

MEMORANDUM

TO: Planning Commission
FROM: Karen Stewart, Environmental Planner
DATE: July 13, 2023
MEETING DATE: July 18, 2023
SUBJECT: Comprehensive Plan Periodic Update – Specific Amendment Applications

INTRODUCTION

Each year, the city conducts a process under which people can formally suggest specific changes to the comprehensive plan or development regulations in a manner that will ensure the request will be considered by the city and will be available for review by the public (see EMC 15.02.700 and RCW 36.70A.470(2)). This process, which is part of the city’s public participation program, is known as a docketing, or specific amendment request, process.

In April 2023, the Planning Director issued an interpretation (PDI 2023-01, see Exhibit C) that when a periodic update process is underway, requests for specific amendments (docket requests) will be processed along with the periodic update as a legislative process. This means that the 2023 and 2024 annual processes are combined into one.

Process

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| <i>Spring '23</i> | 1. Application period |
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| <i>Summer '23</i> | 2. Staff prepares a recommendation to the commission on which proposals to advance and notifies applicants of the recommendation and planning commission schedule prior to the July 18 public hearing. |
| | 3. The planning commission considers the staff recommendation and makes its recommendation by resolution to the city council on which projects should advance for further analysis and consideration in the periodic update. |
| | 4. The city council will consider the planning commission recommendation and decide which proposals will advance for further consideration. |
| | 5. Staff will notify applicants and publish the list of proposals that will advance. |
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| <i>Summer '23-
Early '24</i> | 6. Staff will evaluate the proposals that advance using the environmental review framework of the State Environmental Policy Act (SEPA) for the periodic update and will publish a draft environmental impact statement on the impacts of and potential mitigation strategies for the growth alternatives, the specific amendment requests, and city-initiated and planning commission-recommended changes. |
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| <i>2024</i> | 7. The planning commission will recommend, and the city council will decide, what components (including which specific amendment requests) will be further evaluated through supplemental environmental review as part of a preferred alternative. |
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Winter '24- '25 8. The planning commission will recommend, and the city council will decide, whether to adopt, or amend and adopt, the preferred alternative and complete proposed comprehensive plan and development regulations (or take any other action permitted by law).

2023-2024 SPECIFIC AMENDMENT REQUESTS

The city held a seven-week open [application period](#) (April 20 to June 12, 2023) for specific amendment requests. Applications were accepted for changes to the comprehensive plan land use map, text, goals, objectives, policies and development regulations in Title 19 EMC including zoning and height maps.

The city received 26 applications by the deadline, of which 17 were either duplicates or letters of support for the *Hall et al* application to remove the Port Compatibility Overlay. Staff have consolidated these into nine complete applications for the city's consideration.

Considerations for advancing a request for further analysis and consideration

Staff used the following considerations in making a recommendation on which requests to recommend for further analysis and consideration:

- **Are the application materials complete and sufficient to make and support a decision?** Staff are able to provide limited interpretation and clarification and have in some cases translated *requests* into *requested outcomes*. This step is necessary because, e.g., comprehensive plan land use designations may change during the periodic update such that a request for a designation of “multifamily” could actually wind up as a designation of “mid-rise”.
- **Is there a reasonable chance of approval?** Staff, the planning commission, and the council will be deciding on requests with only preliminary information available. A recommendation or decision to advance a request for further analysis and consideration is *not* a decision on the merits of a proposal. However, if there is little to no chance of a proposal being adopted at the end of the process, the city should not commit the time and resources to further processing the request. Decisions on whether to adopt a request should be based on the following criteria
 - **Is a requested change to development regulations consistent with and supportive of the comprehensive plan or paired with a comprehensive plan amendment?**
 - **Is a requested change to the comprehensive plan consistent with and supportive of [state law](#), the multicounty planning policies of [VISION 2050](#), and the [countywide planning policies](#)?**
 - **Is the requested change consistent with and supportive of the relevant criteria in Chapter [15.03 EMC](#)?**

