



## CITY OF EVERETT

Community, Planning & Economic Development Department  
Planning Division

### Notice of Revised Scope for Rethink Zoning SEPA Review

#### Proposed Action (*Revised May 2020*):

This notice is to advise you of a change in scope and subsequent withdrawal of the Determination of Significance (DS) for the Rethink Zoning project (proposed action). As a result of the required change in public participation approaches due to the 'Stay Home Stay Safe' Governor's directive and reduction in project staffing, the proposed action is being reduced in scope to reduce substantive changes.

Specifically, code changes affecting existing single-family zoned neighborhoods, including establishing new zones, adding more housing types (e.g.; duplex, townhouse) in single family zones, and changing building heights in single family zones are no longer components of the proposed action. In addition, the concept to create a transit overlay has been withdrawn.

Proposed changes include consolidating existing multifamily, commercial and industrial zones into fewer zoning classifications. Multifamily zones would be merged into two zones called Urban Residential 3 and Urban Residential 4. Commercial zones would be merged into three zones called Neighborhood Business, Business, and Mixed Urban. Industrial zones would be merged into three zones called Light Industrial 1, Light Industrial 2, and Heavy Industrial.

The proposed changes would create a Unified Development Code (UDC) by:

- Revising residential and multifamily design standards
- Elimination of maximum density requirements in some multifamily zones, instead relying on other performance standards (building heights, maximum lot coverage, off-street parking, etc.)
- Simplifying size and height requirements for accessory dwellings and accessory residential buildings
- Amending the definition of accessory dwelling unit as required by 2020 amendments to the Growth Management Act
- Reducing heights in some industrial zones adjacent to residential areas
- Repealing Clinic-Office Overlay Zone, Planned Residential Development Overlay Zone and Mobilehome Park Overlay Zone
- Simplifying fence requirements
- Revising Land Division code now in EMC Title 18
- Moving SEPA ordinance and modified Historic Resources chapter into UDC
- Shorter, more generalized list of land uses in a single land use table
- More logical organization of topics within the UDC
- Applying design standards in all commercial and industrial zones



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Some zoning designations will be changed to match current land uses where it is unlikely the land use will change in the future. In some of these areas, it will also be necessary to amend the land use map of the Comprehensive Plan. These amendments reflect existing development or ownership patterns, and not a change in future development patterns. No other amendments to the City's Land Use Designation Map are being proposed that would change future land use, such as single family to multifamily. The City will consider potential land use changes in a separate, future comprehensive plan update process that will be completed in 2024.

**Location:** City-wide

**SEPA Documents to be Amended:** The reduction in anticipated probable significant impacts with the revised project scope has resulted in the Responsible Official withdrawing the Determination of Significance that was issued September 27, 2019 (previously revised January 8, 2020). The revised Rethink Zoning is a non-project action that does not significantly change the analysis contained in the following SEPA documents: 2015 Draft and Final EIS for the City of Everett GMA Comprehensive Plan; Metro Everett 2018 Addendum to the 2015 EIS; 2011 Addendum to the 2004 EIS for the Evergreen Corridor Revitalization Plan; 2003 Addendum to the 1994 EIS for Everett Station Area Plan and Development Regulations and Design Standards.

**Responsible Official:**

Allan Giffen, Planning Director  
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**Date:** June 4, 2020