

Planning Commission  
MS Team Virtual Meeting  
Meeting Minutes  
February 2, 2021



Approved: KMD

Chair Adam Yanasak called the meeting to order. Commissioners in attendance: Christine Lavra, Chris Holland, Michael Zelinski, Carly McGinn, Michael Finch, and Charles Adkins.

Commissioner Absent: Kathryn Beck and Alex Lark

Staff Present: Todd Hall, Becky McCrary, Karen Stewart, and Kathy Davis

Meeting Minutes

**Motion:** Commissioner McGinn made a motion to approve the November 17, 2020 meeting minutes. Commissioner Lavra seconded the motion.

**Vote:** Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, yes.

**Motion Carried.**

Commissioner Comments

Chair Yanasak thanked Greg Tisdell for his years of service. Commissioner Finch was reappointed to Commission Position #2. Chair Yanasak introduced Charles Adkins who was appointed to Alternate Position #2.

Staff Comments

Todd Hall, contracted City Planner, introduced himself and Clay White who are assisting Planning staff until the Planning Director recruitment is completed.

Citizen General Comments

None

**Item 1: Annual Election of Officers**

**Motion:** Commissioner Lavra made a motion to elect Commissioner Yanasak to another year as Commission Chair. Commissioner Finch seconded the motion.

**Vote:** Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, abstain.

**Motion Carried.**

**Motion:** Commissioner Lavra made a motion to elect Commissioner McGinn as Vice Chair. Commissioner Holland seconded the motion.

**Vote:** Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; Commissioner Lavra, yes; and Chair Yanasak, yes.

**Motion Carried.**

## **Item 2: Rethink Housing Action Plan Project Update**

Becky McCrary, Housing and Community Development Program Manager, presented information on city priorities and shared values, strategies and implementation actions, process update, project schedule, and outreach. She briefed commission on information presented and learned from their first Housing Forum and Community Chat session.

### Commission Discussion

Commissioner Lavra asked which Commissioners were on the Housing Committee. Ms. McCrary responded Commissioners Finch, McGinn, and Lark.

Commissioner Finch asked about the chat sessions. Ms. McCrary responded attendees included community members, members from the building industry, and homeless housing advocates. The City kept track on the number and in general, who participated in the chat sessions. Ten attended the first session and 25 attended the second session. The sessions were not recorded; however, staff took notes in the breakout rooms. Summaries of those notes would be available on-line. Commissioner Finch encouraged the City to prioritize the developer forum and ensure that the developers participating represent a wide cross section of developers.

Commissioner Lavra asked if the chat schedule and summaries were on the Rethink Housing webpage. Ms. McCrary responded yes, the links to the chats and forums, the summaries, and survey.

Commissioner McGinn stated that she attended one of the first breakout sessions and there were only two participants and she would prefer larger groups in the next chat session. She stated that since the City extended the program period out until fall, she wondered if there would be any opportunity to do an in-person chat session. Ms. McCrary responded that it was unknown at this time.

### Citizen Comments

Mary Cunningham, 1605 Oakes, stated that she would like the City to mail public notices to all single-family homeowners who may be affected by transit zoning. She had spoken to some of her neighbors who had no clue about potential changes to their neighborhood. She suggested that all residents in potential transit areas be notified and that the survey be mailed to all property owners in those areas.

Victor Harris, 3017 Lombard, urged caution when making decisions regarding the character of single-family neighborhoods. Preserving single family neighborhoods had been part of the conversation for the last fifteen years. He stated that once the City starts carving up single family neighborhoods, we start losing that identity of what a single-family neighborhood is supposed to be and look like.

#### Commission Discussion

Commissioner Zelinski stated that accessory dwelling units was one way to introduce additional capacity in single family neighborhoods. He asked if the City could prepare some data on the number of accessory dwelling units that have been constructed including staff comments about why more aren't being built and if there are any obstacles preventing the construction of accessory dwelling units. Ms. McCrary responded that staff were researching.

Commissioner Holland asked if there was any platform available for the public to provide comments on-line 24 hours a day. He stated that the City of Marysville was using a similar public outreach method. Ms. McCrary responded that she would follow-up with him.

#### **Item 3: 2021 Work Program**

Todd Hall, interim contract planner for the City, reviewed the 2021 work program and the 2024 GMA Update Project Components.

Karen Stewart, Environmental Planner, provided information on the update of the Parks, Recreation, and Open Space (PROS) Plan and the Smith Island Municipal Annexation proposal.

Commissioner Finch stated that in 2019/2020, staff had provided some updates as to entitlements and building starts on a periodic basis. He asked if that information could be provided again. He stated that was very informative to help Commissioners understand the new developments being explored in Everett and how it was going.

Commissioner Finch asked about the master planning around Everett Station. Mr. Hall responded that Dan Eernisse, the City Economic Development Director, was involved in some capacity and Sound Transit would also have some information on that as well.

#### Citizen Comments

Victor Harris, 3017 Lombard, asked if anyone knew about the noise level at light rail operation and maintenance stations. He asked if any of the proposed facilities would be in or around residential areas. Mr. Hall responded that he would defer that question to Sound Transit staff at Planning Commission's next meeting. The existing light rail station in Seattle was in an industrial and commercial area. The one in Bellevue is under construction and is in a mixed use / light industrial area.

Chair Yanasak stated that he would also like staff to provide land development information for the upcoming discussions.

ADJOURNED 7:40 PM

*Sharon McCray*  
Planning Commission Secretary

*3-4-2021*  
Date

*Katherine Davis*  
Administrative Assistant

*3-3-2021*  
Date