

MEMORANDUM

TO: Planning commission
FROM: Yorik Stevens-Wajda, Planning Director
DATE: October 13, 2021
SUBJECT: Smith Island height limit

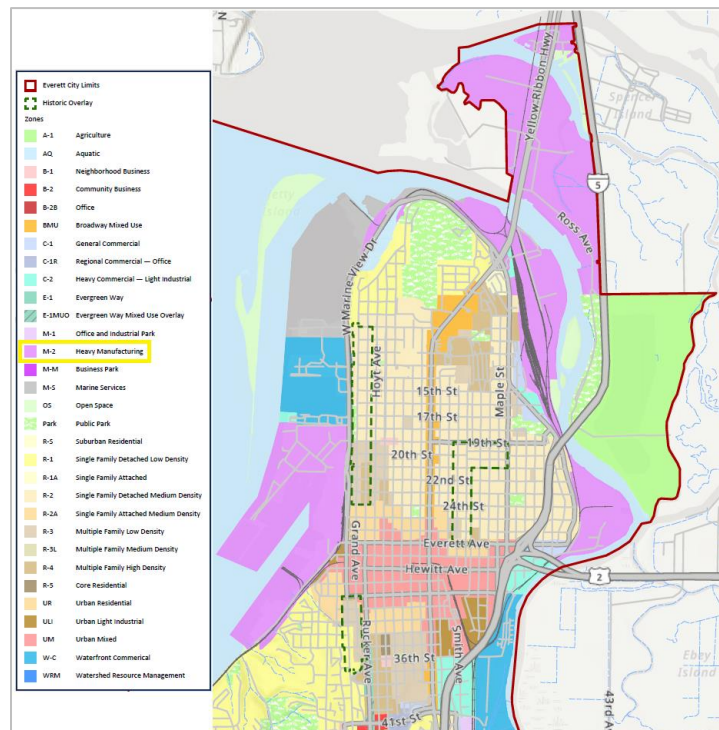
At the October 5 planning commission meeting, commissioners requested more information about the history and context of the seven-story height limit on Smith Island, which is proposed for extension to the newly-annexed Smith Island west area.

SMITH ISLAND ANNEXATIONS

The City of Everett [annexed](#) portions of Smith Island in 1983 (Ordinances [942-83](#) and [964-83](#)) and in 2021 (Ordinance [3801-21](#)). The annexation materials at the time anticipated manufacturing and heavy industrial development, subject to flood hazard regulations and shoreline policies and regulations.

HEIGHT LIMIT ON SMITH ISLAND PRIOR TO RETHINK ZONING

Prior to the [Rethink Zoning](#) Ordinance [3774-20](#), there was no dedicated map of maximum building heights, and heights were instead tied to each zone unless modified by an overlay (e.g. planned development overlay, concomitant agreement, development agreement). Prior to Rethink Zoning, Smith Island was zoned M-2 (Heavy Manufacturing). See an excerpt of the zoning map from early 2020 below:



The M-2 zone, which covered Smith Island as well as other portions of the waterfront and the SW Everett Manufacturing/Industrial Center, allowed a maximum building height of 80'. See excerpt of table 6.1 from early 2020 below:

Table 6.1 Development standards.

ZONE STANDARDS	A-1	R-S	R-1	R-2	R-1 (A)	R-2 (A)	R-3 (L) (49)	R-3 (39) (49)	R-4 (39) (49)	R-5 (39) (49)	B-1 (39)	B-2 (39) (49)	B-2 (B) (49)	BMU	E-1 (49)	MUO (49)	C-1 C-1R (39) (49)	C-2 (14)	W-C	M-S	M-M (14)	M-1 (14)	M-2
Max. Building Height	35' (6)	28'(7)	28'(7)	28'(7)	28'(7)	28'(7)	35'(8)	45'(8)	80'(8)	80'(8)	28'	35' (27)	28' (27)	(41)	75' (46)	75' (46)	50' (27)	65' (29)	35' (20) (38)	35' (20)	65' (30)	(31)	80' (32)

(32) Forty feet when located within one hundred feet of a residential zone. Aircraft manufacturing plants are permitted to have a building height of one hundred sixty feet.

The Rethink Zoning concept for simplifying zoning translated the M-2 zone to the new Heavy Industrial (HI) zone. For Smith Island, roughly the same height limit was applied as had been applied prior to Rethink Zoning (seven stories allows up to 75' per the height calculation method in EMC 19.22.060). Some other areas previously zoned M-2 were assigned lower height limits, particularly where views could be impacted. The area previously zoned M-2 within the SW Everett Manufacturing/Industrial Center was provided 20' of additional bonus height potential.

RELEVANT SHORELINE POLICIES AND REGULATIONS

The entirety of Smith Island within the City of Everett lies within shoreline jurisdiction and is subject to the Shoreline Management Act and the policies and regulations in the city's [Shoreline Master Program](#), in addition to the city's development regulations. A few relevant shoreline-specific policies and regulations that interact with the maximum building height map include:

- A specific height regulation located in Everett's [Shoreline Master Program](#) Public Access Element (page 44) Regulation 20. *"Any building or structure within 200 feet of the ordinary high water mark, in excess of 35 feet in height shall provide data showing that it will not obstruct the view of a substantial number of residences on the areas adjoining such shorelines. This regulation does not apply to cranes, utility poles or other devices required to carry on water dependent operations."*
- In this same element (page 41), Policy 17 reads "Developments should be designed to reduce or minimize impacts on scenic vistas or shoreline areas, while accommodating a proposal's objective. Public views of shoreline areas should be preserved."

For the western portion of Smith Island that is the subject of the proposed map amendment, there are no residences in the industrial area so regulation 20 would not be applicable. The policy relates to public views so it could be applied to future development proposals.

