

Project title: Amendment of Everett Comprehensive Plan for Rethink Zoning**Council Bill #** *interoffice use*

CB 2009-51

Agenda dates requested:

9/30, 10/7, 10/14

Briefing X

Proposed action

Consent

Action

Ordinance X

Public hearing

 X Yes No**Budget amendment:** Yes X No**PowerPoint presentation:** X Yes No**Attachments:**

Ordinance with Exhibits

Department(s) involved:

Planning

Public Works

Legal

Contact person:David Stalheim, Interim
Planning Director**Phone number:**

425-257-8731

Email:dstalheim@everettwa.gov**Initialed by:**

Department head

DS

Administration


Council President**Project:** Amendment of the Everett Comprehensive Plan for Rethink Zoning**Partner/Supplier :** n/a**Location:** City-wide**Preceding action:** Numerous prior actions**Fund:** n/a**Fiscal summary statement:**

n/a

Project summary statement:

Rethink Zoning is a multi-year initiative to update and simplify the City's zoning code. The current version of the City's zoning code was adopted in 1989. For the past thirty years, the City has added to its development regulations without careful consideration of duplication and conflict with other code provisions.

The ordinance amends Chapter One, Introduction and Chapter Two, Land Use Element of the Comprehensive Plan.

The Chapter One amendments remove the procedures for amendment of the Comprehensive Plan, and moves them to Title 15, Local Project Review Procedures. The Chapter Two amendments include a revised Land Use Designation Map that includes 28 site-specific amendments (see <https://everettwa.gov/DocumentCenter/View/25947/>); a revised Table 9 to show the zoning equivalent with Rethink Zoning; and new criteria for the new zoning districts to guide future rezone requests that may or may not include a comprehensive plan amendment.

More information on Rethink Zoning can be found at www.everettwa.gov/rethink and the following:

- Summary and highlights of proposal (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Summary of code chapters (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Public Comment Tracker (<https://everettwa.gov/2510/How-to-Get-Involved>)
- Response to public comments (<https://everettwa.gov/DocumentCenter/View/25604/>)
- Response to procedure changes (public notice, decision-making and SEPA) (<https://everettwa.gov/DocumentCenter/View/25952/>)
- Land Use Map Change Report (<https://everettwa.gov/DocumentCenter/View/25947/>)
- Rethink Zoning Maps (<https://everettwa.gov/2509/Maps>)
- State Environmental Policy Act Addendum (<https://everettwa.gov/DocumentCenter/View/25770/>)

Please see the Rethink Zoning ordinance amending the Everett Municipal Code for additional attachments, including a summary and response to public comments.

Recommendation (exact action requested of Council):

Adopt ordinance amending Chapter One, Introduction and Chapter Two, Land Use Element of the Everett Comprehensive Plan.



ORDINANCE NO. _____

An ORDINANCE Amending Chapter One and Chapter Two of the Everett Comprehensive Plan, Amending Ordinance No. 2021-94, as amended, as part of Rethink Zoning and the Annual Docket for 2020

WHEREAS,

- A. The City of Everett did its last major update to the City's zoning requirements in 1989; and
- B. 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
- C. 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; and
- D. In 2019, the City of Everett amended Chapter Two, Land Use element as the first step in a review of the city's Zoning and other development codes, recognizing that the "next step ... [was] ...to work on simplifying and streamlining the land use regulations while still providing for quality development and the protections for public health, safety and welfare. This process will look at most development codes – not just zoning Code revisions that should be considered, includ[e]: Consolidation of zoning districts...streamlining use and development regulations...integrating development standards from other city codes...into a unified code..updating and streamlining project review procedures." ([Ord 3666-19](#)); and
- E. The City prepared a public participation plan for Rethink Zoning, reviewed by the City's Planning Commission on [June 2, 2020](#), and by the City Council on [July 29, 2020](#), 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/rethink; and
- F. The amendments to the Land Use Designation Map include twenty-eight different locations (<https://everettwa.gov/DocumentCenter/View/25947/Land-Use-Change-Report-8-28-20>), most of which had current development patterns which were inconsistent with current zoning and comprehensive plan land use designations; and
- G. The City provided notice to affected property owners of the Land Use Designation map changes; and
- H. City staff analyzed existing zoning districts and found that many were nearly identical in the uses allowed and development standards, and presented the results comparing the residential zones and commercial-industrial zones to the Planning Commission and City Council; and

