

Planning Commission

Meeting Minutes

June 4, 2019

Approved: *LMC*



6:29:46 PM

Chair Beck called the meeting to order. Other Commissioners in attendance: Chris Holland, Michael Zelinski, Adam Yanasak, Carly McGinn, Alex Lark, and Michael Finch.

Commissioner Absent: Greg Tisdel

Commissioner Absent at roll call: Christine Lavra

Voting Alternate: Alex Lark

Planning Staff Present: Allan Giffen, David Stalheim, and Kathy Davis

Meeting Minutes

**Motion:** Commissioner Lark made a motion to approve the May 17, 2019 meeting minutes. Commissioner McGinn seconded the motion.

**Vote:** Commissioner Finch, yes; Commissioner Lark, abstain; Commissioner McGinn, yes; Commissioner Yanasak, yes; Commissioner Zelinski, abstain; Commissioner Holland, yes; and Chair Beck, abstain.

**Motion Carried.**

Commissioner Reports

Commissioner Lark attended the Port Commission meeting. The discussion was on the Kimberly Clark property.

6:31:34 PM Commissioner Lavra arrived.

Staff Comments

Allan Giffen, Planning Director, stated that the next Planning Commission is scheduled on June 18, 2019. The City Council is preparing a request for qualifications for a consultant to help with the Climate Action Plan.

General Citizen Comments

None

**Item 1: Public Hearing on the Six-Year Transportation Improvement Program (TIP) 2020-2025.**

Richard Tarry, Public Works Engineering Services Manager, stated that the City annually updates the Transportation Improvement Program (TIP) list as required by State Law. The TIP is an unconstrained project list that is an appendix to the City's Transportation Element of the Comprehensive Plan. City Council approval of the TIP list authorizes staff to seek funding for transportation improvements.

Commissioner Holland asked if any projects were removed from the list. Mr. Tarry responded that Phase I of the 41<sup>st</sup> Street freight corridor project was completed.

Commissioner Zelinski suggested that Mr. Tarry include a cover memo with the list that highlights some of the projects that have been completed or added from the previous year.

Commissioner Finch asked if the page 1 list was prioritized. Mr. Tarry responded no. Commissioner Finch referred to principle arterials project #1, and asked about the freight corridor projects. Mr. Tarry responded that there is a Phase 2 that is funded under Connecting Washington which is a much larger project than what was done under Phase 1. Chair Beck asked when Phase 2 was scheduled to begin. Mr. Tarry responded that it wasn't due to be designed until 2021-23.

#### Citizen Comments

None

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

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

**Motion Carried.**

**Motion:** Commissioner Lark made a motion to approve Resolution 19-13. Commissioner McGinn seconded the motion.

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

**Motion Carried.**

#### **Item 2: ReThink Zoning – residential zones**

David Stalheim, Long Range Planning Manager, presented information on residential land use locational criteria, existing residential zones, areas to simplify residential zones, and residential zone concepts.

Commissioner Lark asked about the model the city would consider in determining the lot size requirements for townhomes. Mr. Stalheim responded that the City still has to work on the rules; however, part of the idea under consideration is for cluster subdivisions where there are no minimum lot sizes.

Commissioner Finch asked if there would be different design standards based on geographic locations. Mr. Stalheim responded that design standards would probably be based on the zones. Commissioner Finch would like the City to consider design standards based on location. He wasn't sure if the work to simplify the Code was

going to make the code less complex and more useful rather than just organizing the information in a different way.

Commissioner McGinn would like to see the information presented on maps. She appreciated the depth and detail of the information presented and did think what was proposed would be simpler to reference. She felt that applying design standards per zone was appropriate because that would insure that there was an equitable distribution of standards and regulations regardless of where you live in the City. She didn't want to see design standards that were stricter in North Everett than in South Everett.

Commissioner Lark supported the concept of creating more areas that permit duplexes, triplexes, and townhomes.

