

**MEMORANDUM (REVISED)**

**TO:** Planning Commission  
**FROM:** Karen Stewart, Environmental Planner  
Rebecca McCrary, Long Range Planning Manager  
**DATE:** June 22, 2023  
**MEETING DATE:** June 20, 2023  
**SUBJECT:** Comprehensive Plan Periodic Update – Specific Amendment Requests Briefing

**INTRODUCTION**

Each year, the city conducts an annual docketing process in accordance with Everett Municipal Code (EMC) [15.02.700](#) (Docketing) as provided for in state law, [RCW 36.70A.470\(2\)](#). The purpose of the docket is to allow interested persons to suggest amendments to the comprehensive plan or development regulations between periodic update cycles. For docketing opportunities in 2022, 2023, and 2024 the Planning Director determined that the amendment requests will be processed within the 2044 periodic update project using the legislative procedures pursuant to [EMC 15.02.095](#). See Exhibit A Planning Director Interpretation 2023-01 dated April 19, 2023.

The purpose of this briefing is to introduce the information from the specific amendment applications and determine if additional information is needed for the public hearing and the commission’s recommendation to the City Council on July 18, 2023. The requested Action of the Planning Commission in July is only to determine if each of the proposals should move forward in the Comprehensive Plan Periodic Update environmental impact analysis and proceed for further consideration. The recommendation does not indicate a decision on the merits of approval or disapproval of an application.

**SUMMARY**

A seven-week solicitation period for comprehensive plan/development regulations specific amendment applications was held beginning April 21, 2023, and ending June 12, 2023. [Public Notice](#) was properly posted and broadly disseminated consistent with noticing procedures and the [2044 Public Participation Plan](#). The city received 26 applications by the deadline. Several applications were received requesting that same action and may be combined for the purpose of processing.

**PROCESS**

As described above, this briefing is to introduce the specific amendment applications and determine if additional information is needed for the Planning Commission’s public hearing and recommendation action on July 18, 2023. The following is an outline of the additional steps for processing specific amendment applications:

- Staff prepares and make a recommendation to the Commission on which proposals to advance and notifies applicants of the recommendation and Planning Commission schedule prior to the public hearing.

- The Planning Commission considers the staff recommendation and makes its recommendation to the City Council on which projects should advance for further consideration in the periodic update.
- The City Council considers the Planning Commission recommendation through a resolution identifying which proposals will advance for further consideration with the periodic update project.
- Staff will notify applicants and publish the list of proposals that will advance.

## APPLICATIONS

Applications were accepted for changes to the following:

- 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](#), and
- Development regulations – [Street designation map](#)

### Submitted Applications

The information below describes the applications that were received and are arranged in amendment categories of map or text amendments.

#### Map Amendments

1. Olevia Marston-Glavaz and Sergio Glavaz, Map Amendments, 10303 21<sup>st</sup> Ave. West  
Redesignation from Single Family to Multifamily Land Use Designation on the Land Use Map and rezone from R-2 to UR3 or higher to allow construction of 6 units or more of a .69 acre parcel.
2. Bryan Mize, Map Amendments, 906 E. Marine View Drive  
Redesignation from Single Family to Multifamily (or Commercial Mixed-Use designation) Land Use Designation on the Land Use Map and rezone from R-2 to MU4 (clarifying request is to UR4 or Mixed Urban with 4 floors) of a .31 acre parcel.
3. Jan Hromada, Map Amendments, 1802 McDougall Ave.  
Redesignation from Single Family to Commercial Mixed-Use Land Use Designation on the Land Use Map and rezone from R-2 to Mixed Urban on a .14 acre parcel

#### Text Amendments

4. Bob Bengford for Everett Housing Authority, Comprehensive Plan Text Amendment  
Amend Land Use Element Policy 2.11.1 land use designation table for Residential, Multifamily building intensity limit to be increased from 10 stories to 15 stories for an area of at least five acres and in a planned development overlay.
5. Adam Clark, Development Code Amendment, Broadway east/west frontage parcels extending from 34<sup>th</sup> St to 36<sup>th</sup> St.  
Amend municipal code EMC 19.22.030.B Height Reductions—Adjacency, Table to eliminate the adjacent height limitation of 50' within 50' of a UR3 or UR4 zone. Amend EMC 19.22.150 Building heights maps. Map 22-1 Maximum Building Heights Map 5 floors to 7-11 floors.
6. Kristin Hall, Dave Mascarenas, Robert and Brenda Kerr, Lance Miller, David and Elena Miller, Wayne Seibel and Marian Gonzales, Ken and Joan Swendsen, Cathy Tetzlaff, Dora and Jeff Watson, Lon and Linda Welly, Nate and Leta Holt, Ian Moreton and Corrine Goulet, Bill and Heidi Mulliken, Susan



Hawkeye, John and Christine Witters, Paul Kulits DMD and Andrea Drougas, David and Carel Peterson, Gene and Dawn O'Neil, Howard and Melinda Bargreen, John and Kelli Bradley, Nathan and Alisa Muntz, Barry and Amy Willoughby, Paul and Ruth Clark, Earl Martin, William and Patricia Church  
Development Code Amendments

Amend EMC 19.17.100 and 19.17.110 to remove the establishment of and provisions for a Port Compatibility Overlay zone.

7. Port of Everett, Development Code Amendment

Amend municipal code EMC 19.17.110 to extend the Port Compatibility Zoning Overlay to include the Port of Everett freight corridors north along West Marine View Drive and south to Pacific Ave., Rucker Ave, 41<sup>st</sup> St east to I-5 interchange.

8. Mary Cunningham, Development Code Amendment

Amend municipal code EMC 19.34.110B and EMC 13.16.050F to prohibit driveway access from the street on alley lots when access is existing or feasible from the alley, and/or when a previous or current owner has constructed improvements that preclude future driveway access from the alley and proposed parking is not required by Title 19.

9. David Koenig, Comprehensive Plan Text Amendment and Development Code Amendment  
Development Code Amendments

Adopt State RCW definition of Middle Housing:

New definition in RCW 36.70A.030 (House Bill 1110)

“Middle Housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Adopt the following to reinforce State Law to protect environmental sensitive areas:

Middle Housing is not allowed on lots in single family zoned areas (R-1 and R-S) which have environmental features. This includes critical areas, steep slopes, wetlands, streams, geological hazard areas, and shoreline residential designation areas.

Adopt the following to ensure that there is adequate infrastructure and development meets city standards to accommodate the increased density of housing as required by state law.

Middle Housing is not permitted in single family residential areas where the public right of way design and constructions standards are not met. These standards are entitled Roadway Functional Classifications - Sheet 300 developed by Everett Public Works Department.

In R-1 and R-S single-family zones the maximum height is two stories and 28 feet.

Comprehensive Plan amendments:

Develop and adopt design standards for Middle Housing and Single-Family Housing to ensure that new development is compatible in scale, form, and character with single-family houses and to be conformance with the state law definition of Middle Housing.

- Design standards are to address increased density compatibility, neighborhood scale, neighborhood character, improved placemaking and mitigation for adjacent properties.
- Ensure needed capacity for project reviews by maintaining appropriate staffing levels and providing training including how to apply design standards.



- As a part of Comprehensive Plan and Development Code Updates review the effectiveness of zoning codes and development standards as a part of the review process.

## **REQUEST OF THE PLANNING COMMISSION**

Review the application process (Exhibit B) and request additional if necessary. A public hearing and potential Planning Commission recommendation is scheduled for the July 18, 2023, meeting.

## **EXHIBITS**

Exhibit A	Planning Director Interpretation 2023-01
Exhibit B	2024 Comprehensive Plan and/or Development Regulation Specific Amendment Review Process