- I. 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
- J. 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
- K. On July 21, 2020, the Planning Commission agreed to hold a public hearing on amendments to the Comprehensive Plan and Everett Municipal Code as set forth in drafts dated July 13, 2020; and
- L. 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 July 29, 2020, notice to the Washington State Department of Commerce on July 23, 2020, and a public hearing held by the Planning Commission on August 18, 2020; and
- M. Chapter One, Introduction of the Comprehensive Plan provides for amendment of the Comprehensive Plan Land Use Map and Policies; and
- N. On September 8, 2020, the Planning Commission considered public testimony and staff recommendations, including additional amendments to the Comprehensive Plan and Everett Municipal Code; and
- O. On September 8, 2020, the Planning Commission recommended that the City Council amend the Comprehensive Plan and Municipal Code as set forth in the recommendations forwarded to the City Council dated September 8, 2020;
- P. The amendments to the Comprehensive Plan and Everett Municipal Code are consistent with the scope anticipated in the 2019 Comprehensive Plan amendments ([Ord 3666-19](#)).

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Amend Chapter One, Introduction and Chapter Two, Land Use Element of the Everett Comprehensive Plan as set forth in Exhibit 1.

Section 2. Effective Date. This ordinance shall not go into effect until the City Council, by Resolution, concludes the 2020 Comprehensive Plan docket process.

Section 3. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors,



references, ordinance numbering, section/subsection numbers, and any internal references.

Section 4. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this ordinance independent of the elimination of any such portion as may be declared invalid.

Section 5. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.

Section 6. It is expressly the purpose of this Ordinance to provide for and promote the health, safety and welfare of the general public and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Ordinance. It is the specific intent of this Ordinance that no provision or any term used in this Ordinance is intended to impose any duty whatsoever upon the City or any of its officers or employees. Nothing contained in this Ordinance is intended nor shall be construed to create or form the basis of any liability on the part of the City, or its officers, employees or agents, for any injury or damage resulting from any action or inaction on the part of the City related in any manner to the enforcement of this Ordinance by its officers, employees or agents.

Cassie Franklin, Mayor

ATTEST:

Sharon Fuller, City Clerk

PASSED: _____

VALID: _____

PUBLISHED: _____

EFFECTIVE DATE: _____

EXHIBIT 1

Instructions to reader: This document amends [Chapter 1, Introduction](#) of the City's Comprehensive Plan. You can locate proposed changes to the city's plan with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined are proposed additions. For a summary of the effect of the changes to this chapter, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

Amend Chapter 1 Introduction

VII. ANNUAL AMENDMENT AND UPDATE OF THE GROWTH MANAGEMENT COMPREHENSIVE PLAN

D. WHO MAY INITIATE AMENDMENTS TO THE COMPREHENSIVE PLAN?

See Title 15, Local Project Review Procedures, for how to initiate and review ~~A~~ amendments to the comprehensive plan. ~~may be initiated according to the following procedures:~~

~~1. ——— Amendment to the Land Use Map~~

~~Proposed amendments to the Land Use Map of the comprehensive plan for the purpose of rezoning property or allowing a use or type of development that is not permitted by the current land use designation and implementing land use regulations may be initiated by a property owner, authorized agent, or by the City. Amendments initiated by a property owner or applicant shall be filed with completed application forms available from the Planning and Community Development Department along with applicable filing fees and application materials. The Planning and Community Development Department shall establish a date by which applications for amendment to the Land Use Map must be submitted to be included in the annual update and amendment process, to allow for sufficient time to complete environmental review and public comment before the Planning Commission must make its decision.~~

~~2. ——— Amendment to Comprehensive Plan Policies to Support a Change to the Land Use Map~~

~~Amendments to one or more policies of any element of the comprehensive plan that are needed to justify or support an amendment to the Land Use Map may be initiated by a property owner or applicant, or by the City. If initiated by a property owner or applicant, the justification for the change to the policy shall be included in the application materials for the Land Use Map amendment.~~

~~3. ——— Amendment to Comprehensive Plan Policies, Programs or Implementation Measures~~

