

**Planning Commission
MS Team Virtual Meeting
Meeting Minutes**

June 16, 2020

Approved: *kmd*



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

Commissioners Absent: None

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

Meeting Minutes

Motion: Commissioner Zelinski made a motion to approve the June 2, 2020 meeting minutes. Commissioner Beck seconded the motion.

Vote: Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Tisdell, no response; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, yes.

Motion Carried.

Commissioner Comments

Commissioner Lark was participating in the meeting from Korea.

Staff Comments

David Stalheim, Long Range Planning Manager, presented information on the Planning Commission meetings scheduled through August. Mr. Stalheim also had a presentation in appreciation of Allan Giffen's years of service.

Item 1: Hope Covenant Church

Karen Stewart, Environmental Planner, presented information on the Hope Covenant Church/Schmidt property request for a comprehensive plan map and rezone change.

Public Hearing

Brian Kalab, Insight Engineering, stated that the staff report was well prepared and did address why the proposed request was a good fit for the area. He asked Commission if they had any questions.

Commission Discussion

Commissioner Finch asked why the single-family parcels were included in the rezone request. Mr. Kalab responded that the addition of those properties to the church property created a more developable parcel for multiple family development. Commissioner Finch asked if the property owner at 4524 Rucker Avenue was contacted. Mr. Kalab responded that parcel was already zoned commercial, and the

property owner was aware of the application. Commissioner Finch stated that 45th Street SE bisects Hope Covenant Church and asked if the Church owned the right of way. Mr. Kalab responded that street area was vacated.

Commissioner Lark asked about affordable housing. Mr. Kalab responded that it was a little early in the process. The intent was to create a developable site for multiple family development.

Commissioner Holland asked about the single-family parcel that wasn't included as part of the application and if the property owner was notified. Ms. Stewart responded the property owner was notified and wasn't interested in the rezone proposal.

Citizen Comments

Ian Windham, 1308 Maryland Ave, concerned about property lines indicated on the map where the Maple trees were shown on the slope. He was also concerned about possible heights blocking his view.

Linda Erickson, 1503 45th Street SE, was opposed to the project due to increased traffic in the area if the site is redeveloped as multiple family. She had emailed her comments to the City.

Tina Hokanson, 325 S Cabot, was concerned about traffic congestion if property developed as multiple family.

Motion: Commissioner Holland made a motion to close the public hearing. Commissioner Finch seconded the motion.

Vote: Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Tisdell, no response; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, yes.

Motion Carried.

Commission Discussion

Commissioner Holland asked why the properties were combined in one application. He added that he would not vote on the matter because he was friends with Schmidt property owners. Mr. Stalheim stated that the Schmidt family had contacted the City one or two years earlier about rezoning their properties to commercial. Recalling that, Mr. Stalheim asked Hope Covenant Church to speak to the Schmidt's regarding their earlier request. He added that there was nothing in the City's regulations that preclude the property owners from combining their application.

Commissioner Holland stated that he was concerned about traffic impacts from more multiple family developments constructed along Evergreen Way, solar access for the properties across Rucker to the east, view protection, and that the remaining downslope parcel wasn't included in the request.

Commissioner Lark stated that future development of that site would be located on a high capacity road and that the developer would mitigate any traffic concerns. She encouraged future developers to engage early with the neighborhood to make sure that the development compliments and adds value to the area.

Commissioner Beck was concerned about area traffic and had some reservations about future development of the site. Mr. Stalheim responded that there was a traffic generation analysis done by Gibson Traffic Consultants included in the staff report.

Commissioner Finch stated that he was concerned about Findings 5 and 7 on page 2 of the resolution. He would like the language in the resolution amended since there was no project specific request.

Commissioner Zelinski asked if the rezone was approved, would Planning Commission or the neighborhood be able to provide input on the site-specific proposal.

Staff Comments

Ms. Stewart stated that the parcel boundaries drawn included the sloped area where the Maple trees were located; however, not all of that area was developable and would require a setback buffer. She added that the review process for a multiple family development would also require a public notice with a public comment period. The City would encourage the developer to meet with the neighborhood on the specific project proposal, and the traffic impacts would be reviewed by the City's Traffic Engineers.

Commission Discussion

Commissioner Holland would like the traffic consultants to also measure the a.m. peak hour trips. Commissioner Holland agreed with Commissioner Finch that it was hard to determine traffic impacts without a specific development proposal. Commissioner Beck was also concerned about significant amounts of traffic in the area.

Chair Yanasak asked about the height regulations. Ms. Stewart responded that the City does have height regulations that provide for lower heights from the adjacent residential area. Mr. Stalheim referred to the Hope Covenant church massing diagram to explain what the current code would allow in terms of heights and setback provisions from the adjacent neighborhood.

Chair Yanasak asked if staff were aware of any project being denied because the traffic study didn't adequately address the traffic impacts. Mr. Stalheim responded if a study doesn't meet the engineering or concurrency requirements through mitigation, developers will decrease the number of units so the traffic generated will change, or make improvements to intersections, turning movements, lights, or whatever else to meet the City's requirements.

Commissioner Finch asked about Findings 5, 6, and 7 in the Resolution. Ms. Stewart responded that the findings are standard language for non-project actions. Commissioner Finch asked if the rezone could

be amended into two separate actions. Mr. Giffen responded the Commission has the discretion to make amendments to the Resolution.