REQUEST OF THE PLANNING COMMISSION

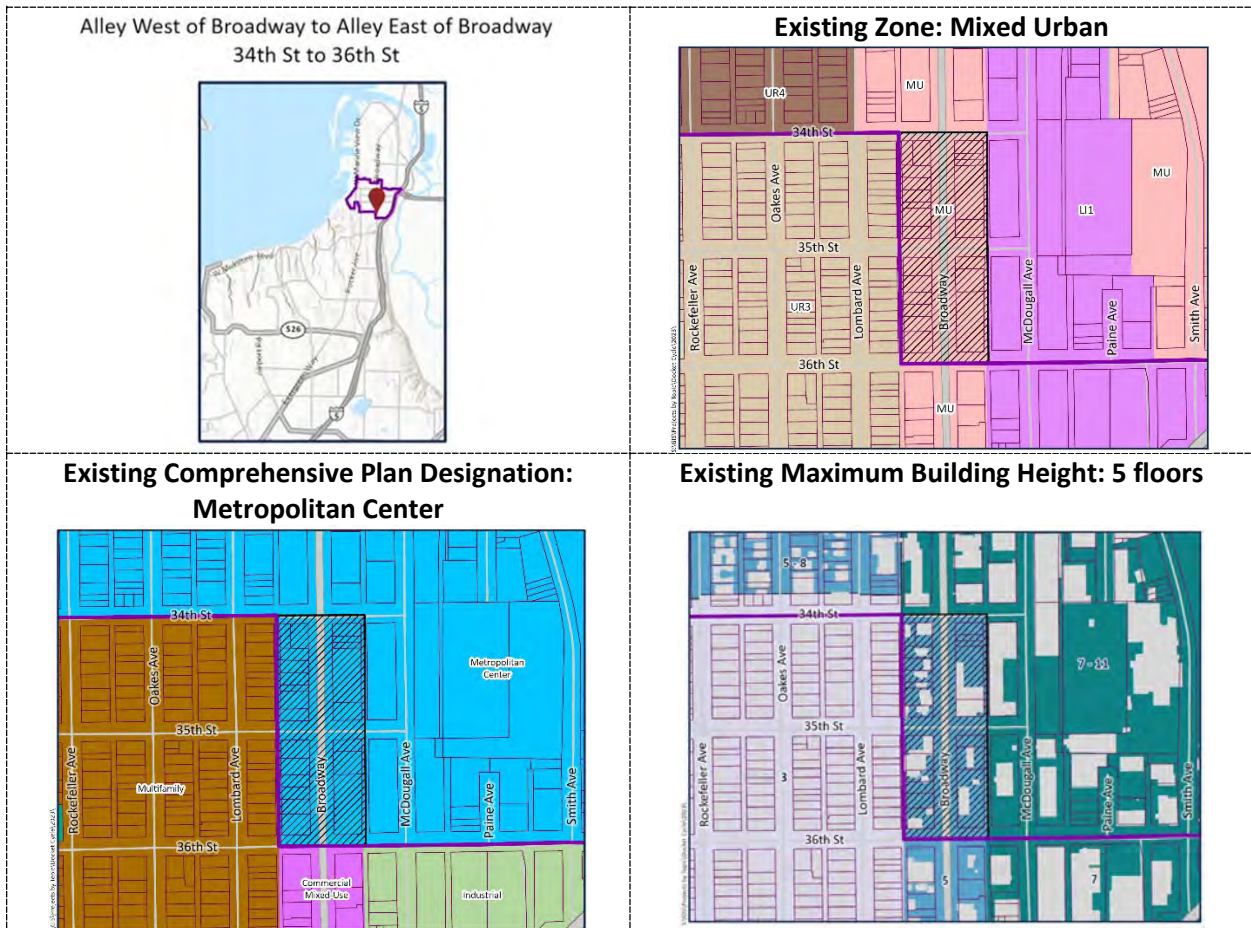
Review the specific amendment applications and staff reports (Exhibit A) and hold a public hearing. Consider the draft Planning Commission resolution 2023-01 (Exhibit B) for action.

EXHIBITS



Exhibit A	Specific Amendment Applications and Staff Reports
Exhibit B	Planning Commission Resolution
Exhibit C	Planning Director Interpretation 2023-01
Exhibit D	2024 Comprehensive Plan and/or Development Regulation Specific Amendment Review Process



Application: Clark – 3400-3500 Broadway Blocks		Report Date: 7/13/2023
Applicant: Adam Clark, 2812 architecture		Location: Broadway Ave frontage between 34th and 36th St.
EXISTING LAND USE:	Various commercial buildings, parking lots, and vacant land	
COMPREHENSIVE PLAN DESIGNATION:	Metropolitan Center	
ZONING/HEIGHT:	Mixed-Urban, 5 floors	
REQUEST:	Amend EMC 19.22.150 Map 22-1 (Maximum Building Heights Map) from 5 floors to 7-11 floors. Amend municipal code EMC 19.22.030(B) Height Reductions—Adjacency to eliminate the height limitation within 50' of the properties to the west zoned UR3 (this provision limits the western ~28' of the site to 3 floors regardless of the height limit on the site itself).	
REQUESTED OUTCOME:	Allow development of up to an 11-floor mixed use building on the site without a height reduction on the western portion of the site.	



REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete, but no environmental checklist was submitted.</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	

<p>Site-Specific Rezone Criteria – EMC 15.03.300(B)(4)</p> <ul style="list-style-type: none"> a. The proposed rezone is consistent with the Everett comprehensive plan; and 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 c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property. d. If a comprehensive plan amendment is required, approval must be prior to or concurrent with the granting of approval on the rezone.
<p><i>Staff comments: Based on an initial review, a rezone to allow 7-11 floors will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.</i></p>
<p>Unified Development Code Text Amendment Criteria – EMC 15.03.300(C)(4)</p> <ul style="list-style-type: none"> a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and b. The proposed amendment bears a substantial relation to public health, safety or welfare; and c. The proposed amendment promotes the best long-term interests of the Everett community.
<p><i>Staff comments: Based on an initial review, an amendment to the requirement for a height reduction on the western edge of the site will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.</i></p>

COMPATIBILITY WITH PROPOSED GROWTH ALTERNATIVES:

PLAN GEOGRAPHIES	ALT 1: CURRENT PLANS EXTENDED	ALT 2: CONCENTRATED GROWTH	ALT 3: DISPERSED GROWTH
URBAN CORRIDORS	MID-RISE	HIGH-RISE	HIGH-RISE
	HIGH RISE		
URBAN CORRIDOR FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
METRO EVERETT	MID-RISE*	HIGH-RISE	HIGH-RISE
METRO FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
EAST/WEST CONNECTORS	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	LOW-RISE
NEIGHBORHOOD RESIDENTIAL	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	NEIGHBORHOOD RESIDENTIAL
<p><small>* The default typology for Metro Everett is High-Rise, but the site addressed in this application is one of a few areas in that geography that are limited to Mid-Rise in the existing maximum building height map, and by extension in Alternative 1.</small></p>			

Staff Comments: The proposed amendment is in the Metro Everett geography and will be considered for high rise development in Alternative 2 and Alternative 3. Note: the area west of the site is in the Urban Corridor Frame geography and will be considered for mid-rise development in Alternative 2 and

low-rise development in Alternative 3. These changes would necessarily reduce the height reduction requirement in 19.22.030(B) to some extent.

RECOMMENDED ACTION/MOTION:

Planning staff recommends the Planning Commission forward a recommendation to the city council that determines that the applicant's requested outcome is incorporated in in the 2024 comprehensive plan periodic update environmental review under Alternatives 2 and 3.



