

Planning Commission
MS Team Virtual Meeting
Meeting Minutes
May 4, 2021
Approved: kmd



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

Commissioners Absent: Commissioner Beck, Commissioner McGinn, and Commissioner Lark
Staff Present: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis

Meeting Minutes

Motion: Commissioner Adkins made a motion to approve the April 6, 2021 meeting minutes. Commissioner Finch seconded the motion.

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

Motion Carried.

Commissioner Reports

None

Staff Comments

Yorik Stevens-Wajda, Planning Director, provided some remarks on potential Rethink zoning amendments; the Mayor's focus on Economic and Cultural Vitality and Housing; and the Light Rail planning and model code partnership. Upcoming items: home occupation regulations and Rethink Housing Action Plan.

Rebecca McCrary, Long Range Planning Manager, provided an update on the Rethink Housing Action Plan process. A full briefing is planned on May 18, 2021.

Item 1: Buildable Lands Report Update

Yorik Stevens-Wajda, Planning Director, presented information on the background and purpose, the methodology, draft results, reasonable measures, and next steps on the Buildable Lands Report.

Commission Discussion

Commissioner Zelinski asked about census and how the results figure into the process. Mr. Stevens-Wajda responded that the 2019 population and employment figures were drawn from Office of Financial Management (OFM) estimates. OFM estimates population growth in cities every year and the

farther we get from a census, the less accurate those estimates get, so Census 2020 information will be very helpful when released later this year.

Chair Yanasak asked about the line graph in terms of assumption and accommodation. Mr. Stevens-Wajda responded that the population and growth estimates just go out to 2050; however, both regionally and in Everett, growth has been consistent over the years. At the regional level, the decision was made to accommodate most of that growth within existing urban growth areas without doing substantial expansions.

Chair Yanasak referred to the line graph and asked about the 2016 city capacity analysis. Mr. Stevens-Wajda responded as part of the 2015 Comprehensive Plan Update, the City adopted a capacity report and analysis that estimated the capacity at the higher level based on assumptions and conditions. He stated that he would forward that report to Commissioners.

Commissioner Finch asked about the potential development capacity map. Mr. Stevens-Wajda responded that the darker green shaded areas represented 51+ housing units and the lighter shade represented 6-10 housing units. He stated that the graphic was somewhat tough to read because small parcels may show up with a lighter shade of green even though the density allowed was greater. Other considerations for the lighter shade of green may have included the mixed-use zones which would also allow for some commercial use and whether the higher capacity could be achieved within the 20-year framework.

Commissioner Finch asked about assemblage. Mr. Stevens-Wajda responded that parcel assemblage would be assumed if parcels were under common ownership; however, that assumption was not made for parcels not under one ownership. Commissioner Finch asked about the gap between the target and what the City could support. Mr. Stevens-Wajda responded that gap would be addressed in a reasonable measure report.

Item 2: Countywide Planning Policies Update

Rebecca McCrary, Long Range Planning Manager, presented information on the countywide planning policies (CPP's) including the context, the schedule and task overview, policy hierarchy, policies, appendices, and comprehensive plan update.

Commission Discussion

Commissioner Zelinski asked if there were any discussions at the regional level about the impact or revisitation of the assigned growth targets in view of the pandemic, and to what degree public health might be a factor to look at. Mr. Yorik Stevens-Wajda stated that a statement was added within the plan that it was too soon to know the lasting impacts of COVID but that it recognized that it had amplified inequities within the regions and communities. The vision identified long term strategies for a healthy, more prosperous, and more equitable society but the recent events compounded the challenges the regions face today which required immediate attention and action.

Citizen Comments

None

ADJOURNED 7:56 PM

Yvonne Stone - Vignola
Planning Commission Secretary

5/25/21
Date

Kathy Davis
Administrative Assistant

5-18-2021
Date

