SUBMITTAL CHECKLIST

Applications must include the items on this checklist, and the checklist, to be complete

This submittal checklist and application is for formal requests to change the comprehensive plan or development regulations pursuant to state law (RCW 36.70A.470) and Everett Planning Director Interpretation 2023-01.

For questions, or to submit an application, contact Karen Stewart at kstewart@everettwa.gov.

For all amendments	
☐ **1. Meeting with Planning Staff**	A pre-application meeting is required with Planning staff (Long Range Division) prior to submitting this application. To schedule a meeting contact Karen Stewart at **(425) 257-7186** or kstewart@everettwa.gov.
☐ **2. Applicant name and address**	*Bryan Mize* *718 198th Pl SE, Bothell, WA 98012*
☐ **3. Other contacts** (if applicable)	*N/A*
☐ **3. Amendment category**	Highlight all that would require amendment as part of the proposal: ○ Comprehensive plan – text, goals, objectives, policies ○ Comprehensive plan – land use map ○ Development regulations – Title 19 EMC ○ Development regulations – Zoning map ○ Development regulations – Maximum building height map ○ Development regulations – Street designation map
☐ **4. Narrative Statement and criteria**	Written statement describing the exact request, the reason for the request, and how the request meets applicable criteria. **Use Attachment A.**
☐ **5. Environmental Checklist**	Submit **one** completed and signed copy of the SEPA Environmental Checklist **and** Optional Worksheet for Non-Project Review, available on Ecology's website: https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-document-templates
For site-specific amendments	
☐ **A. Map of Site (for location-specific amendments)**	For location-specific amendments, a map clearly showing the area the request would apply to.
☐ **B. Property owner name(s) and address(es)**	*Bryan Mize* *718 198th Pl SE, Bothell, WA 98012*
Signature	
☐ **Applicant signature**	Bryan Mize WSHI#750

Attachment A
Narrative Statement and Evaluation Criteria

All applications must be accompanied by a narrative statement describing how the proposal is consistent with the following applicable criteria. Staff can only recommend that a proposal advance if it meets the applicable criteria.

Description of the exact request	*Rezone lot 00438718903000, 906 E Marine Drive, Everette, WA 98201, from R2 to MU 4.*
Reason for the request	*Increasing density with a wide variety of housing opportunities in appropriate zones areas is an objective of the current/future Everett comprehensive plans. (Land Use Policy 2.1.1). Promoting increased density through infill a policy method that encourages going up versus expanding urban growth areas. (Land Use Policy 2.1.2) Additionally, the City wishes to keep a neighborhood feel to allow additional density on underused parcels. Thus, high rises found in commercial zones which Land Use Policy 2.1.3 discourages would not be appropriate for this parcel. However, the ability to provide some retail/other service in a mixed use fashion would be appropriate on this lot.*
Clearly and completely address the factors below for each amendment category selected in question 3	
Comprehensive plan – text, goals, objectives, policies	EMC 15.03.400(E) The following factors shall be considered in reviewing proposed amendments to comprehensive plan policies. 1. Have circumstances related to the subject policy changed sufficiently since the adoption of the plan to justify a change to the subject policy? If so, the circumstances that have changed should be described in detail to support the proposed amendment to the policy. *[The city of Everrett needs additional housing density, and this area can absorb more density]* 2. Are the assumptions upon which the policy is based erroneous, or is new information available that was not considered at the time the plan was adopted, that justify a change to the policy? If so, the erroneous assumptions or new information should be described in detail to support the proposed policy amendment. *[Insert comments here]* 3. Does the proposed change in policy promote a more desirable growth pattern for the community as a whole? The manner in which the proposed policy change promotes a more desirable growth pattern should be described in detail. *[High traffic arterials (such as E Marine View Dr) should allow for additional density in residential areas to foster community]* 4. Is the proposed policy change consistent with other existing plan policies, or does it conflict with other plan policies? The extent to which the proposed policy change is consistent with or conflicts with other existing policies should be explained in detail. *[The proposed change appears to comply with plan goals and policies.]*

Comprehensive plan – land use map	EMC 15.03.400(D) The following factors shall be considered in reviewing requests to amend the comprehensive plan land use map. 1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan. *Land Use Policy 2.1.1 seeks to provide a wide range of housing opportunities while preserving/creating residential neighborhoods. The strip of residential properties in the vicinity of E Marine View Drive are currently surrounded by multifamily residences. This corner parcel is bordered by such development.* 2. Have circumstances related to the subject property and the area in which it is located changed sufficiently since the adoption of the land use element to justify a change to the land use designation? If so, the circumstances that have changed should be described in detail to support findings that a different land use designation is appropriate. *As the City updates its Comprehensive Plan, and being consistent with the adoption of HR 1110, the City can allow increased density to meet the housing unit growth issues. This map change supports this concept, plus it would allow the creation/renewal of the neighborhood by providing limited retail or services that facilitate community involvement/interaction.* 3. Are the assumptions upon which the land use designation of the subject property is based erroneous, or is new information available which was not considered at the time the land use element was adopted, that justify a change to the land use designation? If so, the erroneous assumptions or new information should be described in detail to enable the planning commission and city council to find that the land use designation should be changed. *The adoption of HR 1110 allows for landowners to build additional structures on their property. A more uniformed approach to achieve higher density consistent with Everett's housing unit requirements and infill plan adopted in 2013 helps provides a better guide to the development pattern of this area, plus keep it compatible with the existing residential area.* 4. Does the proposed land use designation promote a more desirable land use pattern for the community as a whole? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the planning commission and city council to find that the proposed land use designation is in the community's best interest. *Current Land Use Policy 2.1.2 promotes increased density and infill housing types in all residential neighborhoods. Land Use Policy 2.11 (establishes multifamily residential density to 15 unites and higher, with a ten story height. Land Use Policy 2.12 encourages the city to take steps to facilitate residential density to range between 5 to 15 units per gross acre.* *The City's Rethink Housing, 2021, stresses the need to create more affordable housing along major corridors that support renters and Everett's changing demographics. This proposal would allow for such initiatives.* 5. Should the proposed land use designation be applied to other properties in the vicinity? If so, the reasons supporting the change of several properties should be described in detail. If not, the reasons for changing the land use designation of a single site, as requested by the proponent, should be provided in sufficient detail to enable the planning commission and city council to find that approval as requested does not constitute a grant of special privilege to the proponent or a single owner of property. *Several other lots on this block appear to be of sufficient size to warrant an MU-4 rezone which would be consistent with the City's Comprehensive Plan's Land Use Policies. And following the City's Rethink Housing Strategy, incentives to redevelop with minimal impacts on infrastructure would provide a long-term benefit to the changing demographics of the City, i.e. less couples with children, etc.*

Development regulations – Title 19 EMC	EMC 15.03.300(C)(4) The city may amend the text of the unified development code if it finds that: a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and *[Insert comments here]* b. The proposed amendment bears a substantial relation to public health, safety or welfare; and *[Insert comments here]* c. The proposed amendment promotes the best long-term interests of the Everett community *[Insert comments here]*
Development regulations – Zoning map Development regulations – Maximum building height map Development regulations – Street designation map	EMC 15.03.300(B)(4) The review authority may approve an application for a site-specific rezone if it finds that: a. The proposed rezone is consistent with the Everett comprehensive plan; and *the strategies and policies laid out in the 2021 Rethink Housing Effort which stresses this type of development as beneficial for the citizens and the city.* b. The proposed rezone bears a substantial relation to public health, safety or welfare; and the proposed rezone promotes the best long-term interests of the Everett community; and *[Insert comments here]* c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property. *[Insert comments here]* d. If a comprehensive plan amendment is required in order to satisfy subsection (4)(a) of this section, approval of the comprehensive plan amendment is required prior to or concurrently with the granting of an approval on the rezone. *[Insert comments here]*