



PLANNING COMMISSION RESOLUTION NO. 18-003

A Resolution Recommending that the City Council Adopt the new Metro Everett Subarea Plan, and repeal the existing Everett Downtown Plan and Everett Station Plan

WHEREAS, the Planning Commission finds the following:

1. The Metro Everett area, consistent with Puget Sound Regional Council's Vision 2040 Regional Growth Strategy, is considered the regionally designated metropolitan center of Snohomish County; and
2. The City of Everett adopted its first Comprehensive Plan under the Washington State Growth Management Act (GMA) in 1994 and conducted a comprehensive review and update of the Plan in 2015; and
3. In the 2015-2035 periodic update of the comprehensive plan, the City committed to completing a subarea plan for the metropolitan center (Land Use Element, Policy 2.4); and
4. The Growth Management Act, codified as Chapter 36.70A, allows for the initial adoption of subarea plans to be adopted outside of the annual amendment process pursuant to RCW 36.70A.130 (2)(a)(i); and
5. Two existing subarea plans are within the metropolitan center: the Downtown Subarea Plan adopted by Ordinance No. 2921-06 on July 26, 2006, and amended by Ordinance No. 3455-15 on October 21, 2015, and the Everett Station Subarea Plan adopted by Ordinance No. 2853-05 on July 20, 2005, and as amended by Ordinance No. 3456-15 on October 21, 2015; and
6. The Metro Everett Subarea Plan is an initial adoption of a subarea plan; and
7. The city initiated the Metro Everett Subarea Plan after the 2015 comprehensive plan periodic update was complete to address, among other matters, improving land use and development standards, accommodating economic and population growth, and implementing the policies of the Comprehensive Plan; and
8. The Growth Management Act requires the comprehensive plan to be an internally consistent document and all elements consistent with the future land use map (RCW 36.70A.070); and
9. To ensure consistency between the existing Downtown Subarea Plan, the Everett Station Subarea Plan and the Metro Everett Subarea Plan, both the Downtown Subarea Plan and Everett Station Plan are proposed for repeal; and

10. The City completed an analysis of existing conditions and market in the Metro Everett area; and
11. The City prepared a public participation plan for Everett's Metropolitan Center, reviewed by the City's Planning Commission on February 2, 2016, which described the goal and approaches to engage public participation, and made that public participation plan available on the city's project website at www.everettwa.gov/metro; and
12. The city implemented the public participation plan over more than two years, including efforts such as: questionnaires and surveys, various public events, and open houses; presentations to neighborhood organizations, the Council of Neighborhoods, the Historical Commission, the Cultural Arts Commission, the Planning Commission, the City Council, the Brownfields Advisory Committee, the Everett Station District Alliance, the Parks Board, the Transportation Advisory Committee, the Tree Committee; design charrette with local business owners and public officials; developer's forum with industry leaders; presentations to service clubs; project website information and electronic notification system; press releases and media coverage in print, TV and radio; and
13. Direct mailings were sent to property owners inviting them to participate in the development of the vision for Metro Everett at an Open House on May 9, 2016; and
14. Direct mailings were sent to property owners for the April 28, 2018 open house meetings to review the draft plan and development regulations; and
15. The Planning Commission conducted public briefings on August 1, 2017, September 5, 2017, October 3, 2017, October 17, 2017, February 6, 2018, and May 15, 2018, to discuss and consider the Metro Everett Subarea Plan; and
16. The City has reviewed the potential environmental impacts of the proposed amendments pursuant to the State Environmental Policy Act (SEPA), with an Addendum to the Draft and Final Environmental Impact Statements for the City of Everett 10-Year Update to the Growth Management Comprehensive Plan and Regulations issued in 2015; and
17. The city provided Snohomish County, the cities of Mukilteo and Marysville, as well as tribal governments and other agencies with interest in the city, an opportunity to review and comment on the amendments to identify any issues of consistency or concern; and
18. 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, WHEREAS, the Planning Commission concludes the following:

1. The City has conducted a thorough and appropriate public participation process to generate interest and solicit feedback concerning the Metro Everett Subarea Plan; and
2. City staff has conducted detailed inventory and analysis of existing conditions and projected needs, and consideration of redevelopment strategies for Metro Everett; and
3. City staff has prepared the Metro Everett Subarea Plan as a subarea plan of the Everett comprehensive plan that is consistent with the existing policies of the city's comprehensive plan, as required by RCW 36.70A.080(2); and
4. The proposed subarea plan promotes a more desirable growth pattern for the City and the Everett Community; and
5. The proposed subarea plan bears a substantial relation to public health, safety or welfare; and
6. The proposed subarea plan promotes the best long term interests of the Everett community; and
7. The proposed subarea plan will not create a probable significant adverse environmental impact and would not require mitigation measures under the City's SEPA policies in EMC Title 20.04; and
8. The proposed subarea plan is consistent with goals in the Growth Management Act; and
9. The proposed Metro Everett Subarea Plan is consistent with Puget Sound Regional Council's Vision 2040 Regional Goals; and
10. The proposed Metro Everett Subarea Plan is consistent with Snohomish County Countywide Planning Policies and Goals; and
11. The proposed subarea plan is consistent with the applicable provisions of the Everett comprehensive plan.

NOW, THEREFORE, THE PLANNING COMMISSION RESOLVES THE FOLLOWING:

1. The Planning Commission recommends that the City Council adopt the Metro Everett Subarea Plan, as set forth in attached Exhibit 1.
2. The Planning Commission recommends that the City County repeal the Downtown Subarea Plan adopted by Ordinance No. 2921-06 on July 26, 2006, and amended by Ordinance No. 3455-15 on October 21, 2015.
3. The Planning Commission recommends that the City County repeal the Everett Station Subarea Plan adopted by Ordinance No. 2853-05 on July 20, 2005, and as amended by Ordinance No. 3456-15 on October 21, 2015.

Planning Commission Chair

Date

Planning Commission Secretary

For:

Against:

Absent:

Abstain: