



**TO:** Cassie Franklin, Mayor  
 City Council

**FROM:** David Stalheim, Long Range Planning Manager

**DATE:** July 31, 2018

**RE:** Metro Everett, Clinics and Social Services

The planning commission recommended no limitations to the placement of clinics and social services on the ground floor within the Urban Mixed (UM) and Urban Light Industrial (ULI) zones proposed in Metro Everett. City administration provided the planning commission with three options, which we believe the council would be interested in reviewing. These options revolve around proposed street designations, which are shown in the figure below.



On the following page, staff has modified Option 4 from the options previously considered by the Planning Commission. The version considered by the Planning Commission would have established a Planning Director review process, with notice to neighboring property owners, for proposals exceeding a certain threshold. The option as now stated would prohibit a clinic or social service use exceeding the same specific thresholds.

**Option 1: Prohibit clinics and social services entirely within Metro Everett.** This option adds “social services” to the prohibition on clinics that had been previously recommended to the Planning Commission. Clinics are currently prohibited in the interim ordinance anywhere in the B-3 zone. The Planning Commission has recommended allowing both uses anywhere in the Urban Mixed (UM) zone in Metro Everett.

**Option 2: Prohibit clinics and social services on ground floor of Transit-Oriented Development (TOD) and Pedestrian Streets.** This option would be consistent with other similar uses proposed to be prohibited on the ground floor of these streets, including: teen and private clubs, tattoo parlors, pawnshops, thrift stores, auto-dependent retail, commercial storage, veterinary clinics, food banks, religious facility and places of worship.

**Option 3: Prohibit clinics and social services on ground floor throughout Metro Everett.** This option would prohibit clinics and social services on the ground floor throughout Metro Everett.

**Option 4: Prohibit clinics and social services on ground floor in Metro Everett in the UM zone if:**

- 1) Size. A clinic or social service exceeds a gross floor area of more than 3,000 square feet on the ground floor.
- 2) Proximity. A clinic or social service is within five hundred (500) feet of another medical clinic or social service.
- 3) Patient Volume. A clinic or social service would have a daily patient or client volume of more than fifty (50) per day.

Regardless of whether the council chooses one of the four options shown above, or the planning commission recommendation, legal counsel has advised that we amend the definition of social service facility, which we have done and incorporated into the ordinance submitted to city council. (See language below.)

“**Social service facility**” means a facility housing a public or nonprofit agency that provides counseling, therapy or other social or human services to persons needing such services ~~due to physical, mental, emotional or other disabilities~~. This definition does not include schools, hospitals, clinics, day care, or residential uses.

We have scheduled briefing and public input on this issue for August 8<sup>th</sup>, and look forward to direction from the council.

If you have any questions, please feel free to contact me at [dstalheim@everettwa.gov](mailto:dstalheim@everettwa.gov) or call 425-257-8736.