~~Amendments to one or more policies of any element of the comprehensive plan may be initiated by the Planning Commission, City Council, or the Mayor. Citizens, City departments, other public agencies, civic or business organizations, or other parties may make written recommendations to the Planning Commission, City Council, or the Mayor for revisions to comprehensive plan policies, programs or implementation measures. It shall be at the discretion of the Planning Commission, City Council, or the Mayor to further pursue such an amendment. Amendments to policies that are intended to support a property owner or applicant request for a change to the Land Use Map shall be filed as part of the application to amend the Land Use Map.~~

~~4. ——— Docketing Possible Amendments to the Comprehensive Plan and to Development Regulations~~

~~The City shall compile and maintain a list of changes to the comprehensive plan or implementing programs or development regulations that have been suggested by the public, other agencies, civic or business organizations, or other interested parties. This list shall be presented to the Planning Commission to decide if such requests should be included in the annual update to the comprehensive plan. This list shall be available for review by the public. Provided, however, notwithstanding any language herein, the City is authorized to~~

initiate and/or make amendments to the comprehensive plan and/or development regulations independent of the annual docketing process herein described.

5. ~~Reapplications for Reclassification of Property~~

~~Re-applications for the amendment of the land use designation of property under the comprehensive plan are prohibited unless the applicant establishes that there has been a substantial change of circumstances pertaining to a material issue.~~

H. AMENDING THE LAND USE MAP

See Title 15, Local Project Review Procedures, for procedures and additional criteria for amendment of the land use map.

The City is asked much more frequently to amend the designations of the Land Use Map than the policies embodied in the text. This is usually the result of an individual who wishes to rezone land to allow uses not permitted by the existing zoning of the property. Such requests are sometimes based upon a specific proposed use and development for a property, and sometimes are speculative for purposes of increasing the value of the land without a use or development plan proposed. In either case, the Planning Commission and City Council must carefully evaluate requests to amend the Land Use Map to determine the long-term benefit to the community as a whole. Whether initiated by the City or a private party, the burden of proof is upon the proponent to demonstrate the long-term benefit to the community as a whole. The following factors shall be considered in reviewing such amendment requests.

1. ~~The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan.~~

2. ~~Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the Land Use Element to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate.~~

3. ~~Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the Land Use Element was adopted, that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the Planning Commission and City Council to find that the land use designation should be changed.~~

4. ~~Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.~~

5. ~~Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the Planning Commission and City Council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property.~~

6. ~~What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity?~~

7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general?

I. AMENDING POLICIES

See Title 15, Local Project Review Procedures, for procedures and additional criteria for amending the comprehensive plan policies.

The policies of the comprehensive plan are the basis for many actions taken by the city and private sector. The foundation for the policies should be grounded in legal requirements, such as the Growth Management Act; sound planning and land use principles; the community's vision and values; and in the community's anticipated future growth needs. From time to time, one or more of the above policy bases changes. Laws are changed, economic conditions or social values change, growth trends cause a shift in land use needs, or the community's idea of what it wishes to be may be altered. When such changes occur, it is appropriate to review the Goals, Objectives and Policies of the plan.

The policies of the comprehensive plan are intended to provide a stable framework to guide the long-term physical growth within the Everett Planning Area. Therefore, consideration of changes to the plan policies should be based upon the long-term benefit to the community of such changes. Changes to the foundations upon which the policies are based may create a need to change the policies and subsequent programs or regulations that implement the policies. Major policy changes should be viewed in the context of changes to the law, changed socioeconomic conditions, shifts of community opinion and priorities, and significant changes to the amount and characteristics of anticipated future growth.

The following factors shall be considered in reviewing proposed amendments to comprehensive plan policies.

1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy.
2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment.
3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail.
4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail.

Instructions to reader: This document amends [Chapter 2, Land Use Element](#) of the City's Comprehensive Plan. You can locate proposed changes to the city's plan with a vertical bar in the left hand margin. Words struck through are proposed for deletion; words that are underlined are proposed additions. For a summary of the effect of the changes to this chapter, please visit the Rethink Zoning Library at <https://everettwa.gov/2453/Rethink-Zoning-Library>.

