

**AGENDA – TUESDAY, OCTOBER 19, 2021 AT 6:30PM**

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. REPORTS OF MEMBERS AND COMMITTEES**
- 4. OPEN PUBLIC COMMENT**
- 5. STAFF COMMENTS**
- 6. 2021 COMPREHENSIVE PLAN AMENDMENTS**

The 2021 annual comprehensive plan amendment package (docket) includes three items. On October 19, the commission will be provided an opportunity for discussion and deliberations and will be asked to consider action on the package after hearing from the public (note: the public hearing on item 6A is closed).

**A. Comprehensive Plan Land Use Designation Change and Rezone for 7500 Hardeson Rd**

Property owner requested map amendments for a 1.32-acre site at 7500 Hardeson Road to change the comprehensive plan land use map designation from Industrial to Commercial Mixed Use, and the zoning designation from Light Industrial 2 to Business.

*Staff Contact: Rebecca McCrary / [ramccrary@everettwa.gov](mailto:ramccrary@everettwa.gov)*

**B. Smith Island Annexation Map Amendments (Public Hearing)**

Amend comprehensive plan maps to remove Local Resource Lands designation from areas waterward of Smith Island's ordinary high-water mark; amend EMC [19.22.150](#) Map 22-1: Maximum Building Heights Map to add the upland portion of the Smith Island West annexation area with a proposed maximum height designation of seven stories.

*Staff Contact: Karen Stewart / [kstewart@everettwa.gov](mailto:kstewart@everettwa.gov)*

**C. Comprehensive Plan Parks and Capital Facilities Elements and Parks Impact Fees (Public Hearing)**

Proposed amendments to the parks and capital facilities elements. Amendments include revised goals and policies for parks, recreation, and open space, a revised list of planned park capital facilities, and a revised financing plan. As an implementation and financing measure, the city also proposes to implement a park impact fee on residential and commercial development.

*Staff Contact: Bob Leonard / Parks Director / [bleonard@everettwa.gov](mailto:bleonard@everettwa.gov)*

**7. AMENDMENTS TO SETBACK PROVISIONS IN EMC 19.06**

On October 19, the commission will be provided a briefing on proposed code amendments related to building setbacks in Chapter [19.06](#) EMC (Lots, Setbacks and Residential Densities). This is the first



of several proposed code amendments that staff will bring to the planning commission. The Rethink Zoning project was a complete rewrite of the city's development regulations adopted in November 2020. Since last year, staff has been reviewing, working with, and applying these updated regulations to project applications, and has compiled a list of refinements that would clarify ambiguous provisions or correct an unintended outcome of a new or modified code provision.

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**Planning Commission Web Page:** [everettwa.gov/676/Planning-Commission](http://everettwa.gov/676/Planning-Commission)

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