

July 16, 2021

Everett Planning Commission

Subject: Home Occupation code amendment

The following comments are provided in response the proposed changes to Home Occupation code.

I believe that the proposed changes would have significant impacts on residential areas in Everett. The addition of the proposed uses combined with the addition of two employees, allowing two business vehicles/trucks, and allowing two customers at a time and ten customers per day would overwhelm residential areas. The impacts would be parking and traffic. For the above example, a single home is required to have 2 parking stalls for the residential use. For a home occupation there is no requirement for parking that I could find so with two employees, two business vehicles/trucks and two customers where will they park? If there are several home occupations on the same street this would be a real impact to the livability of the neighborhood.

I think it is important to encourage home occupations, but not to the scale and the type of uses proposed. In Everett I am aware of architects, lawyers, and other professionals who work out of their homes and have no impact on the neighborhood. The nature of where people work has changed. I know several people who now work from home in eastern Washington for law and technology firms in Seattle and Bellevue. I have a neighbor who works for a law firm in Minnesota from Everett. Another neighbor works for AT&T from his home.

The uses which currently are not allowed: Clinics, barber/beauty shops, offices with client visits, real estate offices, and retail sales should all continue to be **not** allowed. These are businesses which rely on customers showing up and doing business. If the business is successful there will be a lot of customers. It will be impossible for the city to enforce and regulate the number of customers. Are the planners and code enforcement staff going to sit outside these businesses for days when complaints come in from neighbors about traffic and parking issues? The citizens who complain could see repercussions from the business owners who are trying to do a legal business but with too many customers. One of the uses which is interested in retail sales in residential zones is gun and ammunition sales. My experience is this is an area which there is a demand for this type of use. People sell guns at guns shows and would like to also sell them out of their homes and need an address to do so. What other retail sales is the city staff trying to encourage? I am at a lost why there is a desire to encourage retail sales in residential areas along with the other uses proposed.

In summary:

1. Do not change the uses allowed for home occupations. Do not allow uses which rely on client visits to be successful.
2. Do not allow employees from outside the home. Employees can work remotely and do not need to be on site.

3. Do not allow business type vehicles/trucks. The proposed code does not allow receipt or delivery of products except as is commonly associated with residential use. No need for business vehicles/trucks based on this proposed code requirement.

Thank you in advance for your consideration of my comments.

Sincerely

Dave Koenig

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