



Planning Commission Resolution No. 21-04

Recommending Approval of Proposed Amendments to the Comprehensive Plan Future Land Use Map and EMC 19.22.150, Map 22-1 at Smith Island

WHEREAS, the Planning Commission finds the following:

1. The City of Everett adopted its first Comprehensive Plan under the Washington State Growth Management Act in 1994 and conducted a comprehensive review and update of the Plan in 2015; and
2. The Growth Management Act, codified as RCW 36.70A, generally allows for comprehensive plans to be amended on an annual basis; and
3. The City of Everett annexed the western portion of Smith Island, effective June 7, 2021 (Ord. 3801-21); and
4. The Comprehensive Plan Future Land Use Map designation indicates Local Resource Lands on submerged areas on Smith Island that are regulated by the adopted Shoreline Master Program and no longer zoned Aquatic; and
5. The Local Resource Lands designation is appropriate for upland areas; and
6. The proposed map amendments are necessary due to a revised assessment of designation of lands below the ordinary high-water mark; and
7. The proposed amendment to the Comprehensive Plan Land Use Map in Chapter 2, Figure 6 meets the approval criteria in EMC 15.03.400(D); and
8. The maximum building height regulatory map in the City's zoning code does not include the recently annexed portion of Smith Island; and
9. Proposed maximum building height for the Smith Island West annexation area is 7 floors (75'), consistent with maximum building height for the rest of Smith Island west of I-5; and
10. The proposed amendment to the unified development code is consistent with the applicable provisions of the comprehensive plan, bears a substantial relation to public health, safety or welfare, and promotes the best long-term interests of the Everett community in accordance with EMC 15.03.300(C)(4)(a, b, and c); and
11. The Planning Commission held a public hearing on the matter on October 19, 2021 at which time the Commission heard staff's presentation, public comments, and considered the proposed comprehensive plan map amendment and rezone; and

12. The proposal has been properly noticed and evaluated consistent with state law and city code; and
13. City staff reviewed the proposal under provisions of the State Environmental Policy Act, completed an environmental checklist, and issued a Determination of Non-Significance; and
14. Notice of the proposed amendments to the comprehensive plan was sent to the Washington State Department of Commerce and a letter of receipt was received the same day.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Planning Commission recommends approval of the proposed Comprehensive Plan Land Use Map amendment, attached hereto as Exhibit A-1.
2. The Planning Commission recommends approval of the proposed amendment to EMC19.22.150, Map 22-1, attached hereto as Exhibit A-2.



Planning Commission Chair

10/22/21
Date



Planning Commission Secretary

For: Commissioner Adkins, Commissioner Finch, Commissioner McGinn, Commissioner Zelinski, Commissioner Holland, and Chair Yanasak.

