



June 18, 2023

Everett Planning Commission
Planning Department, City of Everett
2930 Wetmore Avenue, Ste 8A
Everett, WA 98201

Dear Everett Planning Commission Members:

The Port of Everett and Naval Station Everett worked cooperatively through the City's 2020 Rethink Zoning Process to establish a compatibility area to ensure a proper information sharing mechanism on larger scale developments around our facilities of state and national significance. As a result, the Port and Naval Compatibility Areas were included in the City's Development Code.

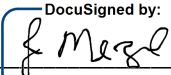
The Port and Naval Compatibility Areas, adopted into EMC 19.17, have been instrumental in ensuring we have the visibility of future developments and are afforded the opportunity to comment on elements the developer and/or property owner should take into consideration when improving or developing their property. It is important to note that within the Port element of the compatibility area, the threshold is 10,000 square feet or above, so home remodels and minor home upgrades in the compatibility area do not likely trigger the notification.

Designed to be similar to the zone around Paine Field, the compatibility areas do not include a notice on title and do not trigger any disclosures by homeowners or require any acknowledgments at closing on a real estate transaction. Rather, the overlay is mutually beneficial for the Port, Navy, and the property owner as it provides the opportunity for them to consider enhanced building features to make their development more successful for the setting in which they are building in.

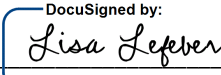
The Port is a strategic seaport as designated by the Department of Defense and a key job creator in the region. Naval Station Everett is the closest base to the Asia Pacific theater. Protecting these assets is a matter of national security.

The establishment of the Port and Naval Compatibility Area was identified in the City's Comprehensive Plan (Chapter 11 Marine Port Element), and the Port and the Navy went through the proper City process to establish the compatibility area and respectfully request that sections 19.17.100 through sections 19.17.120 remain in place, as is, for the mutual benefit of property owners, the Port, and the Navy.

Sincerely,

DocuSigned by:


Captain Wenzel
Naval Station Everett

DocuSigned by:


Lisa Lefever
Port of Everett

CC: Mayor Franklin
Everett City Council
Port Commission