NEXT STEPS

The applicant will be signed up to the project's mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

The requested outcome will be studied in the environmental review process under Alternatives 2 and 3. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council.

Application: Cunningham – Driveway access		Report Date: 7/13/2023
Applicant: Mary Cunningham		Location: Alley lots citywide
REQUEST:	Amend EMC 19.34.110(B). and EMC 13.16.050(F) 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 property owner has constructed improvements that preclude future driveway access from the alley and proposed parking is not required by Title 19 EMC.	

REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials are included. The environmental checklist would likely be sufficient, with some refinement, to support a threshold determination and city council decision on its own.</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	

<p>Unified Development Code Text Amendment Criteria – EMC 15.03.300(C)(4)</p> <ul style="list-style-type: none"> a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and b. The proposed amendment bears a substantial relation to public health, safety or welfare; and c. The proposed amendment promotes the best long-term interests of the Everett community. <p><i>Staff comments: Based on an initial review, the requested amendments will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.</i></p>
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RECOMMENDED ACTION/MOTION:

<p>Planning staff recommends the planning commission forward a recommendation to the city council to advance the request for further analysis and consideration in the periodic update.</p>



NEXT STEPS

The applicant will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

If the planning commission and city council agree with the staff recommendation, the request will be studied in the environmental review process as a standalone proposal. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council.

Application: Everett Housing Authority – Building Height		Report Date: 7/13/2023																												
Applicant: Everett Housing Authority		Location: Former Baker Heights property. Theoretically applicable in any area designated Multifamily Residential in the comprehensive plan and for which a Planned Development Overlay is proposed and approved in the future.																												
REQUEST:	Amend the comprehensive plan land use element building intensity table associated with policy 2.11.1 to allow buildings up to 15 stories in the Multifamily Residential land use designation for an area of at least five acres and in a planned development overlay.																													
	<table border="1"> <thead> <tr> <th>LAND USE DESIGNATION</th> <th>POPULATION DENSITIES</th> <th>BUILDING INTENSITY</th> <th>AREA (AC) DESIGNATED</th> </tr> </thead> <tbody> <tr> <td>Residential, Single Family</td> <td>5 to 15 units per gross acre</td> <td> <ul style="list-style-type: none"> No more than 40% lot coverage Up to 3 stories </td> <td>11,415 acres 32%</td> </tr> <tr> <td>Residential, Multifamily</td> <td>15 to unlimited units per gross acre</td> <td> <ul style="list-style-type: none"> No more than 95% lot coverage Up to 10 stories </td> <td>2,238 acres 6%</td> </tr> <tr> <td>Metropolitan Center</td> <td>15 to unlimited units per gross acre</td> <td> <ul style="list-style-type: none"> Unlimited lot coverage Up to 25 stories </td> <td>672 acres 2%</td> </tr> <tr> <td>Commercial Mixed-Use</td> <td>15 to unlimited units per gross acre</td> <td> <ul style="list-style-type: none"> Unlimited lot coverage Up to 10 stories </td> <td>2,155 acres 6%</td> </tr> <tr> <td>Industrial</td> <td>0 to 15 units per gross acre</td> <td> <ul style="list-style-type: none"> Unlimited lot coverage Up to 8 stories </td> <td>5,143 acres 15%</td> </tr> <tr> <td>Local Resource Lands</td> <td>0 to 2 units per gross acre</td> <td> <ul style="list-style-type: none"> No more than 40% lot coverage Up to 3 stories </td> <td>14,357 acres 40%</td> </tr> </tbody> </table>			LAND USE DESIGNATION	POPULATION DENSITIES	BUILDING INTENSITY	AREA (AC) DESIGNATED	Residential, Single Family	5 to 15 units per gross acre	<ul style="list-style-type: none"> No more than 40% lot coverage Up to 3 stories 	11,415 acres 32%	Residential, Multifamily	15 to unlimited units per gross acre	<ul style="list-style-type: none"> No more than 95% lot coverage Up to 10 stories 	2,238 acres 6%	Metropolitan Center	15 to unlimited units per gross acre	<ul style="list-style-type: none"> Unlimited lot coverage Up to 25 stories 	672 acres 2%	Commercial Mixed-Use	15 to unlimited units per gross acre	<ul style="list-style-type: none"> Unlimited lot coverage Up to 10 stories 	2,155 acres 6%	Industrial	0 to 15 units per gross acre	<ul style="list-style-type: none"> Unlimited lot coverage Up to 8 stories 	5,143 acres 15%	Local Resource Lands	0 to 2 units per gross acre	<ul style="list-style-type: none"> No more than 40% lot coverage Up to 3 stories
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REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision?</p> <p>The application is complete and supporting materials are included. The environmental checklist would likely be sufficient, with some refinement, to support a threshold determination and city council decision on its own.</p>	
<p>Is there a reasonable chance of approval?</p> <p>The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	

