

Planning Commission
Meeting Minutes
June 18, 2019



Approved: KMA

6:29:25 PM

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

Commissioners Absent: Chris Holland and Carly McGinn

Voting Alternates: Alex Lark and Michael Finch

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

Meeting Minutes

Motion: Commissioner Finch made a motion to approve the June 4, 2019 meeting minutes.

Commissioner Zelinski seconded the motion.

Vote: Commissioner Finch, yes; Commissioner Lark, yes; Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Tisdel, abstain; Commissioner Lavra, yes; and Chair Beck, yes.

Motion Carried.

Commissioner Reports

Chair Beck read into the record a letter regarding the Everett School District leasing property to the Housing Authority for a supportive housing proposal.

Staff Comments

Allan Giffen, Planning Director, stated that City Council adopted a moratorium on supportive housing proposals in single family residential zones. Currently, supportive housing is permitted in multiple family, commercial zones, and in single family zoned areas that are on land owned by public agencies. The City Council public hearing on the moratorium will be scheduled within 60-days.

Mr. Giffen stated that the City issued a request for proposal to prepare a climate action plan. The deadline for consultants to respond is July 11, 2019. Chair Beck stated that she received a letter from Snohomish County PUD regarding the climate action plan which she will get to Commissioners.

General Citizen Comments

None

Item 1: ReThink Zoning – commercial and industrial zones

David Stalheim, Long Range Planning Manager, presented information on the initial concepts for commercial and industrial zones, discussed the zone consolidation challenges, and the possible

solutions. Mr. Giffen provided information on contract rezones, the clinic and office overlay zones, and auto dealerships.

Commissioner Zelinski asked about marine services in industrial zones. Mr. Giffen responded that the marine services zoning on the map doesn't apply to Port of Everett or Naval Station Everett properties. There is very little navigable water for marine commerce along the shoreline because of the water depths. There are areas located away from the shoreline edge where there are some small industrial buildings, some of those are marine-oriented and some of those are not. Mr. Stalheim added that those areas are addressed in the shoreline management regulations as well as zoning regulations. The shoreline regulations require water dependent or water-related uses to be located within 200 feet of the shoreline.

Commissioner Tisdell asked about planning for walkable communities. Mr. Stalheim responded during the Metro Everett process, the number of uses were reduced to provide more flexibility. The proposal is to use the same list of uses previously approved under the Metro Everett process, which should be less challenging for developers to convert buildings to other uses. Commissioner Tisdell asked about charging stations. Mr. Giffen responded that charging stations are currently allowed by the Code but in the future, the City may require or provide incentives that could encourage electric vehicles.

Commissioner Finch appreciated the direction to move away from a rigid definition of uses in favor of performance standards in commercial zones. He asked if there would be future guidance on FAR and heights. Mr. Stalheim responded that the city doesn't address FAR under the current commercial zone regulations. He added that could be an approach with a neighborhood business under the performance standards. Commissioner Finch stated that FAR helps developers quickly understand the development capacity of a site. He also suggested a height map to accompany the commercial zoning. He added that one of the benefits of FAR maximums is that a developer can very quickly value a site.

Commissioner Finch stated that he didn't consider the areas on Broadway proposed in the Urban Mixed zone a pedestrian friendly environment. He would like the regulations to encourage compatibility with where the City wants to go in the future.

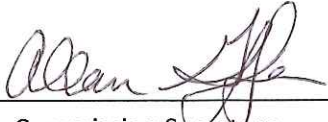
Mr. Stalheim stated that the City anticipated that the characteristics of the Broadway area would change in response to the light rail station and Community Transit's long term plan for another SWIFT route on Broadway that will go north to Arlington.

Citizen Comments

Victor Harris, 3109 Lombard, stated that commercial development on Broadway north of 41st, should be limited to the alley to preserve the neighborhood. He was concerned about the size of neighborhood businesses.

Mr. Stalheim stated that there is no meeting scheduled on July 2. The next meeting is on July 16 to continue the discussion on residential uses.

ADJOURNED 7:21:05 PM



Planning Commission Secretary

7-16-19

Date



Administrative Assistant

7-16-19

Date