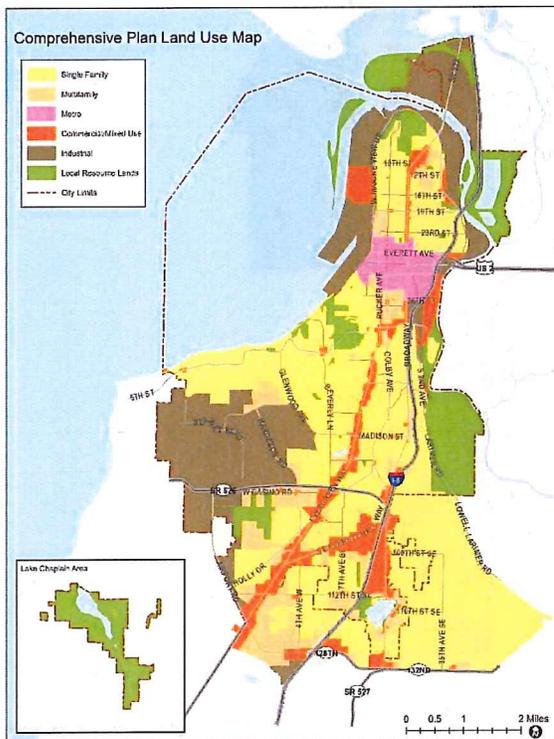
Amend Chapter 2 Land Use Element

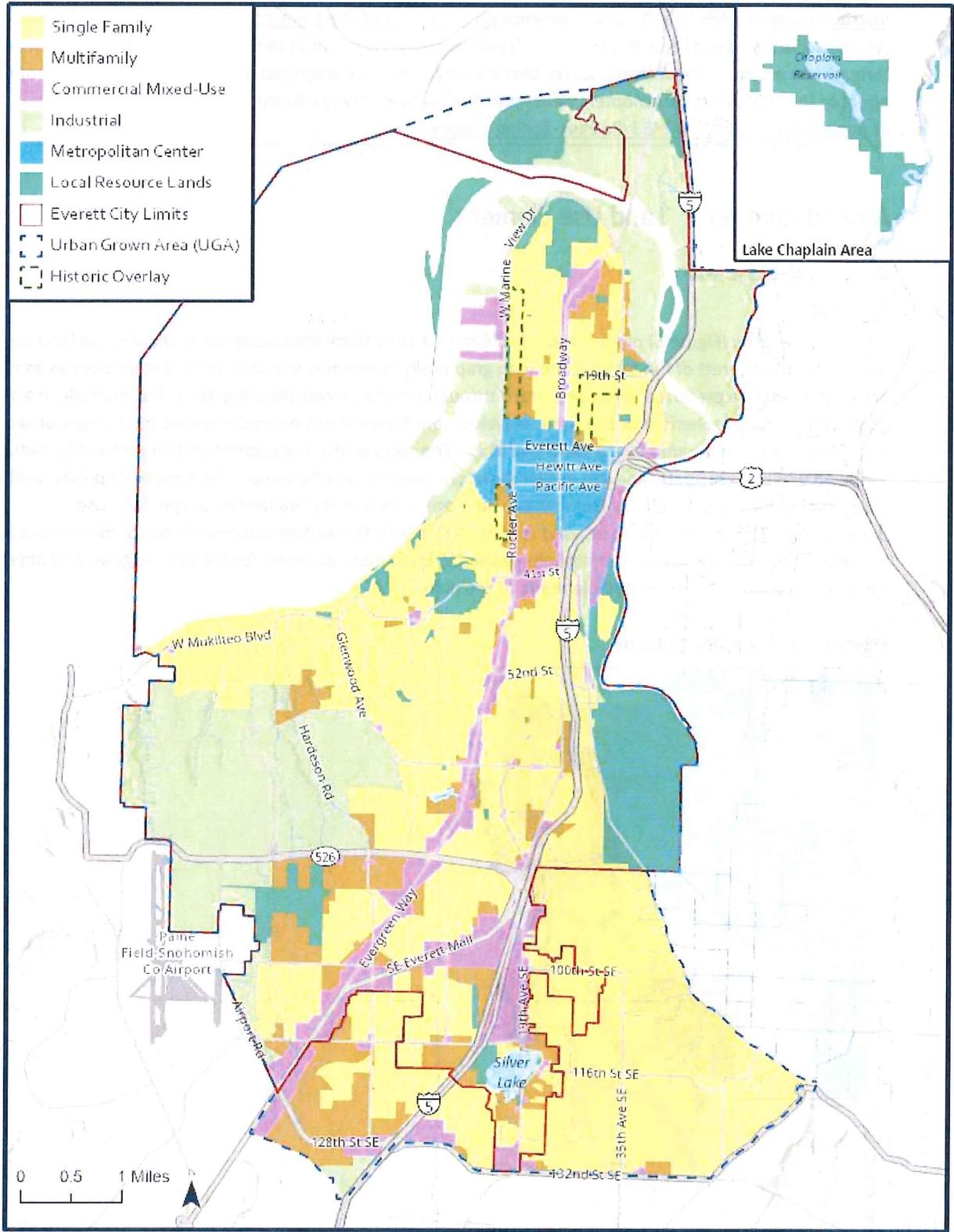
V. LAND USE MAP

A. Map

The Land Use Map (Figure 6) of the Land Use Element is the official map designating the desired land use pattern for the Everett of the future. The map graphically represents the Land Use Element policies as they are carried out in a preferred land use pattern throughout the Everett Planning Area. For example, many goals of the Housing Element or Economic Development Element will be implemented by the type of land use designation given to an area by the Land Use Map. The goals of the Transportation Element will be better achieved when appropriate land use designations are given to specific areas. The funding of public facilities called for by the Capital Facilities Element can be more economically realized by proper land use designations. The map is only to be used in conjunction with the written policies of the comprehensive plan, as the policies indicate how the community wishes to implement its vision for the city, its goals and objectives for land use and the other related elements of the plan.

Figure 6: Land Use Designations





VI. IMPLEMENTATION PROGRAMS

The effectiveness of any comprehensive planning effort can be measured by the degree to which its goals are realized and its policies are implemented. Adoption of a land use plan is the first step in a series of commitments that the City must make to achieve the vision and goals of the community. Adopting the plan commits the City to future actions such as spending public dollars on capital facilities and public services, and revising codes and regulations. In adopting the comprehensive plan, the City acknowledges that future growth in the community will require increased public services and capital expenditures. Land use regulations must be periodically evaluated and revised.

The policies of the Land Use Element can be implemented through a variety of methods. Below are listed a number of tools the City can use to further the goals and objectives of the Land Use Element.

A. Zoning Code (Map & Text)

The rewrite of the Land Use Element in 2019 ~~is was~~ intended as the first step towards a rewrite of the city's Zoning and other development codes. ~~Because t~~The Growth Management Act requires development regulations to be revised to implement the comprehensive plan. ~~In 2020, the city undertook an extensive rewrite of the Zoning Code – or “Unified Development Code”. Many zones were consolidated.~~ The following table indicates ~~which zones of the current zoning code are found to be~~ which are consistent with the Land Use Designations in the ~~revised (2019)~~ Land Use Element and Land Use Designation Map (Figure 6).