Against: Commissioner Lavra

Absent: Commissioner Beck and Commissioner Lark

Abstain: None

EXHIBIT A-1

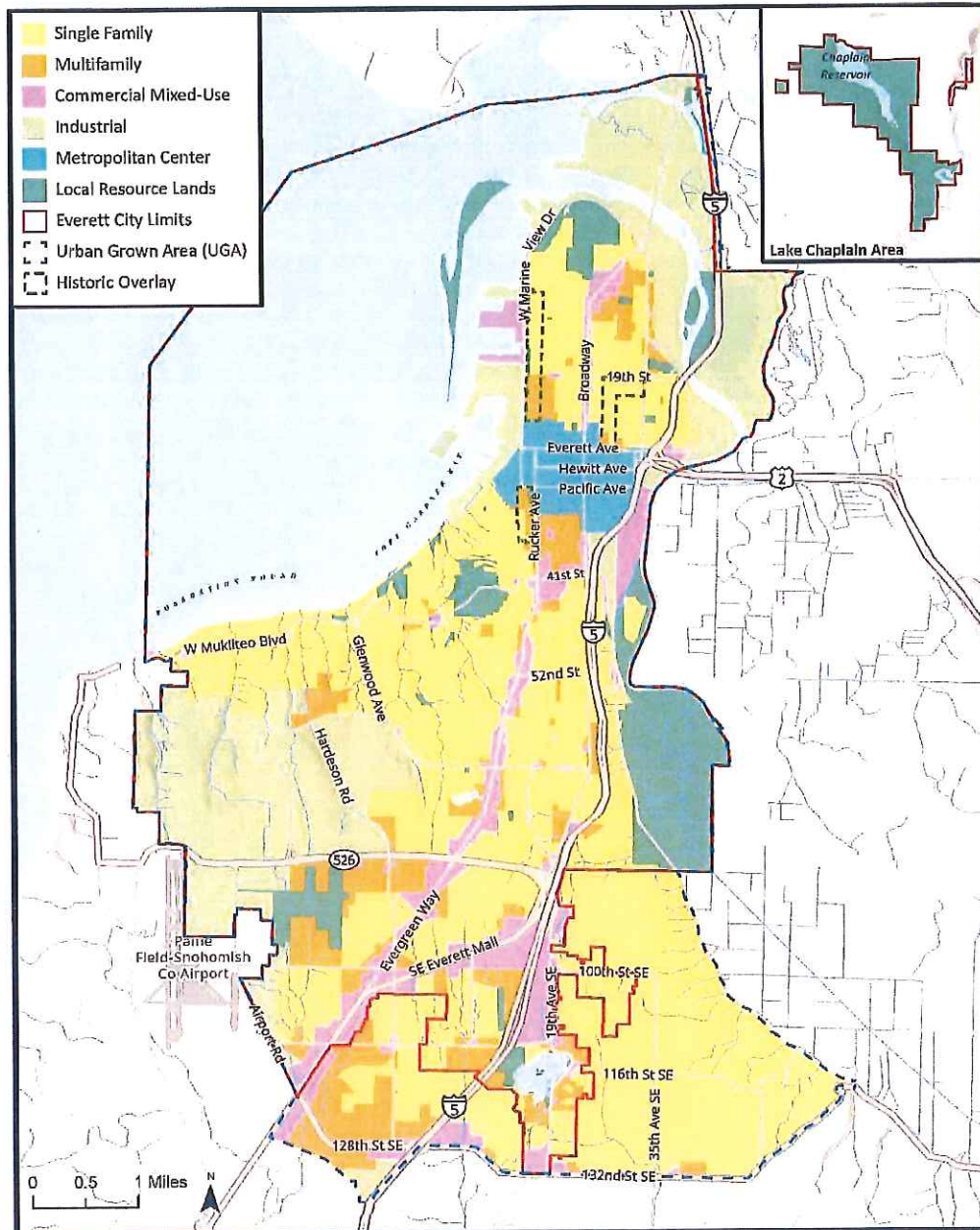
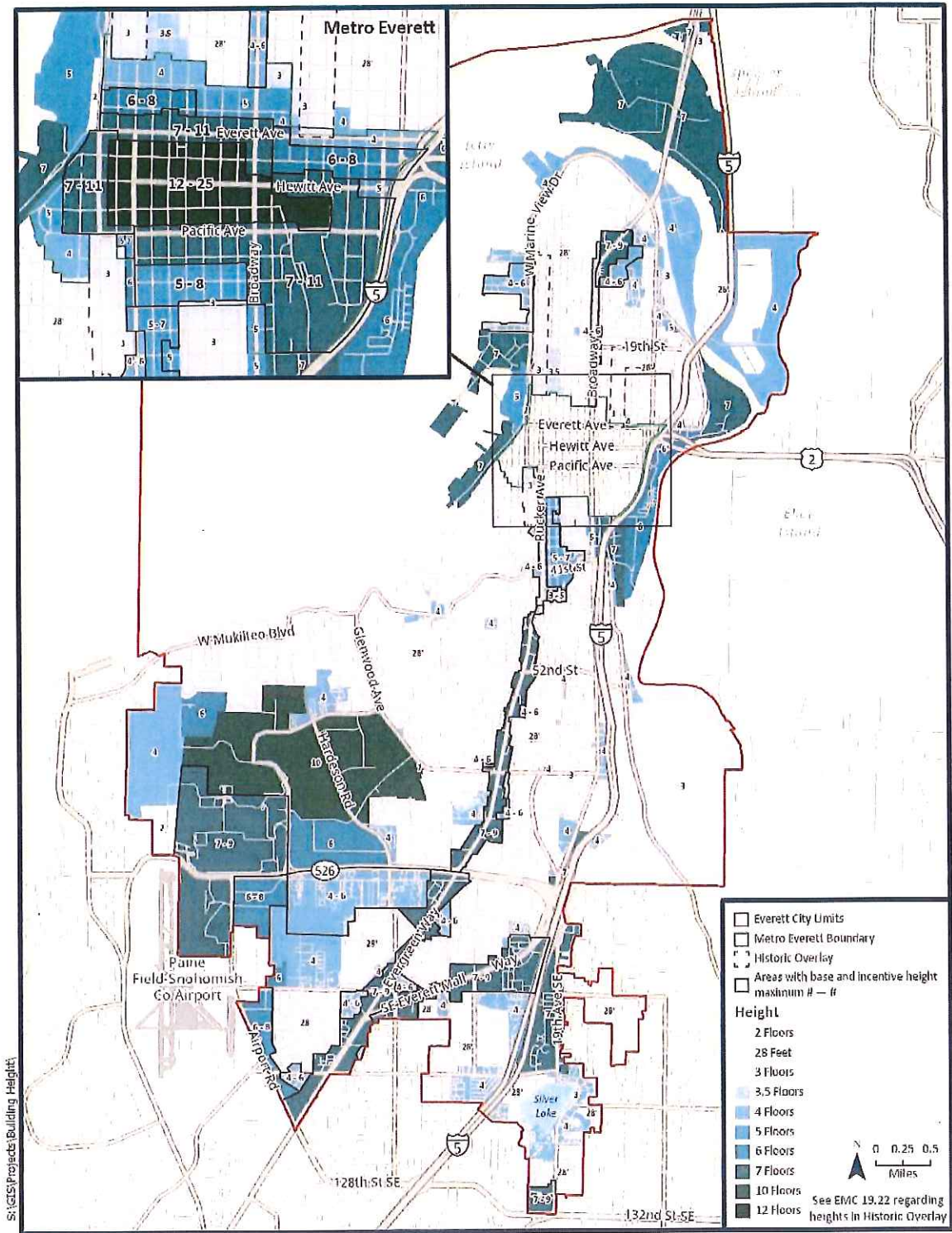


EXHIBIT A-2



S:\GIS\Projects\Building Height