



PLANNING COMMISSION RESOLUTION NO. 18-09

A Resolution Recommending that the City Council Amend Everett Municipal Code Title 15, Local Project Review Procedures, to implement new, revised, and repealed development regulations, and new final plat signature authority and notice for short subdivisions

WHEREAS, the Planning Commission finds the following:

1. The Planning Commission recommended (Planning Commission Resolution No. 18-05) amending the Zoning Code (Everett Municipal Code (EMC) Title 19) to adopt new development regulations – Chapter 19, Metro Everett Uses and Chapter 20, Metro Everett and Core Residential Area Development Standards, to implement the Metro Everett Plan (Planning Commission Resolution No. 18-05); and
2. The Planning Commission recommended (Planning Commission Resolution No. 18-06) amending the Zoning Code to adopt new off-street parking, loading and access regulations (Chapter 34) city-wide and repeal the existing off-street parking regulations (Planning Commission Resolution No. 18-06); and
3. The amendments to the Zoning Code include new Use Tables and Development Standards that will require additional amendments to Title 15 Local Project Review Procedures, to implement these new, revised and repealed development regulations; and
4. Chapter 58.17.100 RCW authorizes the City Council to delegate, by ordinance, final plat approval to an established planning agency, or to such other administrative personnel in accordance with state law or local charter; and
5. The review and approval of preliminary subdivisions or plats in the City of Everett is either an administrative decision (EMC 15.16.080(A)(18)(g)) or a land use hearing examiner decision (EMC 15.16.110(A)(9)(b)); and
6. The Planning Commission conducted public briefings on April 17, 2018 and May 15, 2018, to discuss and consider potential amendments to Title 15 of the EMC pertaining consistency with development regulations adopted to implement the Metro Everett Subarea Plan, new off-street parking, loading and access regulations, and new final plat signature authority and notice for short subdivisions; and

7. 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, WHEREAS, the Planning Commission concludes the following:

1. The proposed amendments to the titles of the EMC are consistent with goals in the Growth Management Act.
2. The proposed amendments are consistent with the requirements set forth in Chapter 58.17 RCW for delegating approval of final plats.
3. The proposed regulations will not create a probable significant adverse environmental impact under the City's SEPA policies, EMC Chapter 20.04
4. The proposed amendments will ensure Title 15 of the EMC will be consistent with development regulations adopted to implement the Metro Everett Subarea Plan, Chapter 19, Metro Everett Uses and Chapter 20, Metro Everett and Core Residential Area Development Standards.
5. The proposed amendments will ensure Title 15 of the EMC will be consistent with new off-street parking, loading and access regulations (Chapter 34) city-wide.
6. The proposed amendments are consistent with the applicable provisions of the Everett general plan.
7. The proposed amendments bear a substantial relation to public health, safety or welfare.
8. The proposed amendments 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 amend Everett Municipal Code Title 15, Local Project Review Procedures, to implement new, revised, and repealed development regulations, and new final plat signature authority and notice for short subdivisions, in order to be consistent with the development regulations adopted to implement the Metro Everett Subarea Plan, Chapter 19, Metro Everett Uses and Chapter 20, Metro Everett and Core Residential Area Development Standards, and new off-street parking, loading and access regulations (Chapter 34) city-wide, as set forth in attached Exhibit 1.

Planning Commission Chair

Date

Planning Commission Secretary

For:

Against:

Absent:

Abstain: