



Rethink Zoning

Public Participation Plan

June 2020 Update

Rethink Zoning is a multi-year effort to ensure that our development regulations support our efforts to recruit new businesses and ensure a wide range of housing for all price points.

The current version of the City's zoning code was adopted in 1989. The world and Everett have changed significantly since that time. **By building on the success of Metro Everett, we can continue to make zoning simpler and also protect community values.** Since Metro Everett, the City simplified the future land use map and updated the City's sign code and critical area regulations.

Over 40 public meetings and events have been held with the City Council, Planning Commission, and neighborhood groups since the City began the Rethink Zoning project in December 2018. (See Attachment A.) In March 2020, COVID-19 impacted our community in a way that no one had anticipated.

Public engagement for Rethink Zoning was put on hold for 1 ½ months while the City developed a new strategy for how to move forward. On May 19, 2020, staff provided an outline to the Planning Commission on the revised expectations and timeline for Rethink Zoning. This updated Public Participation Plan outlines the revised outcomes that are expected and our strategy for public participation in this unprecedented time.

Rethink Zoning – Expected Outcomes

The City continues to work towards developing a “Unified Development Code” and simplifying land use regulations, while maintaining the high standards the community still expects.

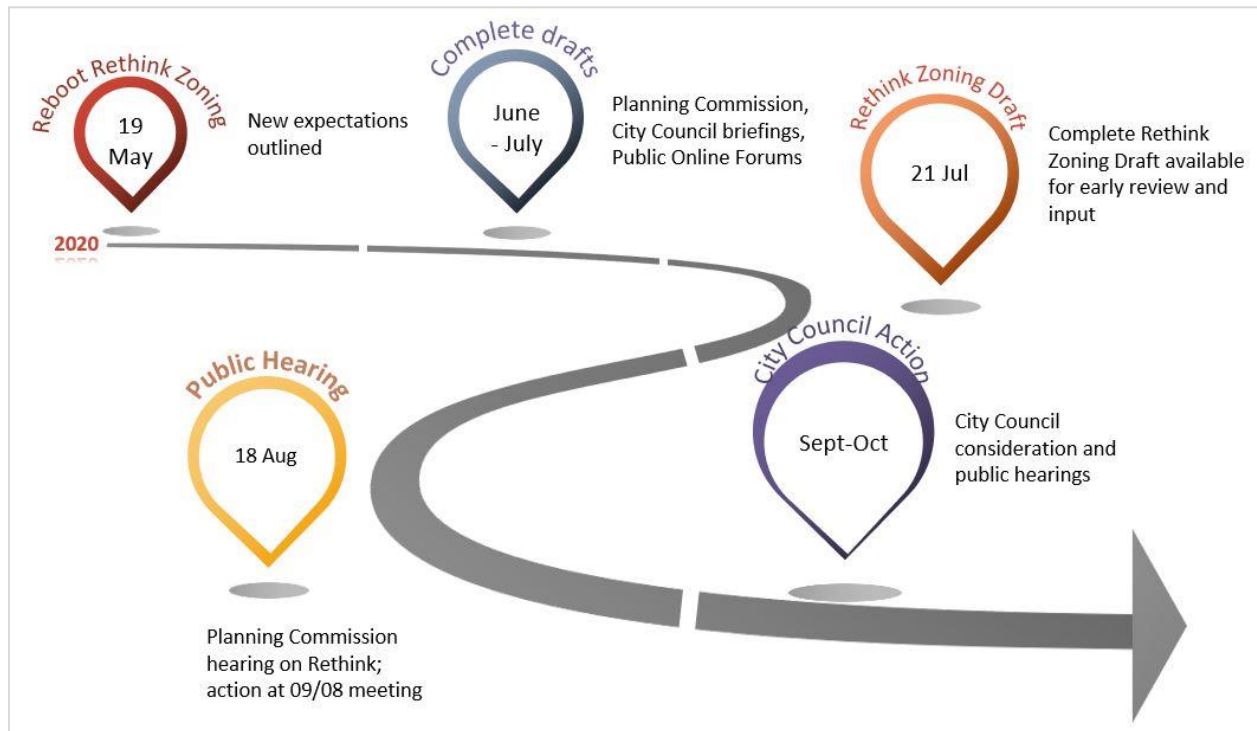
- *What is a Unified Development Code?* A Unified Development Code is one place in the City's [Municipal Code](#) for most land use development standards. With our revised expectations, we will not fully accomplish this goal, but will integrate the city's land division, historic resources, and environmental policy (SEPA) into one title of the Municipal Code—Title 19.
- *How will land use regulations be simplified?* Over the last 30 years, the code has been amended piecemeal. Some examples of land use regulations being simplified include:
 - design standards in commercial zones within one section (instead of more than three)
 - height standards in one chapter (currently in ten)
 - consolidation of miscellaneous provisions into clear chapters, such as residential standards in one chapter (8) and specific use standards in one chapter (13)
 - consolidation of public review procedures into three chapters (currently in eight)
 - reduction in the number of multifamily zones from five to two, commercial zones from ten to three and industrial zones from six to three
- *How will high standards be maintained?* While it was always the expectation that existing standards be maintained, the new expectations for Rethink Zoning will not consider any changes to existing

single-family zones, including heights, housing types, minimum lot sizes and density. In addition, Rethink Zoning would maintain:

- same, or improved, design requirements for commercial, industrial, and multifamily buildings
- same landscape and sign requirements
- same protections for shorelines and critical areas

While the expectations for Rethink Zoning have been scaled back, the extent of the code changes across a large area of the city will result in an extensive package of code amendments that will be presented to the City’s Planning Commission and City Council for consideration.

Rethink Zoning 2020 Overall Schedule



COVID-19 and PUBLIC MEETINGS

At the end of May, the city of Everett and Snohomish County are still in Phase I of the Governor’s “Stay Home, Stay Healthy” Order. It is anticipated that the Order will be extended into June. If the City enters Phase II and can re-open parts of our community again, it is unknown whether public meetings with a gathering of large numbers of people will be allowed.

When the City amends development codes such as this, it is not uncommon to have many interested members of the public attend. The open house held at the end of February attracted more than 100 people to the Weyerhaeuser Room. For this update, we are assuming that the Rethink Zoning schedule of public meetings and hearings through October might have to happen in a format that does not include attendance of many people. Our strategy for engagement will be different as a result.

RETHINK ZONING PUBLIC PARTICIPATION OBJECTIVES

There are five objectives for the Rethink Zoning Public Participation Plan:

- 1) Inform. Prior to engagement and action, the public and decision-makers should be well-informed regarding changes to development codes being considered. In order to accomplish this objective, the City plans to:
 - News Flash. Make sure interested persons are informed about upcoming meetings, hearings or information. The City will continue to use the City's News Flash for Rethink Zoning as the primary vehicle for alerts. Go to <https://everettwa.gov/list.aspx> and select Rethink Zoning in the News Flash category.
 - Project website. Keep the project website (www.everettwa.gov/rethink) up to date. This includes:
 - ✓ Active calendar and links to public meetings and hearings (Planning Commission and City Council)
 - ✓ Draft development regulations available for review
 - ✓ Summaries of changes to development regulations written to easily understand
 - ✓ Maps of current and proposed zoning and land use designations, including an online interactive map (click [here](#) for a short video tutorial about how to use the interactive map)
 - ✓ Background documents, including presentations and memos to the Planning Commission and City Council, environmental reviews (SEPA)
 - ✓ A public comment tracker will be added to the project website under the "Get Involved" tab
 - ✓ If a series of similar questions come in, the project website will include Frequently Asked Questions
 - Public and neighborhood forums. Hold public and neighborhood forums to inform (and engage) interested persons regarding changes to development codes being considered. Forums could be focused on geographic areas of interest (e.g. neighborhoods), specific areas of interest (e.g. multifamily design standards) or general. Due to COVID-19 restrictions, these forums are planned to be held online unless health directives change. The following are anticipated or available forums to inform interested persons:
 - ✓ Planning Commission meetings. Planning commissioners are the citizen advisors to the Mayor and City Council for planning related matters. Rethink Zoning is scheduled to be addressed at the June 2nd, June 16th, and July 21st meetings before a public hearing on August 18th. All meetings are open to the public (online or TV), and an opportunity for input provided. <https://everettwa.gov/676/Planning-Commission>
 - ✓ City Council meetings. The City Council will receive regular briefings on Rethink Zoning. A briefing is scheduled on June 3rd, with additional briefings planned each month as needed. <https://everettwa.gov/409/City-Council>
 - ✓ Neighborhood meetings. Staff is available to attend, via Zoom or other electronic platform, neighborhood meetings. Rethink Zoning is scheduled for the Riverside Neighborhood meeting on June 9th at 6:30 p.m. Requests for presentations should be sent to planning@everettwa.gov.
 - ✓ Public forums. Staff is planning to hold two public forums, which will be broadcast live via the Microsoft Teams app and on Facebook Live. In addition, the forums will be taped and put on the city's YouTube channel. <https://www.youtube.com/everettcity>. The forums will provide information and an opportunity to engage with questions and input to city staff. The two forums are tentatively scheduled as follows:
 - South Everett (south of 41st) focus. Monday, June 29th at 6:30 p.m.

- North Everett (north of 41st) focus. Tuesday, June 30th at 6:30 p.m.
 - ✓ *Special request meetings.* City staff would be open to any requests for meetings to answer questions or engage in discussion with business groups, nonprofits, other units of government, etc. Requests should be sent to planning@everettwa.gov.
- 2) **Engage.** Ensure that there are opportunities to engage the public in dialogue regarding the changes to development codes that are being considered. These engagement opportunities include:
 - Most of the sessions identified above in the “Inform” objective will include an opportunity for public engagement.
 - Email can be sent to planning@everettwa.gov. Any email will be included in the public record and forwarded to the Planning Commission and City Council. Staff will strive to respond to all email.
 - Phone calls to city staff to discuss issues or answer questions can be directed to the city’s planning office at 425-257-8731.
 - Mail can be sent to the City’s Planning office at Suite 8-A, 2930 Wetmore Ave, Everett WA 98201
 - 3) **Listen.** The City will actively listen to all input received, whether at a public meeting, hearing, email, mail or telephone. A formal opportunity for input is available at public hearings that must be held by the Planning Commission and City Council. These public hearings will be advertised through publication in the local newspaper and through broadcast on the city’s media and News Flash outlets.
 - 4) **Respond.** The City will respond to input after actively listening. City staff will strive to summarize comments and recommendations to address the comments before action by either the Planning Commission or City Council. Amendments to the development regulations being considered are a likely response to public input.
 - 5) **Act.** The City will take action once decision-makers believe the public has had an opportunity for input.

MEMBERS OF THE PUBLIC AND STAKEHOLDERS

The City of Everett has identified the following groups of those potentially interested in participating in the Rethink Zoning planning process; this is not an all-inclusive list:

Members of the Public

- Neighborhood residents
- Interested people
- Property and business owners

Business Community

- Economic Alliance of Snohomish County
- Downtown Everett Association
- Everett Station District Alliance
- Master Builders Association of Snohomish County

Environmental Stakeholders

- Forterra
- Futurewise
- Cascade Bicycle

- Audubon
- League of Women Voters

Other Local Government

- Snohomish County
- City of Marysville
- City of Mukilteo
- City of Mill Creek
- Port of Everett
- Everett School District
- Mukilteo School District
- PUD
- Snohomish Health District

Public Transportation

- Washington State DOT

- Everett Transit
- Community Transit
- Sound Transit

Tribes

- Tulalip Tribe
- Muckleshoot Tribe

State Government

- Department of Ecology
- Department of Commerce

- Department of Archeology and Historic Preservation
- Washington State University
- Everett Community College

Federal Government

- Department of the Navy
- Congressional offices

Other

- Design Professionals
- Affordable Housing Organizations

Appendix A

Summary of Public Participation Events

2018

- Dec 7 Planning Commission Code streamlining
- Dec 18 Planning Commission Code streamlining, Land Use Element edits
- Dec 19 City Council Code streamlining, Land Use Element edits

