1.11 on page 25 regarding pea patches and community gardens and asked if there were other regulations that encourage those types of community areas. She was concerned about the building heights along East Marine View Drive for both multiple-family and commercial uses. She would like to see 3-D mapping for the area to help visualize the neighborhood impacts from the increased heights.

Ryan Weber, 1522 Chestnut Street, stated that due to development on the Everett Housing Authority property, the neighborhood will lose one of their pea patches, lose part of what has been used as part of Wiggums Hollow Park, and lose part of Jackson Park because of the Riverview project on East Marine View Drive. They are concerned that their greenspaces are shrinking. They are losing views due to development of the Riverview Apartments. He supported the designation of East Marine View Drive as a gateway corridor but did not support the proposed heights.

**Motion:** Commissioner Yanasak made a motion to close the public hearing. Commissioner Zelinski seconded the motion.

**Vote:** Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Tisdell, yes; Commissioner Lavra, yes; and Chair Beck, yes.

### **Motion Carried.**

**Motion:** Commissioner Tisdell made a motion to approve Resolution 19-01, recommending City Council amend the Comprehensive Plan to update the land use and urban design elements regarding land use consolidation, gateway corridors and specific geographic areas. Commissioner Zelinski seconded the motion.

**Vote:** Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Tisdell, yes; Commissioner Lavra, yes; and Chair Beck, yes.

### **Motion Carried.**

### **Item 2: Public Hearing on Code Amendments related to Metro Everett and Off-Street Parking**

David Stalheim, Long Range Planning Manager, presented information on the off-street parking, land divisions, and development standards amendments.

### Citizen Comments

Earl Hall, 34<sup>th</sup> and Colby, referred to Exhibit 1, Amendment 2, 19.34.100.B.3.a, and stated that the sentence was a little confusing. He suggested “. . .between buildings on Broadway or. . .” Mr. Stalheim responded there is a graphic that goes with that section. He stated that what the intent of the requirement was to not put parking lots between the building and the road or in the front of buildings.

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

**Vote:** Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Tisdell, yes; Commissioner Lavra, yes; and Chair Beck, yes.

**Motion Carried.**

**Motion:** Commissioner Yanasak made a motion to approve Resolution 19-02, to amend Title 13 (Streets and Sidewalks), Title 18 (Land Division) and Title 19 (Zoning) regarding ordinances implementing the Metro Everett Plan and parking, loading and access requirements. Commissioner Lavra seconded the motion.

**Vote:** Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Tisdell, yes; Commissioner Lavra, yes; and Chair Beck, yes.

**Motion Carried.**

**Item 4: Critical Areas Amendments and Zoning/Local Project Review Amendments**

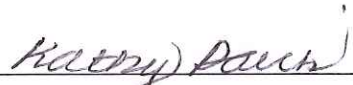
David Stalheim, Long Range Planning manager, review the critical areas and Shoreline Master Program code consistency revisions with Commission.

Commissioner Zelinski stated that he would like to have the shoreline overlays shown on the zoning map. Mr. Stalheim responded that the overlay was hard to show on a printed version of the map and easier show on digital copy. He added that the City is working on an on-line interactive map where a citizen can type in a property address to get a report identifying the zoning, shorelines, and historic resources. The property report will run all the code requirements.

**ADJOURNED [7:29:44 PM](#)**

  
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Planning Commission Secretary

3-19-19  
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Date

  
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Kathy Davis, Administrative Assistant

3-19-19  
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Date