~~The next step following this Land Use Element rewrite is to work on simplifying and streamlining the land use regulations while still providing for quality development and the protections for public health, safety and welfare. This process will look at most development codes – not just zoning, such as subdivisions and infrastructure (street, sidewalk, sewer, water, storm) requirements for new development. There are a variety of potential code revisions that should be considered, including:~~

- ~~• Consolidation of zoning districts (e.g., fewer residential districts);~~
- ~~• Streamlining use and development regulations (Metro Everett as a template);~~
- ~~• Integrating development standards from other city codes (e.g. street standards) into a unified code;~~
- ~~• Updating and streamlining project review procedures.~~

Table 9: Comprehensive Plan / Zoning

LAND USE DESIGNATION	EQUIVALENT ZONING
Residential, Single Family	R-S, R-1, R-1A , R-2, R-2A, NB , Park
Residential, Multifamily	R-3, R-3L, R-4, R-5UR3, UR4, NB, Park
Metropolitan Center	ULI, UM, URLI1, MU, UR3, UR4, NB, Park
Commercial Mixed-Use	B-1, B-2, B-2B, BMU, C-1, C-1R, E-1, E-1MUO, W-CNB, B, MU, Park
Industrial	M-1, M-2, M-M, M-S, C-2LI1, LI2, HI
Local Resource Lands	A-1, AQ, OS, Parks and Open Space (POS), WRM, AG

~~As can be seen in Table 9, there are multiple zoning districts which can be found to be consistent with a land use designation. For example, there are three zoning districts which are considered Industrial: LI1, LI2, and HI. The following criteria are to be used for evaluation of any proposed change in the zoning designation:~~

1. **R-S, Suburban Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) The prevailing lot size is larger (10,000 square feet or more, though many areas have lots less than this);
 - b) Terrain is steeper and/or the surrounding area has critical area features (ravines, streams, wetlands);
 - c) Alleys are generally not present;
 - d) Incomplete sidewalk network;
 - e) Areas not within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstops;
 - f) Existing development is predominantly single-family residential use.

