

Planning Commission
MS Team Virtual Meeting
Meeting Minutes
July 7, 2020
Approved: *kmd*



Chair Adam Yanasak called the meeting to order. Commissioners in attendance at roll call: Kathryn Beck, Michael Zelinski, Carly McGinn, and Michael Finch.

Commissioners Christine Lavra and Greg Tisdell joined the meeting late.

Commissioners Absent: Chris Holland and Alex Lark
Staff Present: David Stalheim, Steve Ingalsbe and Kathy Davis

Meeting Minutes

Motion: Commissioner Zelinski made a motion to approve the June 16, 2020 meeting minutes. Commissioner Finch seconded the motion.

Vote: Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Beck, yes; and Chair Yanasak, yes.

Motion Carried.

Commissioner Comments

None

Staff Comments

David Stalheim, Long Range Planning Manager, stated that Allan Giffen retired and that he was acting as interim Director until the City hires a replacement. David Tyler also retired on June 30, so the Planning Division is down two staff members.

Item 1: Rethink Zoning

Land Use Map Amendments

David Stalheim, Long Range Planning Manager, presented information on the comprehensive plan land use designation map amendments.

Commission Discussion

Commissioner Finch asked about the removal of the Riverside and Norton-Grand neighborhood map amendments. Mr. Stalheim responded that the City didn't hear anything back from the neighborhood regarding the previous proposal; however, the proposal would have significantly changed the land use beyond the scope of Rethink Zoning.

Chapter 2, Contract Rezones

David Stalheim, Long Range Planning Manager, presented information on contract rezones and agreements, and contracts proposed for repeal.

Commission Discussion

Commissioner Beck asked if the City had notified property owners regarding the repealed contracts. Mr. Stalheim responded that property owners would be notified prior to the public hearing.

Chapter 4, Definitions

David Stalheim, Long Range Planning Manager, presented information on the reorganization of the definitions chapter, the revised use definition changes, and a new historic resource definition for "contributing structure."

Commission Discussion

Commissioner Finch asked if the clinic definition change was discussed with any retail brokers or owners. Mr. Stalheim responded no.

Commissioner Lavra asked about the last sentence in the clinic definition regarding what the definition didn't include which appeared to conflict with what was allowed under the definition. Mr. Stalheim responded that staff would take another look at the definition.

Commissioner Zelinski asked why "Dwelling, 2-units" wasn't followed by "Duplex" in parentheses and why "Townhouse" wasn't included under the residential use definitions section. Mr. Stalheim responded that staff would add that to the definition and add a definition for "Townhouse" under that section. He added that staff would review the specific use regulations to be consistent with the definitions.

Chair Yanasak commented that the clinic and office definitions needed some clarification because the office definition referenced medical services and the clinic definition referenced offices. He asked if different terms could be used to help clarify the difference between the two uses. Mr. Stalheim responded that staff would review the specific chapters that address clinic and office uses.

Chapter 34, Off-Street Parking (amendments)

David Stalheim, Long Range Planning Manager, presented information on the minor amendments to the existing chapter.

Commission Discussion

Commissioner Lavra asked about daycare and adult family home parking requirements. Mr. Stalheim responded that the parking requirements address the homeowner and staff. Commissioner Lavra asked about minimum parking for cottage housing. Mr. Stalheim responded two per dwelling unit.

Chapter 35, Landscaping

David Stalheim, Long Range Planning Manager, presented information on the consolidation of landscape standards moved into Chapter 35.

Commission Discussion

None

Chapter 5, Uses

David Stalheim, Long Range Planning Manager, presented information on the Chapter 5 amendments.

Commission Discussion

Commissioner Finch would like to have a redline version of the proposed Use Table amendments.

Chair Yanasak asked about the elimination of 3-4 units in the R-S, R-1, and R-2 zones. Mr. Stalheim responded that the number of units were addressed in the multi-family zones. More housing options in single family zones could be considered in the future.

Chapter 6, Lots, Setbacks and Residential Densities

David Stalheim, Long Range Planning Manager, presented information on the multi and single-family densities addressed in Chapter 6.

Commission Discussion

Commissioner Finch asked in moving away from density limits to a performance-based approach, what was the expected net impact on individual sites. Mr. Stalheim responded that nothing had been built to the maximum density level within the last 15 years. Developers are building to what the market and building footprint allow.

Chapter 8, Residential Standards

David Stalheim, Long Range Planning Manager, presented information on homeless encampments and accessory buildings.

Commission Discussion

None.

Chapter 12, Building Form and Design

David Stalheim, Long Range Planning Manager, presented information on lighting and glare requirements applicable only to the Central Waterfront Planning Area.

Commission Discussion

None.

Mr. Stalheim reviewed the next steps which included the final briefing and public hearing.

Commission Discussion

Commissioner Finch referenced the setback increase from 20 to 30 feet in the MM zone and asked if staff had considered the overall impacts to the development envelop as a result of the changes proposed in the MM zone. Mr. Stalheim responded that he would look at that. Commissioner Finch was concerned that the increased setback may diminish smaller lot development capacity in an area where capacity should occur.

Commissioner Zelinski asked about the Metro Everett Plan regulations moving forward citywide. Mr. Stalheim responded that there were no issues or concerns expressed from developers who have submitted applications to the City since the Metro Everett Plan was adopted. Mr. Stalheim added that the City also adopted similar standards for the Evergreen Way Plan and the Broadway Mixed Use Plan.

Item 2: Public Comments

Greg Benson, 33rd and Norton, was concerned about neighborhood notification and the potential impact the regulations may have on his and other neighborhoods. He was concerned about the future development of the playfield, and the rezone of the property to UR4 at 33rd and Nassau. He would like to maintain the single-family character of his historic neighborhood. He supported higher density development in the downtown core.

Jean Sati-Hewitt, 34th and Grand, concerned about zoning in her neighborhood and asked that the City reinstate the proposed rezoning of the Norton/Grand Historic Overlay Zone north of 35th (Map 26) with R-2, single family zoning. She added that she would like the properties at 33rd and Nassau to remain R-3. She was concerned about the changes in public notice for neighbors in historic properties. She asked that R-2 be reinstated for the R-3 properties located in the historic overlay zone, don't up zone 33rd and Nassau, and give the neighborhood more time to review the proposed changes.

Ismail Mohammed, 3102 Rucker Ave, asked about tandem parking, microunits, and manufactured home restrictions.

David Koenig, 1302 Madronna, thanked staff for revising the base elevation in response to his earlier comment, appreciated that staff were going to provide notice to property owners affected by the rezoning, and didn't support the elimination of providing public notice.

Brian Partington, 4908 Rucker Ave, was concerned about public outreach and involvement during the pandemic. He encouraged the City to wait on implementing any major changes within the neighborhoods.

Andrea Tucker, 3330 Wetmore Ave, echoed the concerns about public outreach to the neighborhoods.

Mark McGies, 3301 Grand Ave, concurred with waiting on rezoning the neighborhood areas.

Commission Discussion

Commissioner Beck encouraged the neighborhoods to keep updated through the City's website on Rethink Zoning.

Commissioner Lavra asked about the Thursday meeting. Mr. Stalheim responded that the meeting was with the Norton Grand Neighborhood. Mr. Stalheim clarified that the Norton Grand neighborhood was currently zoned multiple family and is not zoned single family. There are no changes proposed for that neighborhood.

ADJOURNED 8:15 PM



Planning Commission Secretary

9-20-20

Date



Administrative Assistant

7-21-2020

Date