

# Rethink Zoning

David Stalheim, Interim Planning Director  
Planning Commission Meeting, July 21, 2020

# Topics for Briefing Tonight

- Documents delivered
  - Plan amendments
  - Code amendments (including Table of Contents)
  - Summary document
- Public comment tracker
- Action requested to call for public hearing



# Plan Amendments

- Chapter 1, Introduction
  - Criteria for amendment removed (goes to Title 15)
- Chapter 2, Land Use Element
  - Map amendments (27 amendments)  
[https://everettwa.gov/DocumentCenter/View/23602/Ex\\_3\\_Land-Use-Change-Report\\_1-15-20](https://everettwa.gov/DocumentCenter/View/23602/Ex_3_Land-Use-Change-Report_1-15-20)
  - Table 9 (equivalent zoning table)
  - Zone designation criteria
  - Street designations



# Land Use Map and Zoning

LAND USE DESIGNATION	EQUIVALENT ZONING
Residential, Single Family	R-S, R-1, <del>R-1A</del> , R-2, R-2A, <u>NB, Park</u>
Residential, Multifamily	<del>R-3, R-3L, R-4, R-5</del> <u>UR3, UR4, NB, Park</u>
Metropolitan Center	<del>ULI, UM, URLI1</del> , <u>MU, UR3, UR4, NB, Park</u>
Commercial Mixed-Use	<del>B-1, B-2, B-2B, BMU, C-1, C-1R, E-1, E-1MUO, W-CNB</del> , <u>B, MU, Park</u>
Industrial	<del>M-1, M-2, M-M, M-S, C-2I1</del> , <u>LI2, HI</u>
Local Resource Lands	<del>A-1, AQ, OS, R-2, UR3, UR4</del> , <u>Park, HI, WRM, AG</u>



# Rezoning

- Zoning must be consistent with comprehensive plan
- Multiple zones can be consistent with comprehensive plan
  - For example, 6 zones for single-family; 4 zones for multifamily
  - A comprehensive plan amendment may not be required
  - This changes timing (not an annual limit), and
  - Changes decision-making (could be hearing examiner to council)
  - Neighborhood business equivalent in all plan designations
- Criteria added to plan to guide these decisions



# Code Amendments

- Title 2 – Historical Commission
- Title 13 – Streets and Sidewalks
- Title 15 – Local Project Review Procedures
- Title 18 – Land Division
- Title 19 – Unified Development Code (now Zoning)
- Title 20 – Environmental Policy



# Code Amendments, cont'd

- Not all chapters have received briefings
- See Rethink Zoning Library for chapter summaries
  - <https://everettwa.gov/2453/Rethink-Zoning-Library>
  - Some chapter summaries still require minor update
- 51 chapters proposed for repeal
- 31 chapters replaced or added
- 5 chapters amended
- 2 chapters remain unchanged (critical areas and annual report)



# Public Comments

- Comments available online
- Go to <https://everettwa.gov/rethink>
  - Click on Get Involved tab
  - Scroll to Public Comment Tracker

## Public Comment Tracker

Comments	Date
<a href="#">Wolken</a> (railway)	7-15-20
<a href="#">Wolken</a> (railway-compost-recycling)	7-14-20
<a href="#">Benson</a> (process-Norton-Grand)	7-7-20
<a href="#">Di Filippo</a> (housing-racial equity)	7-6-20
<a href="#">Ferrell</a> (industrial - Snohomish River)	7-1-20
<a href="#">Port of Everett</a> (Ch. 17)	6-16-20
<a href="#">Hokanson</a> (Ch. 33 - streets, sidewalks, trees)	6-16-20
<a href="#">E. Koenig</a> (process-Title 15)	6-16-20
<a href="#">Bartanen</a> (process)	6-16-20
<a href="#">Naval Station Everett</a> (Ch. 17)	6-15-20
<a href="#">Harker</a> (focus on poor and people of color)	6-8-20
<a href="#">Peveryly</a> (Title 15 procedures)	6-3-20
<a href="#">Ries</a> (process)	6-3-20
<a href="#">Satti-Hewat</a> (process)	6-3-20
<a href="#">Ismail Mohammad</a> (DADU - AADU)	6-2-20
<a href="#">Andrea Tucker</a> (process)	6-2-20
<a href="#">Dave Koenig</a> (letter to Mayor & Council)	5-31-20
<a href="#">Bruce Fingarson</a> (Kromer Ave Heights)	3-11-20
<a href="#">Open House Comments</a>	2-27-20
<a href="#">Open House Residential Character Comments</a>	2-27-20
<a href="#">Dave Koenig</a> (heights)	1-17-20
<a href="#">Reid Shockey</a> (ADUs)	1-2-20
<a href="#">Dave Koenig</a> (various subjects)	8-26-19





# Next Steps

- Chapter summaries will be updated by July 31<sup>st</sup>
- SEPA review completed by August 18<sup>th</sup>
- Additional Public Works standards are pending
  - Need to look at some stormwater recommendations
- After public comments tonight, action requested:
  - Motion to hold public hearing on August 18<sup>th</sup> regarding plan and code amendments for Rethink Zoning



**QUESTIONS? DISCUSSION**

