

Planning Commission

Remote Meeting

Meeting Minutes

November 2, 2021

Approved: Am d



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

Commissioners Absent: Michael Zelinski, Kathryn Beck, and Alex Lark

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

Meeting Minutes

Motion: Commissioner McGinn made a motion to approve the October 19, 2021 meeting minutes. Commissioner Finch seconded the motion.

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

Motion Carried.

Commissioner Reports

None

Staff Comments

Yorik Stevens-Wajda, Planning Director, stated that the 2021 comprehensive plan docket amendments were submitted to City Council for their consideration. He thanked Planning Commission and staff for all their hard work on the annual docket. He also provided updates on the housing action plan implementation grant awarded to the City, and status on the recommended growth targets. The next and last Planning Commission meeting scheduled this year is on December 7, 2021.

General Citizen Comments

None

Item 6: Amendments to Setback Provisions in EMC 19.06 - Public Hearing

Becky McCrary, Long Range Planning Manager, stated that this was the first of several proposed code amendments that staff would bring to the planning commission since the city's development regulations were adopted in November 2020. Since last year, staff have been compiling a list of refinements that would clarify ambiguous provisions or correct an unintended outcome of a new or modified code provision. She presented information on changes proposed to EMC 19.06.010: Table 6-1 footnote

amendment and a correction to allow for a zero interior side setback for residential development in the Metro Everett area.

Commission Discussion

Commissioner Finch referred to the Metro Area map and asked about the impact of higher density in areas where the zoning changed at mid-block. Mr. Stevens-Wajda responded that the areas in the UR 3 and UR 4 zones would be setback 5 feet from the lot line, but the adjacent properties in the mixed-use zone would be permitted to build to the lot line.

Citizen Comments

Ismail Mohammad, 3102 Rucker Avenue, stated that he provided written comments. He asked about the list of refinements and the possible delays in the development process due to the time involved in processing the list. Mr. Stevens-Wajda responded that there were 60-80 amendments listed; however, many of those listed provided only clarity and consistency. The current amendment request had been identified as one that was holding up a development that had an expectation for the zero interior side setback in the Metro Everett area. There are development regulations that can be modified administratively and where there's an ability to modify that overlaps a shortcoming in Code.

Joe Zlab, 5205 S 2nd Avenue, Suite C, stated that he provided written comments in support of reinstating the ground floor zero interior side setback as provided in the prior Metro Everett code. If the zero-setback allowance is not reinstated, the third building of their project of market rate and affordable housing units will not fit. The early planning of the three phases of construction was done with the understanding that the setback requirements were not expected to change. Phase one is completed and phase two was submitted after the Rethink Zoning was approved. They were unaware of the change.

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

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

Motion Carried.

Motion: Commissioner Finch made a motion to approve PC Resolution 21-07. 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.

ADJOURNED 7:05 PM

Joan Stone-Wright
Planning Commission Secretary

12/20/21
Date

Mahreen Dawood
Administrative Assistant

12-7-2021
Date

