



**PLANNING COMMISSION RESOLUTION NO. 18-05**

**A Resolution Recommending that the City Council Amend Everett Municipal Code, Title 20, Zoning by Adding Two New Chapters Regarding Metro Uses (Chapter 19) and Development Standards for Metro Everett and Core Residential Area (Chapter 20)**

WHEREAS, the Planning Commission finds the following:

1. The Planning Commission has recommended (Resolution No. 18-03) that the City Council adopt a new subarea plan for Metro Everett; and
2. The Metro Everett Subarea Plan includes new goals, policies and actions for the area, including new land use designations, building heights and street designations; and
3. The Growth Management Act (RCW 36.70A.130(1)(d)) requires the city to adopt development regulations that are consistent with and implement the comprehensive plan, including subarea plans; and
4. The Metro Everett subarea currently includes thirteen different zoning districts and numerous zoning overlays, including but not limited to clinic and office overlays, core residential area, street overlays, height and floor area ratios, and historic overlays; and
5. The Metro Everett Subarea Plan includes a policy to “[m]inimize the use of zoning overlays which tend to make the zoning code more complex” (LU-2) and included actions to modify street designations, modify height limits, eliminate clinic, office, and clinic-office overlays and eliminate core residential area standards; and
6. The Metro Everett Subarea Plan includes a policy to “[e]liminate maximum density limits and floor-area-ratio (FAR) requirements” (LU-3), while achieving community objectives for quality urban design through design, bulk, setback and height requirements; and
7. The Metro Everett Subarea Plan includes a policy to “encourage uses and development the community desires” (LU-4); and
8. The Metro Everett Subarea Plan includes a policy to provide an “opportunity for a modification to standards to meet community objectives” (LU-5), rather than a “one-size-fits-all” approach to development codes; and
9. The Metro Everett Subarea Plan includes a policy to “[p]rovide appropriate development and cost effective financial incentives to encourage infill and redevelopment” (LU-7); and

10. The Metro Everett Subarea Plan includes a policy to “[d]esignate street types to function as a design and use overlay” (LU-21); and
11. The Metro Everett Subarea Plan includes a policy to “[e]stablish minimum height and density (FAR) requirements for development along pedestrian and transit-oriented development streets” (LU-22); and
12. The Metro Everett Subarea Plan includes a policy to “[a]dopt...design standards” for multi-family and commercial uses (UD-3, UD-6, UD-7) to include clear connections to the public realm with pedestrian access, windows, architectural details and well-designed landscaping, requiring storefront window transparency at the ground floor, and implement street types; and
13. Public notice and opportunity to comment on these amendments was provided through electronic and mail notice to interested parties, a legal notice of public hearing published in the Everett Herald on May 16, 2018, notice to the Washington State Department of Commerce on May 14, 2018, and a public hearing held by the Planning Commission on June 5, 2018; and
14. EMC 19.41.170(C) provides for amendment of the Zoning Code (Title 19) when it finds that: 1) the proposed amendment is consistent with the applicable provisions of the Everett general plan; and 2) the proposed amendment bears a substantial relation to public health, safety or welfare; and 3) the proposed amendment promotes the best long term interests of the Everett community;

And, WHEREAS, the Planning Commission concludes the following:

1. Chapter 19, Metro Everett Uses, establishes a list of uses and use development standards in Metro Everett that the Planning Commission determines, after receiving public input, that is what the community desires, consistent with the Metro Everett Subarea Plan, and promotes the best long term interests of the Everett community;
2. Chapter 20, Metro Everett and Core Residential Area Development Standards, establishes development standards for Metro Everett and the Core Residential Area Overlay, which implement the Land Use, Urban Design and other parts of the Metro Everett Subarea Plan and City Comprehensive Plan (aka Everett general plan);
3. The proposed development regulations bears a substantial relation to public health, safety or welfare.

NOW, THEREFORE, THE PLANNING COMMISSION RESOLVES THE FOLLOWING:

1. The Planning Commission recommends that the City Council amend Title 19, Zoning by adding Chapter 19, Metro Everett Uses as set forth in attached Exhibit 1.
2. The Planning Commission recommends that the City Council amend Title 19, Zoning by adding Chapter 20, Metro Everett and Core Residential Area Development Standards as set forth in attached Exhibit 2.

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Planning Commission Chair

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Date

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Planning Commission Secretary

For:

Against:

Absent:

Abstain: