

Planning Commission

Remote Meeting

Meeting Minutes

February 15, 2022

Approved: kmd



Chair Adam Yanasak called the meeting to order. Commissioners in attendance at roll call: Chris Holland, Christine Lavra, Michael Finch, and Charles Adkins.

Commissioners Absent at roll call: Michael Zelinski, Carly McGinn, and Alex Lark

Staff Present: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis

Meeting Minutes

Motion: Commissioner Finch made a motion to approve the December 7, 2021 meeting minutes. Commissioner Lavra seconded the motion.

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

Motion Carried.

Commissioner Reports

None

Commissioner Zelinski joined the meeting.

Staff Comments

Yorik Stevens-Wajda, Planning Director, stated that he would be interviewing candidates for the Planning Commission vacancy and hoped to have that vacancy filled by the next meeting. His update included City Council action on Chapter 19.05 amendments, City Council briefing on the Comprehensive Plan Update, City Council update on Sound Transit's early scoping period, Snohomish County HO-5 Report that calls for a housing needs assessment and development data to support comprehensive plan updates, Department of Commerce work on housing affordability, County Council February 23 public hearing on growth targets, and a couple upcoming agenda items for Planning Commission.

General Citizen Comments

None

Item 6: Election of Officers

Motion: Chair Yanasak made a motion to elect Commissioner Finch as 2022 Planning Commission Chair. Commissioner Zelinski seconded the motion.

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

Motion Carried.

Motion: Commissioner Zelinski made a motion to elect Commissioner Lavra as 2022 Planning Commission Vice Chair. Chair Yanasak seconded the motion.

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

Motion Carried.

Item 7: Comprehensive Plan Periodic Update Work Program

Becky McCrary, Long Range Planning Manager, provided an overview of the scoping process to date and reviewed the schedule and draft scoping notice. Mr. Stevens-Wajda provided information on the framework for the alternatives and the next steps.

Commission Discussion

Commissioner Finch referred to the employment slide and asked about the dark shaded area by the northern tip of Jetty Island. Mr. Stevens-Wajda responded that staff would take another look at that area to make sure the site was correctly designated since it didn't appear that there was much employment capacity in that shaded area. Commissioner Finch referred to the areas for growth and suggested that the areas could be prioritized by increasing housing capacity in Metro Everett first rather than housing capacity on Broadway or Evergreen Way. Regarding public outreach, he suggested that along with the Scoping Notice provide some examples on the kinds of comments that would be helpful.

Commissioner Lavra asked if the presented maps could be uploaded to the project website. Mr. Stevens-Wajda responded that the presentation would be uploaded to the website along with preliminary maps.

Commissioner Zelinski stated that it appeared there was an error on some of the numbers in the growth targets table on page 5 of 9 in the scoping notice. In the population section, the 2024-2044 growth target is +69,000 which corresponds exactly to the number in the 2020 actual and the 2044 target. Mr. Stevens-Wajda responded that the growth targets start before the planning period and eventually in the process the growth targets will recalibrate and reconcile one way or the other. Commissioner Zelinski pointed out an error in the employment table. Mr. Stevens-Wajda responded that was a typo and the 67,000 will be fixed to read 76,000.

Commissioner Holland thanked staff for the informative presentation. He added that the presentation provided a great overview of the work that goes into the periodic update of the Comprehensive Plan. Commissioner Holland was concerned about higher capacity areas adjacent to the historic single-family neighborhoods along Broadway between 10th and 32nd. Mr. Stevens-Wajda responded that those areas could be addressed during the EIS process.

Chair Yanasak stated that another element to address when building for increased capacity was housing affordability. Mr. Stevens-Wajda responded that increased capacities could include some affordability strategies. The general thesis in some of the studies that he had read was that middle housing tended to be cheaper per unit on the construction side. Ms. McCrary responded that the intent of the Housing Action Plan was to accommodate the needs of the community in terms of the right housing.

Chair Yanasak referred to the graphic and commented that the proposed alternatives 2 and 3 appeared to be repetitive, and he asked if the graphic could show a little more distinction between the two alternatives. Mr. Stevens-Wajda responded that the differences include frontage on the arterials versus a couple blocks off the arterials and then some sizable differences in middle housing in neighborhoods throughout the city.

Citizen Comments

Glynis Casey, Community Liaison Officer at Naval Station Everett, stated that she was listening, learning, and looking forward to participating throughout the comprehensive plan update process.

Commission and Staff Discussion

Mr. Stevens-Wajda asked if there were any other areas of emphasis that should be considered.

Chair Yanasak commented: Housing affordability and homelessness; what makes Everett a great vibrant city – emphasis on livability and attractiveness; transportation infrastructure such as parking, sidewalks, and those connections; and economic development and placemaking.

Commissioner Finch agreed that the areas of emphasis should play to Everett's strengths and highlight what makes Everett unique. He stated that economic development was key to reaching the employment targets.

Commissioner Holland agreed with Commissioners Yanasak and Finch. He would also like the emphasis on what is great about Everett; how to bring people to Everett that want to live and work in Everett; and how to bring existing areas back to livability and vibrancy.

Mr. Stevens-Wajda asked if there were any other elements of the environment that Commissioners would like studied in the EIS.

Commissioner Holland asked if utilities, sewer, and water were addressed. Ms. McCrary responded that those elements were addressed under public services and the Comprehensive Plan.

Mr. Stevens-Wajda asked if there were any other thoughts on the alternatives? Earlier discussed was to highlight the differences and describe what the columns mean in the table. Commissioner Holland stated that those were great alternatives. Commissioner Lavra thought this it was a good approach; however, she could see how Alternatives 2 and 3 could get combined in the preferred alternative. Chair Yanasak agreed with Commissioner Holland on the approach.

Ms. McCrary stated that the next Planning Commission meeting on March 1 will be a public hearing on the Scoping Notice. In addition, there are two community open houses scheduled.

ADJOURNED 8:16 PM



Planning Commission Secretary

3/16/22
Date



Administrative Coordinator

March 1, 2022
Date