Motion: Commissioner Zelinski made a motion to approve Planning Commission Resolution 20-01 with the removal of Finding 5 on page 2 from the Resolution. Commissioner McGinn seconded the motion.

Vote: Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Beck, no; Commissioner Tisdell, no; Commissioner Holland, abstain; Commissioner Lavra, yes; and Chair Yanasak, yes.

Motion Carried.

Item 2: Evergreen Recovery Center

Karen Stewart, Environmental Planner, presented information on the Evergreen Recovery Center request for a comprehensive plan map and rezone change.

Commission Discussion

Commissioner Lark asked about the applicant's public outreach. Linda Grant, Evergreen Recovery Center CEO, stated that they notified the neighborhood and were invited to the neighborhood meeting; however, the meeting was cancelled due to COVID. She also met with the County Councilman for that district. Commissioner Lark asked if the community would be considered in the design of the facility. Ms. Grant responded that they would and have designed the center to be compatible with the neighborhood. They have a great relationship with the neighborhood.

Citizen Comments

Tina Hokanson stated that the proposal sounds like a great project.

Susan Secor, E. Grand Avenue, stated that the rezone request would provide for a development agreement that hasn't been formed. She was concerned with the wording used by the applicant which said: "The uses are limited to things we expect with this project, including but not limited to. . ." She felt that the wording leaves the door open for any use allowed in the C-1 zone.

Commission Discussion

Commissioner Finch asked about the percentage of clients from Everett as opposed to broader Snohomish County. Ms. Grant responded 50-60% are Everett residents.

Commissioner Lavra stated that the site was well maintained and a reasonable project for the area.

Commissioner Lark asked about funding and/or grant restrictions. Ms. Grant responded most of their clients are funded out of the Medicaid healthcare plan, and they also contract with other health care plans for the northwest region.

Commissioner Finch stated that the facility was a local and regional facility and was a service to the region not just the Everett Community as noted in Finding #6. He stated that Everett has taken on a large portion of county services in meeting regional demands.

Motion: Commissioner Holland made a motion to close the public hearing. Commissioner Beck seconded the motion.

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

Motion Carried.

Motion: Commissioner Beck made a motion to recommend approval of Resolution 20-02 recommending the City Council amend the Comprehensive Plan Land Use Designation and Zoning at 2601/2604/2606/2612/2614 Summit Avenue as part of the Annual Docket for 2020. Commissioner Holland seconded the motion.

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

Motion Carried.

Item 3: Floodplain Prevention Ordinance

Steve Ingalsbe, Land Use Manager, presented information regarding lot standards and building placement standards in residential and non-residential zones.

Commission Discussion

None

Citizen Comments

None

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

Vote: Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; Commissioner Tisdell, no response; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, yes.

Motion Carried.

Motion: Commissioner Lavra with one edit to the numbering. Commissioner Zelinski seconded the motion.

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

Motion Carried.

Agenda 4: Rethink Zoning

Chapter 33

David Tyler, Planner, presented information on the legislative background, the chapter reorganization, and proposed key changes to the current procedures.

Commission Discussion

Commissioner Lark stated that the current sidewalks along Evergreen way are not pedestrian friendly and he supported the addition of planting areas separating pedestrians and vehicles. Commissioner Lark asked if the new street designations would require parking lots behind buildings, so businesses front on the streetscape. Mr. Tyler responded that parking lot placement was addressed in Chapter 34. There were also pedestrian connection requirements to access sidewalks as well as transit stops.

Commissioner Finch referred to table 33-1 and asked if the City had received any comments from the development community regarding the TOD and pedestrian street improvements that may increase construction costs. Mr. Tyler responded he hadn't received any direct feedback. He added that many of the standards are based on the existing Metro Everett standards. Mr. Stalheim stated that the regulations also allow for higher densities in the pedestrian and TOD areas in comparison to other areas.

Motion: Commissioner Holland made a motion to extend the Planning Commission meeting another 30 minutes. Commissioner Zelinski seconded the motion.

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

Motion Carried.

Chapter 17, Airport-Port-Navy Compatibility

David Stalheim, Long Range Planning Manager, presented the project website and reviewed the Chapter 17 summary with Commission.

Commission Discussion

Commissioner Lark mentioned concerns about public outreach to traditionally marginalized and disenfranchised communities who have been locked out of housing and access to housing. In response to the 2024 timeline for addressing housing, he felt that was too long to wait. Equitable growth is essential sooner.

Citizen Comments

Laura Gurley, Port of Everett, submitted comment in February and have also sent in new comments on the most recent draft which wasn't posed on the website yet.

Casey Glynis, Naval Station Everett, thanked staff for collaboration and looking forward to continued discussions. Captain Davis submitted a support letter.

Tina Hokanson thanked David for his work on the web and his responsiveness. Interested in improvements proposed along Evergreen Way.

Allan Giffen thanked Commissioners and acknowledged the work of Planning Commission. Commissioner Zelinski thanked Allan and Dave for all their hard work.

ADJOURNED 9:29 PM

David Stalheim

Planning Commission Secretary

July 7, 2020

Date

Warren Davis

Administrative Assistant

July 7, 2020

Date