



CITY OF EVERETT

Community, Planning & Economic Development Department
Planning Division

Notice of Issuance of Determination of Significance and Request for Comments on Scope of EIS for ReThink Zoning Initiative

Proposed Action:

Everett is rethinking its approach to zoning and development codes to ensure they support construction of a wide variety of housing types and provide additional employment opportunities with areas connected by a multi-modal transportation system. To accommodate regionally allocated population and employment projections to the year 2043, Everett is required to update its Comprehensive Plan by 2023 to demonstrate City plans provide the needed development capacity. This early look at the next required update will allow the City to focus on how best to accommodate anticipated increases in residents and jobs, with proposed actions being phased over the next four years.

In addition, ReThink Zoning proposes to explore how future light rail stations might drive demand for different land uses nearby, and whether our zoning and development codes reflect the desired future land uses in these areas. Exploring how to simplify our commercial and industrial zones and associated development standards while continuing to promote quality design, is another key component of the ReThink Zoning Initiative.

Location: City-wide

Proponent, Lead Agency and Contact:

City of Everett Community, Planning & Economic Development
Karen Stewart, Environmental Planner at (425) 257-7186 kstewart@everettwa.gov

EIS Required: The lead agency has determined this proposed action may have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared.

Expanded Scoping Comment Period with Public Meeting: There will be a 30-day scoping comment period beginning on October 14, 2019. **Please submit your comments to the contact listed above no later than 5 pm Tuesday, November 12, 2019.** The City of Everett Planning Commission will hold a public meeting to discuss the EIS and take public comments on Tuesday, October 15, 2019 at 6:30 p.m. in the Everett City Council Chambers, 3002 Wetmore Avenue.

Issues to be Discussed in EIS: The City as SEPA lead agency has identified the following areas to be evaluated in the EIS, including existing conditions, impacts of the proposed action, potential mitigation measures and significant unavoidable adverse impacts.



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Land use, housing, transportation, public facilities and services, environmental justice and racial equity, greenhouse gas emissions and climate change.

ReThink Zoning EIS Alternatives:

The EIS will use citywide 2043 anticipated population and employment allocations to evaluate the following three alternatives.

Existing Plans and Regulations

This alternative continues forward with the adopted zoning code and comprehensive plan. The existing comprehensive plan and zoning would be evaluated on their ability to accommodate population and employment forecasts for 2043 without amendment or revision to plans or development regulations.

Code Consolidation

This alternative will evaluate ways to simplify and consolidate the existing zoning and development codes. Options that will be explored include reducing the number of zones and overlays, and consolidation of standards for development. This alternative would not explore new underlying land use changes (e.g. single family to multifamily) or uses historically allowed.

Transit Focused Growth

In 2016, voters approved extension of Sound Transit’s light rail system to serve Everett by 2036. In addition, Sound Transit, Community Transit and Everett Transit have updated transit service plans that provide frequent bus service along major corridors. The Transit Focused Growth alternative will explore different opportunities for housing and employment within ½ mile of potential light rail stations and a ¼ mile of frequent transit service. A transit overlay is proposed.

Responsible Official:

Allan Giffen, Planning Director
2930 Wetmore Avenue, Suite 8-A
Everett, WA 98201

Signature: 

Date: 9/27/2019

