

**Planning Commission
Remote Meeting
Meeting Minutes
October 19, 2021**

Approved: emd



Chair Adam Yanasak called the meeting to order. Commissioners in attendance: Chris Holland, Christine Lavra, Michael Zelinski, Carly McGinn, Michael Finch, and Charles Adkins.

Commissioners Absent: Kathryn Beck and Alex Lark

Staff Present: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis

Meeting Minutes

Motion: Commissioner Zelinski made a motion to approve the October 5, 2021 meeting minutes. Commissioner Holland seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, abstain; Commissioner Lavra, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; and Chair Yanasak; yes.

Motion Carried.

Commissioner Reports

None

Staff Comments

Yorik Stevens-Wajda, Planning Director, stated that City Council passed the Housing Action Plan and thanked everyone for all their hard work on that project. He also provided updates on the housing action plan implementation grant, the City's comprehensive plan periodic update, development regulation amendments, Sound Transit light rail extension, and recommended growth targets.

General Citizen Comments

None

Item 6A: Comprehensive Plan designation amendment and rezone for 7500 Hardeson Road

Mr. Stevens-Wajda, Planning Director, provided a brief overview on the proposed land use map redesignation and rezone at 7500 Hardeson Road.

Commission Discussion

Commissioner Zelinski asked about the language in number 8 under the WHEREAS section in PC Resolution 21-03 that reads “. . . and with the continuation of residential development in an area served by public facilities and services including transit.” He asked if residential development should be revised to read “commercial development” or “non-residential development.” Mr. Stevens-Wajda responded that a motion could be to approve the resolution revising recital 8 to end after the word amendments.

Motion: Commissioner Zelinski made a motion to approve PC Resolution 21-03 with the change as suggested by staff. Commissioner Finch seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; and Chair Yanasak; yes.

Motion Carried.

Item 6B: Smith Island Annexation Map Amendments

Mr. Stevens-Wajda, Planning Director, presented an overview and responses to Commissioner questions on the city-initiated Smith Island annexation map corrections.

Commission Discussion

None

Citizen Comments

None

Motion: Chair Yanasak made a motion to close the public hearing. Commissioner McGinn seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; and Chair Yanasak; yes.

Motion Carried.

Motion: Commissioner Adkins made a motion to approve PC Resolution 21-04. Commissioner Finch seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, no; Commissioner Zelinski, yes; Commissioner Holland, yes; and Chair Yanasak; yes.

Motion Carried.

Item 6C: Comprehensive Plan Parks, Capital Facilities Elements and Parks Impact Fees

Lisa Grueter, Berk Consulting, presented information on the responses to Planning Commission questions, the changes since the October 5 meeting, other minor clarifications/updates, parks impact fee policy issues, and the staff recommendation.

Commission Discussion

Commissioner Finch suggested extending the phasing period from 12 months to 18 or 24 months; and suggested eliminating the park impact fee reduction for affordable housing.

Mr. Stevens-Wajda responded that there were actions in the Housing Action Plan and the City's Comprehensive Plan to explore options for reducing fees for low-income housing. Reducing or eliminating fees may add an additional two units of low-income housing in multiple family projects. Both parks and affordable housing were important issues; however, affordable housing was one of the challenges that Everett and the rest of the region were experiencing.

In response to phasing, Ms. Grueter responded that if Commissioners wanted to extend the time for phasing, she recommended nothing more than 18 months. Bob Leonard, Parks Director, added that with the 50% reduction in fee from the original 100% fee, they felt that a shorter phasing was appropriate. Mr. Stevens-Wajda agreed that the phase in period of free for 6 months and then half price for another 6 months was reasonable for projects well underway with their financial proformas.

Commissioner Holland asked about vesting. Mr. Stevens-Wajda responded that fees are assessed with a complete building permit application and paid when the applicant picks up their building permit.

Commissioner Holland agreed with Commissioner Finch that the park impact fee should be equitable for all housing types including affordable housing projects.

Commissioner Zelinski agreed with the staff recommendation on the one-year phasing rollout and asked if there were other impact fees that were reduced for low-income housing. Ms. McCrary responded that traffic impact fees were reduced and there were waivers for application fees, water and sewer connection charges, and if approved by the school district, a waiver for school district impact fees.

Citizen Comments

None

Motion: Commissioner Holland made a motion to close the public hearing. Commissioner Zelinski seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; and Chair Yanasak; yes.

Motion Carried.

Motion: Commissioner Zelinski made a motion to approve Resolution 21-06 as proposed by staff. Commissioner McGinn seconded the motion.

Chair Yanasak asked if there were proposed amendments to the resolution.

Motion: Commissioner Finch made a motion to amend the exemption section to remove item 7 for low-income housing. Commissioner McGinn seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, no; Commissioner Zelinski, no; Commissioner Holland, yes; and Chair Yanasak, no.

Motion Carried.

Motion: Commissioner Finch made a motion to move the phasing period from a total of 12 months to a total of 18 months with the 50% mark starting at 9 months. Commissioner Holland seconded the motion.

Vote: Commissioner Adkins, no; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, no; Commissioner Zelinski, no; Commissioner Holland, yes; and Chair Yanasak, yes.

Motion Carried.

Motion: Commissioner Zelinski made a motion to approve Resolution 21-06 as amended. Commissioner Holland seconded the motion.

Vote: Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner McGinn, yes; Commissioner Lavra, yes; Commissioner Zelinski, yes; Commissioner Holland, yes; and Chair Yanasak, yes.

Motion Carried.

Item 7: Amendments to setback provisions in EMC 19.06

Rebecca McCrary, Long Range Planning Manager, presented information on proposed amendments to minimum lot area, width, depth, and frontage; Table 20.04, Building Placement Standards; and the proposed changes to Tables 6-2 and 6-5.

Commission Discussion

Commissioner Holland asked if the proposed amendments would impact the historical zones bordering Metro Everett. Ms. McCrary responded that she would review that code section and get information back to Commission at the public hearing.

Commissioner Finch referred to Table 6-5, Exceptions to Setback Standards, and asked staff to consider adding back in the screening requirement for mechanical equipment in setback areas. Commissioner McGinn agreed.

Commissioner Zelinski asked if there were any provisions addressing noise and the proximity to neighboring windows for mechanical equipment. Ms. McCrary responded that there was a provision that the unit couldn't exceed the maximum permissible noise level.

Citizen Comments

Ismail Mohammed, 3102 Rucker Avenue, appreciated that staff was working on proposed changes to the development regulations. Mr. Mohammed commented that heat pumps were sound efficient and designed to look better. He stated that screening would be an additional burden for the builder or developer.

Ms. McCrary stated that she would do some research and provide more information regarding screening of mechanical equipment for the public hearing.


ADJOURNED 8:08 PM



Planning Commission Secretary

11/3/21

Date



Administrative Assistant

11-2-2021

Date