2. **R-1, Single-Family Detached Low Density Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) Primarily platted lots from 6,000 – 9,000 square feet) on flatter terrain;
 - b) Alleys are generally are not present, but exceptions do exist, (e.g., some portions of North Everett);
 - c) Areas generally not within walking distance (approximately ¼ mile) of frequent existing or planned high capacity transit/rail stops;
 - d) Existing development is predominantly single-family residential use.

3. **R-2, Single-Family Detached Medium Density Residential.** This zone may be established for properties with more than one of the following characteristics:
 - a) Primarily smaller platted lots (4,500 – 7,500 square feet) on flatter terrain;
 - b) Alleys are typically present, but exceptions do exist (e.g., properties near Evergreen Way);
 - c) Existing development pattern is predominantly single-family and duplex uses;
 - d) Properties located between single-family detached neighborhoods and uses of a higher intensity;
 - e) Areas within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstops;

4. **R-2(A), Single-Family Attached Medium-Density Zone.** This zone may be established for properties with more than one of the following characteristics:
 - a) Properties that are already developed with single-family attached (townhouse) development;
 - b) Properties located between single-family detached neighborhoods and uses of a higher intensity;
 - c) Properties of sufficient width and depth to accommodate at least three (3) single-family attached units;
 - d) Areas within walking distance (1/4 mile) of frequent existing or planned high capacity transit/railstop;
 - e) Properties that are not substantially encumbered by critical areas.

5. **UR3, Urban Residential 3.** This zone may be established for properties with more than one of the following characteristics:
 - a) Areas currently developed as multifamily but not within walking distance (approximately ½ mile) of frequent existing or planned high capacity transit/rail stops;
 - b) Area designated multifamily on Land Use Map and within walking distance (approximately ½ mile) of frequent high capacity transit or light rail station, but characterized as lower density, historic neighborhoods;
 - c) Areas currently zoned for single-family uses and near employment centers;
 - d) Areas that can provide a buffer between single-family use and higher intensity multifamily, commercial, or industrial uses;
 - e) Existing development pattern includes multifamily residences;
 - f) Areas within approximately ½ mile of a city park or other usable public open space; and

- g) Existing development pattern includes structures less than four (4) floors in height.
6. **UR4, Urban Residential 4.** This zone may be established for properties with more than one of the following characteristics:
- a) Area already zoned for high density, multifamily (including Metro Everett) and within walking distance (approximately ¼ to ½ mile) of frequent existing transit or planned light rail;
 - b) Areas within approximately ½ mile of a city park or other usable public open space;
 - c) Existing development pattern includes structures more than four (4) floors in height; and
 - d) Areas with access to a full range of public facilities and services, including utilities, police and fire, and civic amenities.
7. **NB, Neighborhood Business.** This zone may be established for properties with more than one of the following characteristics:
- a) Small nodes of neighborhood-oriented business and mixed use;
 - b) Parcel or node size ranges from 5,000 square feet to five acres, but may be larger;
 - c) Typically surrounded by residential zoning;
 - d) Located along collector streets/minor arterials – not along major arterials;
 - e) Sidewalk network in place within approximately ¼ mile radius;
 - f) Areas not likely to be served by high capacity transit; and
 - g) Property is generally separated from other NB nodes by a minimum ½ mile walking distance.
8. **B, Business.** This zone may be established for properties with more than one of the following characteristics:
- a) Lot sizes are generally larger than the NB zone and may consist of unplatted parcels;
 - b) Located on major arterial corridors, or has frontage on a connecting street; and
 - c) Applied to areas that have historically been used for retail, entertainment, office/service use, food and beverage or other commercial uses.
9. **MU, Mixed Urban.** This zone may be established for properties with more than one of the following characteristics:
- a) Located immediately adjacent to Metro Everett;
 - b) Abuts a designated TOD street or Pedestrian street;
 - c) The area has a well-developed sidewalk network consisting of sidewalks six feet or greater in width;
 - d) The property is located within approximately ¼ mile walking distance of frequent existing or planned high capacity transit stops or approximately ½ mile from planned light rail stations;
 - e) The surrounding land use pattern includes a mix of different uses, such commercial, residential and public uses; and
 - f) Infrastructure is either in place or may be upgraded to support compact, high density development.
10. **LI1, Light Industrial 1.** This zone may be established for properties with more than one of the following characteristics:
- a) Developed light industrial areas that are heavily urbanized;
 - b) Areas located in close proximity to transit, as well as other uses including commercial and residential;
 - c) Areas that have been platted into smaller lots and blocks and may have a more traditional gridded street system;
 - d) Surrounding properties may have been developed under less stringent zoning standards (lot size, setbacks, open space, outdoor storage, etc.) that would become nonconforming if stricter standards were applied;
 - e) Existing infrastructure is in place; and
 - f) Some light industrial areas in North Everett may have an incomplete sidewalk network.

