



DEPARTMENT OF THE NAVY

NAVAL STATION EVERETT  
2000 WEST MARINE VIEW DRIVE  
EVERETT, WA 98207-5001

IN REPLY, REFER TO:

11011

N4

June 11, 2020

City of Everett Planning Commission  
2930 Wetmore Avenue, Suite 8A  
Everett, WA 98201

Dear Planning Commissioners,

SUBJECT: NAVY LAND USE COMPATIBILITY OVERLAY

Thank you for the opportunity to comment on the pending City of Everett (City) Rethink Zoning Update. The Navy is fortunate that the City's leadership values our deep-water maritime assets and have included the designation of a Naval Compatibility Area (NCA) and associated use provisions in revised Chapter 19.17. These provisions, in conjunction with the creation of the NCA, will promote development compatible with the Navy mission, protect public health, safety, and welfare, and prevent potential encroachment from degrading the mission capability of Naval Station (NAVSTA) Everett.

The City and NAVSTA Everett have collaborated on compatibility issues in the area surrounding the installation since its inception. NAVSTA Everett has been a proactive partner in supporting a balanced Industrial/Maritime Waterfront containing compatible activities and development that do not impede the Navy's ability to execute its mission in support our Nation's Fleet. NAVSTA Everett requires natural deep-water, supports more than 3,000 jobs in the community and provides millions of dollars in state and local revenue. As a homeport, we are focused on enhancing our infrastructure, personnel, and equipment to be more capable of supporting homeported ships in the future.

We look forward to continued future collaboration. I truly appreciate all the work you continue to do to make this City an even better homeport for your U.S. Navy's finest Fleet, Fighters and Families.

Sincerely,

M.F. DAVIS  
Captain, U.S. Navy  
Commanding Officer

Copy to:

Commander, Navy Region Northwest

Community Planning Liaison Officer, Naval Station Everett

Alan Giffen, Planning Director, Planning and Economic Dev.

David Stalheim, Long Range Planning Mgr., Community, Planning and Economic Dev.

**From:** [Casey, Glynis A CIV USN NAVSTA EVERETT WA \(USA\)](#)  
**To:** [David Stalheim](#)  
**Cc:** [Allan Giffen](#); [Laura Gurley](#); [Blackwell, Rima E CIV USN NAVFAC NW SVD WA \(USA\)](#)  
**Subject:** RE: Airport-Port-Navy Overlay  
**Date:** Monday, June 15, 2020 11:28:43 AM  
**Attachments:** [NSE Rethink Zoning Ltr 6-15-20.pdf](#)  
[Ch 17 Airport-Port Overlay Amendment 6-4-20 qc.pdf](#)

---

Dear David,

Attached, please find a letter of support for the City's Rethink Zoning Update for Chapter 19.17. A hard copy follows via USPS.

Thank you for the opportunity to work with you, Alan and Laura on this project. I made one suggested edit to 19.17.120.B.4 (see-underlined text below). Also, just a note: the attached Amendment document doesn't include the Navy in its title. For clarification, can it be re-named to include the Navy?

I'm looking forward to joining the Teams meeting with the Planning Commission tomorrow evening. Please include this letter and comment in the Planning Commission packet.

Again, thank you very much and feel free to contact me if you have questions.

19.17.120 Compatibility with Naval Station Everett.

A. Applicability.

This section applies to development activities and uses within the Navy Compatibility Area ("NCA"), as set forth in Map 17-2.

B. Uses and development approvals within the Navy Compatibility Area (NCA).

1. All properties located within the NCA shall be permitted to have the same uses as permitted in the underlying zoning district subject to the requirements of the underlying use zone and the requirements of this section.
2. The city shall provide notice of permit applications to Naval Station Everett for new development activities within the NCA, and shall allow Naval Station Everett to submit comments to the department regarding the proposal, including those related to potential adverse impacts on Navy operations,
3. The city shall consider comments provided by Naval Station Everett, and where necessary, apply such conditions of approval to mitigate potential impacts to Navy operations or to provide measures to mitigate impacts created by Port operations **and other activities within the NCA.**
4. Applicants for development within the NCA are encouraged to work cooperatively with Naval Station Everett in the design of proposed buildings or land development proposals in order to address design elements that will promote compatibility with Navy operations and to mutually benefit to both parties.

Respectfully,

Glynis Casey

Community Planning Liaison Officer

Naval Station Everett

425-220-0296

---

**From:** David Stalheim <DStalheim@everettwa.gov>  
**Sent:** Thursday, June 4, 2020 3:23 PM  
**To:** Laura Gurley <laurag@portofeverett.com>; Casey, Glynis A CIV USN NAVSTA EVERETT WA (USA) <glynis.casey@navy.mil>  
**Cc:** Allan Giffen <AGiffen@everettwa.gov>  
**Subject:** [Non-DoD Source] Airport-Port-Navy Overlay

Greetings,

An amendment to the Airport Compatibility chapter of the Everett Zoning Code is attached for your review and comment. These amendments include the addition of the Port and Navy compatibility standards previously sent to you. The format of this version differs slightly as I decided it was best to show the amendments to the airport standards rather than a rewrite of the complete chapter. While the section numbers have changed, nothing substantive has changed from the version I sent to you on May 18th.

The city's planning commission is scheduled to be briefed on these amendments at their next meeting, June 16th at 6:30 p.m. You are welcome to either send comments on the draft to my attention or attend the (virtual) meeting and provide comments directly to the planning commission. The agenda and links to how to participate in the planning commission meeting will be posted shortly at this website: <https://everettwa.gov/676/Planning-Commission>.

The consideration of these amendments is part of a package of overall code changes. Our schedule for those changes includes a complete draft of all code changes to be reviewed by the planning commission on July 21st, and a public hearing before the planning commission August 18th. The meeting on June 16th is just an initial briefing on the changes, so there will be additional opportunities over the next couple of months for additional consultation if necessary. For more information on Rethink Zoning, please see [www.everettwa.gov/rethink](http://www.everettwa.gov/rethink).

Please let me know if you have any questions. Thanks.

**David Stalheim**

Long Range Planning Mgr. | Community, Planning and Economic Dev.  
425.257.8731 | [dstalheim@everettwa.gov](mailto:dstalheim@everettwa.gov)  
2930 Wetmore, Suite 8-A, Everett, WA 98201  
[everettwa.gov](http://everettwa.gov) | [Facebook](#) | [Twitter](#)

Note: Emails and attachments sent to and from the City of Everett are public records and may be subject to disclosure pursuant to the Public Records Act.