



1. ROLL CALL

Chair Michael Finch called the meeting to order. Commissioners in attendance: Adam Yanasak, Michael Zelinski, Demi Chatters, Charles Adkins, and Alex Lark.

Commissioners Absent: Christine Lavra, Carly McGinn, and Kevin Ballard

Staff Present: Yorik Stevens-Wajda, Becky McCrary, and Kelsey Heyd

2. APPROVAL OF MINUTES

Motion: Commissioner Adkins made a motion to approve the October 18, 2022, meeting minutes.

Commissioner Yanasak seconded the motion.

Vote: Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Chatters, yes;

Commissioner Adkins, yes; Commissioner Lark, abstain; and Chair Finch, yes.

Motion Carried.

3. REPORTS OF MEMBERS AND COMMITTEES

Commissioner Lark stated that he looked forward to working with Planning Commission on upcoming land use initiatives.

4. STAFF COMMENTS

Yorik Stevens-Wajda, Planning Director, welcomed Commissioner Lark back to the remainder of his term. He briefed Commission on the Everett Housing Authority's presentation to City Council on the Baker Heights redevelopment proposal, and the December 3 EHA properties tour which would be accompanied by a discussion about their strategic plan and mission. He also provided the status on the Everett Housing Action Plan implementation grant work program.

5. OPEN PUBLIC COMMENTS

Ismail Mohammed had no comments and stated that he did send in his comments on the accessory dwelling unit code amendments for Planning Commission consideration. Mr. Stevens-Wajda responded that those comments were distributed to the commissioners.

6.A. ACCESSORY DWELLING UNITS (ADU) CODE AMENDMENT BRIEFING

Becky McCrary presented information on the policy guidance from State Law, from Vision 2050, from the Regional Housing Strategy, from the Comprehensive Plan; and the recommendations from the Rethink Housing Action Plan; number of accessory dwelling units statistics and introduction to view on

the City's website; prior Planning Commission discussions; the zones allowed; and the proposed code amendments which include the number of units, the unit size, lot coverage and size, setbacks and heights, parking, and the design standards proposal.

Commission Discussion

Commissioner Adkins asked about the red circle on the Major Transit Stop map. Mr. Stevens-Wajda responded that map showed a couple different options for the commission to consider. The little circles represented a ¼ mile, the red dashed line represented a ½ mile, and the map inset represented a ¼ mile walking distance.

Chair Finch asked if there was data on how many citizens within a ¼ mile walk to transit stops. Mr. Stevens-Wajda responded that there were transit studies out there that showed use increases closer to transit stops. Chair Finch suggested that it would be good information to know transit use specific to Everett. He also asked if there was a map that showed frequent transit stops within the allowed zoning areas. Mr. Stevens-Wajda responded because most of the arterial frontage was mixed use business, a big chunk of the ¼ mile circles was not in the allowed zoning areas, but in little slivers within allowed zoning areas.

Commissioner Lark asked how Everett and Community Transit determines frequency of routes. Mr. Stevens-Wajda responded that transit service wasn't static. He added that Everett Transit was currently working on public outreach for their 2023 transit service route planning.

Commissioner Yanasak was concerned about creating more stringent regulations that would prevent the construction of accessory dwelling units. Mr. Stevens-Wajda agreed, the policy guidance encourages actions to increase residential building capacity such as removing residential parking requirements and owner occupancy requirements or adopting new square footage requirements.

Commissioner Chatters referred to the State's definition for a "major transit stop" and the ADU parking regulations and stated that it appeared to her that there was no evidence that ADUs had ever been built in any metropolitan city in the country at a level that created a parking problem. She suggested removing the parking requirement and revisiting if parking does become a problem. Commissioner Adkins agreed with Commissioner Chatters and added that one of the recommendations from the Housing Action Plan was to move away from high parking minimums. He added that the currently proposed parking regulation was too restrictive and suggested that the transit stop distance change to ½ mile.

Commissioner Lark supported regulations that made ADUs more accessible, made mobility to ADUs; more accessible, and more diverse in how to get residents to and from them.

Chair Finch concurred with removing the parking regulations for an ADU that was a rental; however, if an ADU transitions into owner occupancy possibly through a land division, the ADU should comply with residential zoning. Commissioner Lark supported home ownership opportunities.

Commissioner Zelinski suggested retaining the parking requirement with an option to request a parking waiver so parking can be reviewed on a case-by-case process. Chair Finch agreed.

Commissioner Chatters asked if there was already a process to subdivide ADUs from the primary structure that creates a new parcel. Mr. Stevens-Wajda responded that the current regulations prohibit segregating ownership of an ADU. The proposal eliminates the prohibition. Commissioner Chatters asked if the regulations could include a parking requirement if the intent was to convert the ADU to home ownership. Mr. Stevens-Wajda responded that any change of use would require the parking standard; however, staff would do some more research regarding home ownership segregation.

Ms. McCrary presented information on the design standards.

Commissioner Chatters stated that the design standards were subjective and in general, should not be required. Commissioner Chatters added that building quality should be considered in the construction of an ADU and was probably already addressed in the existing building codes.

Commissioner Zelinski commented that it made sense to provide for some feature of the principle dwelling to be reflected in the ADU that helped address the nature of the building as an accessory unit.

Commissioner Lark didn't support design standards and felt that the property owner would more likely construct a building that would increase property value. Commissioner Lark asked about decreasing the five-foot setback. Ms. Heyd responded that from a building code perspective, it changes the fire rating of the structure. Chair Finch commented that decreasing the setback would also impact neighboring property owners.

Citizen Comments

None

ADJOURNED 7:50 PM



Planning Commission Secretary

12/8/22
Date



Administrative Coordinator

12-6-2022
Date