11. LI2, Light Industrial 2. This zone may be established for properties with more than one of the following characteristics:

- a) Areas consisting of larger office, industrial and light manufacturing developments on larger parcels than LI1. Lot sizes are typically greater than two acres; some may be as small as one acre;
- b) Surrounding uses are other light industrial, heavy manufacturing or residential and are screened or landscaped for compatibility;
- c) Industrial developments with wide streets, sidewalks, landscaping and where buildings are substantially set back from property lines;
- d) Existing infrastructure in place—may have been constructed through a Local Improvement District (LID);
- e) Existing sidewalk network;
- f) Extensively landscaped sites with wide streets suitable for heavy truck traffic; and
- g) Existing sewer and water capacity suitable for a variety of industrial uses.

12. HI, Heavy Industrial. This zone may be established for properties with at least one of the following characteristics. All rezoning requests shall meet criterion #3 at a minimum;

- a) The subject property is in within the Southwest Everett subarea and will be used to support airplane manufacturing uses;
- b) The property's location can potentially support marine commerce activity and water-dependent industrial uses are identified in the City of Everett Shoreline Master Program; and
- c) The property's location or configuration ensures that potential nuisance impacts on more sensitive land uses can be adequately mitigated through buffering, screening or physical separation.

13. AG, Agriculture. This zone may be established for properties with at least two of the following characteristics:

- a) The subject property and surrounding properties consist of large parcels at least five acres in area.
- b) The subject property and surrounding properties are used for agricultural uses, or the subject property has an "open space" designation for taxation purposes; and
- c) The subject property is located within the Snohomish River valley.

E. Street Designations

There is an integral connection between urban planning, place making and economic development. Attracting people is central to economic development, and creating active, vibrant places is key to attracting people. The land use strategy works towards achieving these objectives with these key points:

- Streets are busy with people
- Ground floor spaces are inviting
- People with a mix of incomes live in the area
- High density, mixed uses near light rail and high-capacity transit are created

The zoning, or Unified Development Code, should designate streets to function as a design and use overlay. These designations should take place in the following areas:

1. Located within Metro Everett;
2. Located within ¼ mile of a high frequency transit corridor or planned light rail station;
3. Neighborhood Business designation on zoning map.

Street types are established to function as a design overlay as follows:

Pedestrian Streets – these streets will have buildings with ground floors that are predominantly occupied by nonresidential uses, such as retail, commercial and business uses. Building fronts are tailored to pedestrians

versus automobile traffic. Design standards would require ground floor transparency, awning coverage, and direct pedestrian access. Pedestrian streetscapes would be of a type that emphasizes pedestrian scale, with wide sidewalks, appropriately selected and frequent-spaced street trees, and other amenities to make walking a pleasant experience.

Connector Streets – these streets are important pedestrian routes but play a secondary role to Pedestrian Streets in connecting areas. Standards for frontage and streetscape types would be tailored to pedestrians, but at a lesser standard than Pedestrian Streets.

Residential Mixed-Use Corridor – these streets are either key gateway corridors or streets in transition that are primarily residential in character. These streets are likely to evolve from residential to a mix of residential, and small office and light retail/entertainment uses.

Transit Oriented Development (TOD) Streets – these are streets that are within close walking distance of frequent transit (more than 4 trips per hour) and future light rail. The character of these streets and buildings are similar to Pedestrian Streets. However, they should include requirements for taller buildings and high floor-to-area (FAR) ratio, as well as increased transparency and weather protection compared to other street designations. In addition, each block of a TOD street should have a minimum amount of ground floor commercial or public use to encourage active streets.

