

Planning Commission  
MS Team Virtual Meeting  
Meeting Minutes  
August 17, 2021

Approved: kmd



Acting Chair Christine Lavra called the meeting to order. Commissioners in attendance: Michael Zelinski, Michael Finch, and Charles Adkins.

Commissioners Absent: Adam Yanasak, Chris Holland, Kathryn Beck, Carly McGinn, and Alex Lark  
Staff Present: Yorik Stevens-Wajda, Rebecca McCrary, Karen Stewart, and Kathy Davis

Meeting Minutes

**Motion:** Commissioner Finch made a motion to approve the July 20, 2021 meeting minutes.  
Commissioner Zelinski seconded the motion.

**Vote:** Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner Zelinski, yes; and Acting Chair Lavra; yes.

**Motion Carried.**

Commissioner Reports

None

Staff Comments

Yorik Stevens-Wajda, Planning Director, provided updates on reopening status, buildable lands report, countywide planning policies, light rail planning, technical assistance for affordable housing and equitable transit-oriented development in the Puget Sound Region grant, and home occupation City Council briefing.

General Citizen Comments

None

**Item 1: Comprehensive Plan designation amendment and rezone for 7500 Hardeson Road**

Karen Stewart, Environmental Planner, briefed Commission on the Comprehensive Plan Annual Docket process, and provided information on the Hardeson Road Comprehensive Plan amendment and rezone.

Commission Discussion

Commissioner Finch appreciated the new staff report format which included the proposed draft resolution.

Citizen Comments

None

**Items 2-3: Comprehensive Plan designation amendment and Maximum Building Heights Map amendment**

Ms. Stewart presented information on the Smith Island Annexation Map amendments, and next steps in the docket process.

Commission Discussion

None

Citizen Comments

None

**Item 4: Housing Committee Recommended Housing Action Plan – Support Resolution**

Rebecca McCrary, Long Range Planning Manager, presented information on the project schedule, process background, housing types and needs, research and key findings, additional community input, and areas of focus which included increasing the housing variety, development on urban corridors, transit-oriented communities, and on housing affordability and displacement.

Commission Discussion

Commissioner Zelinski was interested in hearing from Commissioners Adkins and Finch who were on the Committee. He asked if the Everett Station area group comments were considered when drafting the plan. Ms. McCrary responded that the Everett Station area group did participate in the chat sessions and their comment letter was just received; however, in response to that letter staff were proposing some revisions.

Commissioner Finch stated that it was great that the City was able to secure the grant. He added that exploring housing opportunities for a variety of income levels was important in a growing City. He stated that the process from a public outreach perspective under more normal times may have yielded a report that may have had greater overall integrity. When he participated, community participation in large part were from folks in the industry. He added that it would have been great to have had more input from community residents.

Commissioner Adkins who chaired the Rethink Housing Action Plan Advisory Committee, felt that the pandemic prevented the City and Committee from being able to do the kind of outreach that was needed to ensure that community input was very much a part of the Housing Action Plan. As the committee chair, he had done some outreach himself. Some of the organizations he contacted didn't appear to have any interest in commenting on the Plan but were in support of what had been done.

Acting Chair Lavra commented that the Plan looked good; however, she felt that the creation of a pedestrian and bike friendly transit corridor along Evergreen Way could be a challenge. Ms. McCrary responded that the intent would be to provide the surrounding neighborhoods good pedestrian and bike access to and from the transit areas along Evergreen Way.

Ms. McCrary presented information on the Housing Action Plan strategies and timeframes; and reviewed the committee's additional recommendations to include in the final Housing Action Plan.

Mr. Stevens-Wajda stated that staff was currently reviewing the Department of Commerce grant program for implementation of Housing Action Plans. If awarded to the City, would provide some funds to hire a consultant to help with some of the implementing actions.

**Motion:** Commissioner Adkins made a motion to approve Planning Commission Resolution 21-05, the Housing Action Plan support resolution. Commissioner Zelinski seconded the motion.

**Vote:** Commissioner Adkins, yes; Commissioner Finch, yes; Commissioner Zelinski, yes; and Acting Chair Lavra; yes.

**Motion Carried.**

**ADJOURNED 7:45 PM**

  
\_\_\_\_\_  
Planning Commission Secretary

11/3/21  
Date

  
\_\_\_\_\_  
Administrative Assistant

9-7-2021  
Date