2019

- Jan 28 Council of Neighborhoods Overview presentation and input
- Feb 19 Planning Commission Land Use Element briefing
- March 5 Planning Commission Land Use Element public hearing
- March 20 City Council Land Use Element amendments briefing
- March 21 Northwest Nghd Overview presentation and input
- Apr 3 City Council Land Use Element amendments public hearing
- Apr 8 Port Gardner Nghd Overview presentation and input
- Apr 16 Valley View Nghd Overview presentation and input
- Apr 25 Evergreen Nghd Overview presentation and input
- May 1 View Ridge/Madison Nghd Overview presentation and input
- May 7 Planning Commission Residential Zone Concepts
- May 15 City Council Briefing on non-residential and residential zones, housing types
- May 20 Delta Nghd Overview presentation and input
- June 4 Planning Commission Residential Zone Concepts
- June 18 Planning Commission Commercial-Residential Zone Concepts
- July 16 Planning Commission Residential Housing Types
- July 22 Council of Neighborhoods Rethink update
- Aug 7 City Council Briefing on Residential Zones and Housing Types
- Aug 20 Planning Commission Commercial-Residential Zone Concepts
- Sept 9 Westmont Holly Nghd Overview presentation and input
- Oct 21 Open House – Anderson Rm Overview presentation and input
- Oct 24 Open House – Cascade High Overview presentation and input
- Oct 28 Council of Neighborhoods Overview presentation and input, public survey
- Nov 7 Facebook Live General Outreach and Information
- Nov 20 Bayside Nghd Overview presentation and input
- Nov 25 Council of Neighborhoods Survey report
- Nov 26 Historical Commission Ch. 26 Historic Resources briefing
- Dec 3 Planning Commission Building and Structure Heights

2020

- Jan 21 Planning Commission Briefing on Land Use Map amendments, draft zoning map and districts, Ch. 5 Uses, Ch. 22 Heights and Ch. 51-55 Land Division
- Jan 28 Historical Commission Ch. 26 Historic Resources briefing
- Jan 29 City Council Briefing on Land Use Map amendments, draft zoning map and districts, Ch. 5 Uses and Ch. 22 Heights
- Feb 4 Planning Commission Continued discussion from Jan 21, plus briefing on Ch. 13 Specific Uses
- Feb 10 Port Gardner Nghd Presentation on new zones, uses, heights and historic overlay
- Feb 11 Glacier View Nghd Presentation on new zones, uses, and heights
- Feb 18 Planning Commission Briefing on Ch. 21, Building Form and Design
- Feb 27 Open House Public open house on Rethink Zoning
- Mar 3 Planning Commission Review of open house input, Chapter 5, Uses
- May 19 Planning Commission Review of new expectations for Rethink Zoning, including review of new zoning map, Chapter 5 Uses, Chapter 8 Residential Standards and Chapter 9, Multifamily Standards

UPCOMING MEETINGS

- June 2 Planning Commission Review of an updated Public Participation Plan, Chapter 28 Historic Resources, Chapter 6, Lot and Building Placement standards, Title 15 Local Project Review Procedures, and revisit for comments on Chapter 5 Uses, Chapter 6 Residential Standards and Chapter 9, Multifamily Standards
- June 3 City Council Briefing on Rethink Zoning Reboot
- June 9 Riverside Neighborhood General Update and Input
- June 16 Planning Commission Ch. 30 Flood Damage Prevention, Ch. 17 Airport, Navy & Port Compatibility, Ch. 33 Streets and Sidewalks
- July 21 Planning Commission Review of full package of Rethink Zoning amendments to Title 19 (Zoning or Unified Development Code), Title 18 (Land Division), Title 15 (Local Project Review Procedures) and Comprehensive Plan Amendments
- Aug 18 Planning Commission Public hearing on Rethink Zoning
- Sept 8 Planning Commission Action (recommendation to City Council) on Rethink Zoning