

Planning Commission
MS Team Virtual Meeting
Meeting Minutes
April 6, 2021

Approved: kmd



Acting Chair Carly McGinn called the meeting to order. Commissioners in attendance: Christine Lavra, Kathryn Beck, and Michael Finch.

Commissioner Lark joined the meeting after Roll Call.

Commissioner Absent: Adam Yanasak, Chris Holland, and Michael Zelinski
Staff Present: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis

Meeting Minutes

Acting Chair McGill asked for a motion on the minutes. Commissioner Finch requested the following changes:

“Commissioner Finch asked about realignment. Mr. Ashlie-Vinke responded that the alignment was passed by the voters in 2016, and it was Sound Transit’s commitment to deliver in response to the voters. The realignment prioritizes several things so that they can deliver all the projects as close to the original timeline as possible.”

“A citizen asked about additional safety measures for the handicapped and disabled. Mr. Ashlie-Vinke stated that safety was always a top priority.”

“Commissioner Finch stated that the map was a very useful tool and asked if there was a way to color code the dots to the application type. Ms. Spencer responded that she would consider.”

Motion: Commissioner Finch made a motion to approve the March 2, 2021 meeting minutes as amended. Commissioner Beck seconded the motion.

Vote: Commissioner Lark, abstain; Commissioner Finch, yes; Commissioner Lavra, yes; Commissioner Beck, yes; and Acting Chair McGinn, yes.

Motion Carried.

Commissioner Adkins joined the meeting.

Commissioner Reports

None

Staff Comments

Becky McCrary introduced the new Planning Director Yorik Stevens-Wajda. Mr. Stevens-Wajda made some remarks and added that he looked forward to working with Planning Commission.

Citizen General Comments

None

Item 1: 2024-2044 Comprehensive Plan Update Overview

Becky McCrary, Long Range Planning Manager, presented an high level overview on the 2024-2044 Comprehensive Plan update which included project timelines, the current Snohomish County Tomorrow (SCT) work, the Growth Management Act (GMA) requirements, buildable lands report, countywide planning policies, and the initial growth and employment targets.

Commission Discussion

Commissioner Beck referred to the buildable lands report graphic and asked if it was possible to compliment the graph with what was projected based on the PSRC planning targets and the actual growth that occurred. Ms. McCrary responded that the Buildable Lands Report does compare the growth assumptions. She would provide that information in another meeting and share the web link to the report.

Commissioner Lark asked for clarification on the actual growth targets. Ms. McCrary responded that Everett had to accommodate a growth target and that accommodation was directly related to density; however, projects were not developing at the densities allowed by zoning. The City wasn't achieving the number of units needed to accommodate the population allocation out to 2035. Commissioner Lark asked about the employment targets and job income levels. Ms. McCrary responded that more detail on both the population and employment targets would be addressed in another meeting. The Buildable Lands Report addressed only land capacity.

Commissioner McGinn asked if there were consequences if communities don't meet their targets. Ms. McCrary responded that there were no consequences; however, cities were obligated to do what they could to meet their growth targets. The City would conduct a reasonable measures report analyzing other options to help meet their growth targets.

Commissioner Lark asked if modification to development regulations was the only means to close the gap between actual growth and the growth targets, and if there were any conversations to take a more proactive role in achieving those goals. Ms. McCrary responded that the Comprehensive Plan includes chapters that don't address land use actions such as the Parks, Transportation, and Capital Facilities and Utilities chapters. Those chapters implement the goals and policies that don't fall under development regulations; however, the obligation under the Growth Management Act is to make sure that the city's development regulations are consistent with the Comprehensive Plan.

Commissioner Lark referred to the Commission resolution on equity and asked about outreach to traditionally under-represented communities. Ms. McCrary responded that was a challenge; however, staff have been working with the City's diversity manager to develop a menu of tools for public outreach. The City has been proactive about having translated materials available and translators as needed. The public outreach process for the Housing Action Plan has included the website, surveys, and virtual public meetings. Commissioner Lark asked she had a wish list of tools. Ms. McCrary responded that the greatest tool was in-person meetings with community members, which provides staff the opportunity to go where people are instead of those communities coming to the city. She asked the Commissioners to share the information with their communities.


Citizen Comments

Ismail Mohammad stated that he was an Everett investor. He was concerned about underdevelopment. The consequence of inadequate housing decreases the supply and increases the cost. He stated that the housing and rental market was skyrocketing. He added that the City should engage with developers, investors, and the Master Builders in discussions about reaching growth targets. He suggested that the City look at ways to streamline the permit process and increase performance efficiencies in the processes.

ADJOURNED 7:20 PM




Planning Commission Secretary



Date



Administrative Assistant



Date