Commissioner Zelinski asked Mr. Stalheim about the 25-story height maximums for the RM2 zone. Mr. Stalheim responded that the height was the maximum listed for Metro Everett. Commissioner Zelinski stated that another criteria could include adjacency to other zones as an important characteristic. When those areas are mapped, there could be room for a third single family zone. He wasn't concerned with the permitted lot sizes but with building heights or in maintaining the characteristics of the street the property is located.

Mr. Giffen stated that under the city's current Comprehensive Plan, Everett's 2035 growth target is 53,000 more people than live here today. The PSRC is working on extending the Vision 2040 Plan out to 2050 and the preferred alternative could be 82,000 more people than live here today. Staff are discussing ways to meet that growth without putting everything in high-rise buildings, which are not financially viable. So staff are considering more neighborhood friendly density types and corresponding standards.

Commissioner Holland was concerned about historic neighborhoods and compatibility. He is concerned about permitting duplexes, triplexes, and fourplexes in historic neighborhoods. He felt that accessory dwelling units could be compatible especially in alley areas. He asked about the new legislation regarding small houses and how that was going to affect the zones. Related to multiple family, he was concerned about creating nonconforming single family homes currently located in multiple family zones. He would like to insure that the new housing types are compatible with historic neighborhoods.

Commissioner Yanasak asked if the two proposed single family zones cover all the existing development standards that are addressed in the five single family zones, or if that would create nonconforming properties. Mr. Giffen responded that those areas haven't been mapped yet; however, the changes may create some nonconforming properties unless the regulations allow for that type of housing in some of the code changes under discussion. Commissioner Yanasak didn't want to create uncertainty for properties by creating nonconformities. He stated that in response to the Vision 2050 growth targets, he didn't feel that could be accommodated without significantly changing the face and character of Everett.

Mr. Stalheim stated that 9% of the land in Everett is zoned for multi-family. To help meet the projected growth target, it is important to not under-build in the multiple family areas and to provide areas for more housing types that are affordable. Mr. Giffen added that it wasn't just about shoehorning numbers into Everett, it's also

about providing housing that meets the income needs of Everett's residents. Median household incomes in Everett are around \$55,000, which are much lower than for the county as a whole. Commissioner Lark stated that Everett needs affordable housing.

Commissioner McGinn stated that growth and change are coming to Everett and the City is strategizing and planning for growth and making smart choices in anticipation of that growth. High-rise structures are not an appropriate scale for Everett. Everett needs that missing middle housing to help maintain and enhance Everett's character through well thought out design standards and development regulations that don't upset the fabric of those established neighborhoods.

Commissioner Lark referred to the transit map and stated that one of the challenges he sees to make more places accessible for the anticipated density, is that Everett has some outdated roads that are not pedestrian friendly. He asked what could be done to make areas more pedestrian friendly as areas redevelop. Mr. Giffen responded that the development standards could require any type of redevelopment infill to build sidewalks where there are none. Commissioner Lark was concerned about meandering roads that lengthen the walk to a transit center, but as the crow flies is really only ½ mile away. Mr. Stalheim stated that during the mapping exercise, the transit maps will be large enough to see what amenities exist such as sidewalks within the ¼ or ½ mile radius from transit stops.

Citizen Comments

Carol Antonellis, 3528 Norton Avenue, concerned about serving low income children in higher income neighborhoods.

Pam Kepford, 5621 Rockefeller Avenue, asked about parking and stated that affordable housing is the key.

Greg Benson, 3206 Norton Avenue, stated that he would also like the City to also consider economic diversity in Everett. He would like to see separate design standards for the general neighborhood.

Ryan Crowther, 3608 Norton, stated that he was concerned about the school district leasing property to Housing Hope for a supportive housing proposal. He did not support supportive housing in historic residential neighborhoods.

**ADJOURNED 7:55:07 PM**

  
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Planning Commission Secretary

6-18-19  
Date

  
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Administrative Assistant

6-18-19  
Date