



PLANNING COMMISSION RESOLUTION NO. 18-06

A Resolution recommending that the City Council adopt new off-street parking standards and development regulations city-wide and repeal Title 19, Zoning, Chapter 34 (Off-Street Parking – Loading Requirements) of the Everett Municipal Code

WHEREAS, the Planning Commission finds the following:

1. The Growth Management Act includes goals of reducing sprawl, encouraging economic development, protecting the environment and providing strong public participation in the formulation of new development regulations; and
2. The Planning Commission has recommended that the City Council adopt a new subarea plan for Metro Everett (Resolution No. 18-03); and
3. The Metro Everett Subarea Plan includes new goals, policies and actions for the area, including new provisions for off-street parking; and
4. 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, including subarea plans; and
5. The Metro Everett Subarea Plan includes a policy to “[e]stablish off-street parking requirements based on areas” identified in a new map (LU-8 and Figure 12); and
6. The Metro Everett Subarea Plan includes a policy to “[r]educe off-street parking requirements for new development” in order to catalyze redevelopment in Everett Station (LU-14); and
7. The Metro Everett Subarea Plan includes a policy to require transportation demand management (TDM) measures “for development receiving...parking reductions” (T-13); and
8. The Metro Everett Subarea Plan includes a policy to “[r]educe parking requirements...in order to encourage increase in other transportation modes, such as transit, rail, bikes and walking” (T-16); and
9. The Metro Everett Subarea Plan includes a policy to have “[p]arking requirements for new development or redevelopment...reflect geographic-based conditions” (T-31); and

10. The Metro Everett Subarea Plan includes a policy to “[c]reate parking standards for residential development that reflect...factors that influence parking demand” (T-32), such as size of housing units, resident characteristics and development characteristics; and
11. The Metro Everett Subarea Plan includes a policy to “[a]llow adjustment to required parking through innovative measures” (T-33), such as substitution of parking stalls for other transportation modes or shared parking; and
12. The Everett Comprehensive Plan includes policies to encourage complementary land uses that can share parking (2.19.1), parking management strategies that reduce the amount of land used for parking and reduction of parking standards for businesses that implement such strategies (2.19.2), reducing minimum requirements where appropriate (2.19.3), amending the zoning code to require bicycle parking (2.19.4); and
13. The Planning Commission conducted public briefings on March 7, 2017 and May 15, 2018, to discuss and consider proposed new off-street parking standards and development regulations;
14. The City held public open houses on June 13, 2017 and April 28, 2018 to present and solicit public comment on existing and proposed off-street parking standards and development regulations;
15. 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 May 16, 2018, notice to the Washington State Department of Commerce on May 14, 2018, and a public hearing held by the Planning Commission on June 5, 2018; and
16. EMC 19.41.170(C) provides for amendment of the Zoning Code (Title 19) when it finds that: 1) the proposed amendment is consistent with the applicable provisions of the Everett general plan; and 2) the proposed amendment bears a substantial relation to public health, safety or welfare; and 3) the proposed amendment promotes the best long term interests of the Everett community.

And, WHEREAS, the Planning Commission concludes the following:

1. The proposed off-street parking standards and development regulations are consistent with goals in the Growth Management Act; and
2. The proposed off-street parking standards and development regulations would not create a probable significant adverse environmental impact under the City’s SEPA policies, EMC Chapter 20.04; and

3. The proposed off-street parking standards and development regulations are consistent with the applicable policies and objectives in the Everett Comprehensive Plan and the Metro Everett Subarea Plan; and
4. The proposed off-street parking standards and development regulations bear a substantial relation to public health, safety or welfare; and
5. The proposed off-street parking standards and development regulations promote the best long term interests of the Everett community.

NOW, THEREFORE, THE PLANNING COMMISSION RESOLVES THE FOLLOWING:

1. The Planning Commission recommends that the City Council repeal Chapter 34, Off-Street Parking—Loading Requirements, in Title 19, Zoning in its entirety, adopted, in part, by Ordinances 1671-89, 1729-90, 1793-91, 1849-92, 2397-99, 2538-01, 2657-02, 2854-05, 3002-07, 3072-08, 3099-08, 3269-12, 3297-12, 3322-13, 3340-13, 3483-16, 3500-16 and 3598-18.
2. The Planning Commission recommends that the City Council amend Title 19, Zoning, by adopting a new Chapter 34, Parking, Loading and Access as set forth in attached Exhibit 1.

 Planning Commission Chair

 Date

 Planning Commission Secretary

For:

Against:

Absent:

Abstain: