

Kathy Davis

To: 2023 Planning Commission
Subject: FW: [INTERNAL] Fwd: Please forward to Planning Commissioners

From: **Kristin Hall**

Date: Thu, Jun 29, 2023 at 7:59 PM
Subject: Please forward to Planning Commissioners
To: Yorik Stevens-Wajda <YStevens@everettwa.gov>



Re: Proposed Amendment to Port Compatibility Area regulations

Honorable Commissioners:

At the June 20 Planning Commission meeting, you requested suggestions for accomplishing the fundamental purpose of the Port Compatibility Area (PCA) while avoiding unintended consequences to existing port area residents.

Those unintended consequences are: 1) diminution of property values caused by the PCA overlay; and 2) interference with the neighborhood's efforts to persuade the Port to mitigate its (primarily noise) impacts on the neighborhood. Both these consequences arise from the adoption of EMC 19.17 in 2020 without adequate public notice, showing the entire Rucker Hill neighborhood within a PCA, implying that the neighborhood is now akin to an industrial buffer zone that exists to absorb the Port's negative impacts.

Taking the Port and City at their word – that the PCA is intended only to notify developers of multi-family developments that they should consider measures to mitigate port impacts – this can be accomplished with one simple amendment: eliminate all references to a PCA in chapter 19.17 EMC (including the map) and replace it with a footnote to EMC 19.05.080, Table 5-1 (residential use table), stating:

“Applicants for permits for new multi-family residential dwelling projects that exceed 10,000 square feet and that are within xx feet of the Port of Everett property boundary will receive a notice from the Planning Department that their proposed development may be subject to port-generated noise and other impacts, and their permit application will be forwarded to port management for their suggestions on how to incorporate mitigation measures into their development proposal. This regulation does not affect existing uses or structures and shall not be construed to relieve the Port from complying with their obligation to comply with noise regulations and to take reasonable steps to mitigate noise and other impacts on nearby properties.”

This suggestion is provided by Kristin Hall individually and on behalf of PAR (Port Area Residents). Thank you for your attention to our concerns.

Category 2: For official use only / disclosure permissible by law.

Category 2: For official use only / disclosure permissible by law.