

Planning Commission  
Meeting Minutes  
July 16, 2019  
Approved: Kmd



6:30:11 PM

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

Commissioners Absent: Chris Holland, Adam Yanasak, and Carly McGinn

Commissioner Absent at roll call: Alex Lark

Voting Alternates: Michael Finch

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

Meeting Minutes

**Motion:** Commissioner Tisdel made a motion to approve the June 18, 2019 meeting minutes.

Commissioner Zelinski seconded the motion.

**Vote:** Commissioner Finch, yes; Commissioner Zelinski, yes; Commissioner Tisdel, yes; Commissioner Lavra, yes; and Chair Beck, yes.

**Motion Carried.**

Commissioner Reports

Commissioner Tisdel reported on the Housing Forum he attended in Bellevue.

Staff Comments

Allan Giffen, Planning Director, reported on the City Council moratorium public hearing on supportive housing in single family residential zones. Upcoming agenda items include supportive housing, Comprehensive Plan docket items, and ReThink zoning for commercial uses. Mr. Giffen introduced Alex Byrd, Assistant Planner, who is helping with the ReThink zoning graphics.

6:34:41 PM Alex Lark arrived.

General Citizen Comments

None

**Item 1: ReThink Zoning – residential uses**

David Stalheim, Long Range Planning Manager, presented information on middle housing types, current single-family zones and concepts, and current multiple-family zones and concepts.

Commissioner Finch asked what the difference was in the total number of dwelling units possible under current zoning vs. proposed zoning. Mr. Stalheim responded that hadn't been calculated yet; however,

in terms of available land supply and redevelopable property, there wouldn't be that much of a difference in the number of units.

Commissioner Finch asked about the elimination of owner-occupancy for properties with accessory dwelling units located in the UR2 zone. Mr. Stalheim anticipated higher ownership rates in the UR1 zone than in the UR2 zone, so the owner-occupancy requirement in the UR1 zone would remain. Requiring more owner-occupancy would create additional work for both the developer and City staff with regards to monitoring and possibly enforcement. Commissioner Finch was concerned about creating an environment for absentee landlords. He recommended some level of owner-occupancy in UR2. The character of certain neighborhoods should be maintained and one way to ensure that, is some form of owner-occupancy.

Commissioner Finch was concerned about heights between some UR2 and UR4 areas that were adjacent. He suggested some level of transition such as an intermittent zone between UR2 and UR4 in those areas. Mr. Stalheim responded that he did flag those areas for further discussion.

Commissioner Finch preferred the images with a greater presence of a pedestrian entrance rather than a garage entrance. Commissioner Lark agreed.

Commissioner Lark stated that he was looking forward to a future without cars, and that frequent and reliable transit would mitigate that mobility issue. Commissioner Lark asked about the UR2 zone with the transit overlay. Mr. Stalheim responded that as additional stable transit routes are added in those areas, that transit overlay would be amended. Commissioner Lark supported the duplex corner lot proposal.

Commissioner Zelinski doesn't share Commissioner Finch's concern about owner-occupancy. He stated that in the current single-family zones, there isn't a requirement that a single-family home be owner-occupied. To address the edges between the UR2 and UR4 adjacent areas, he recommended that those areas be addressed through the height maps. With regards to density, he recommended 1 to 2500 and 1 to 1500 in the transit overlay area. Mr. Stalheim responded that under consideration in the UR2 for single family attached is placing a limit on how many units could be attached.

Commissioner Tisdell referred to the current supportive housing proposal where there was no notification to neighbors and asked about the rationale in the UR3 zone of no notification to neighbors. Mr. Giffen responded supportive housing proposals weren't currently allowed in single family zones. Regarding the UR3 concept, currently there is no public notice required for multi-family developments proposed within a multi-family zone unless the number of units triggers the SEPA threshold.

Commissioner Finch asked about temporary shelter and supportive housing types. Mr. Giffen responded that supportive housing is a multi-family type of building that provides services for the tenants within the building and is intended for longer stays. A temporary shelter is intended for short stays.

Commissioner Finch asked how Everett's code compares to other surrounding municipalities relative to supportive housing and temporary shelters. Mr. Giffen responded that according to feedback from Municipal Research, Everett's Zoning Code is one of a very few codes that has a separate land use classification for supportive housing. Prior to 2016 when the City added supportive housing as a separate land use category, supportive housing was considered multiple family housing and if there were services provided, they were considered accessory to the permitted residential use.

Chair Beck agreed with Commissioner Zelinski with regards to owner-occupancy. Chair Beck would also like information on the current residential land base percentages.

Commissioner Finch asked if the City had a dwelling unit shortage based on existing densities relative to the 2035 growth projections. He asked if the City needed the greater density relative to what is currently allowed by Code. Mr. Giffen responded that the City's growth target to 2035 is 165,000. Currently, the City's population is about 112,000. To meet the 2035 target, the rate of housing development would have to triple. The City is not producing housing at the rate needed to accommodate the growth projections. Under consideration are ways to increase housing affordability and production.

Commissioner Finch asked based on the potential dwelling units under the current zoning including Metro Everett, does the City already have capacity to add the 53,000 dwelling units to reach the 2035 goal. Mr. Giffen responded yes; however, it is not financially viable to build the higher building to accommodate the density required under the current market. Mr. Stalheim added that the trend will bend with the arrival of light rail in 2036. Mr. Stalheim stated that the first phase of this project isn't about adding more units to accommodate the new growth projections from PSRC but more in terms of adding additional housing types. The next phase is to address the growth targets under the new concepts.

Commissioner Tisdell stated that cross-laminated timber (CLT) costs would change the paradigm when that product becomes readily available. He asked if staff had considered cross-laminated timber as an incentive to achieve taller heights.

Chair Beck stated that the new housing types would provide more choices in the future in terms of how to manage density and affordability.

**7:36:20 PM ADJOURNED**

  
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Planning Commission Secretary

8-21-19  
Date

  
\_\_\_\_\_  
Administrative Assistant

8-21-19  
Date