Comprehensive Plan Amendment Criteria – EMC 15.03.400(E)

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.
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.
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.
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.

Staff comments: Based on an initial review, the proposed change is likely be consistent with the above criteria in Chapter 15.03 EMC.

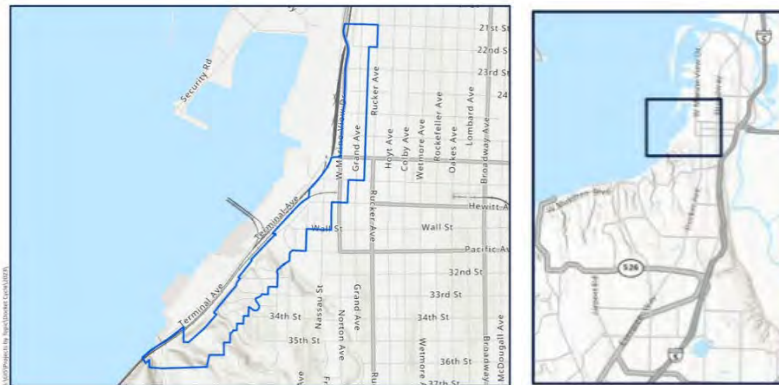
RECOMMENDED ACTION/MOTION:

Planning staff recommends the planning commission forward a recommendation to the city council to address this requested comprehensive plan amendment *prior to* the periodic update and *along with* the pending Park District development review process.



NEXT STEPS

If the planning commission and city council agree with the staff recommendation, the request will not be studied in the periodic update environmental review process as a standalone proposal. Instead, the change will be folded into the pending [Park District development](#) process, which would result in a legislative package of four ordinances, the first of which would be the requested comprehensive plan amendment. Environmental review for the proposal would be addressed as part of the Park District Environmental Impact Statement.

Application: Hall et al – Remove Port Compatibility Overlay		Report Date: 7/13/2023
Applicant: 44 property owners on Rucker Hill		Location: Parcels within the existing Port Compatibility Overlay
REQUEST:	Amend Section 19.17 of the EMC to remove all references to a Port Compatibility Overlay or Port Compatibility Area, including removal of the Port Compatibility Area from Map 17-2.	



REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials are included. No environmental checklist is included, but the proposal likely qualifies for a categorical exemption from the State Environmental Policy Act under WAC 197-11-800(19) (procedural actions).</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	
<p>Unified Development Code Text Amendment Criteria – EMC 15.03.300(C)(4)</p> <ul style="list-style-type: none"> a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and b. The proposed amendment bears a substantial relation to public health, safety or welfare; and c. The proposed amendment promotes the best long-term interests of the Everett community. <p><i>Staff comments: Based on an initial review, the proposed change will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.</i></p>	

RECOMMENDED ACTION/MOTION:

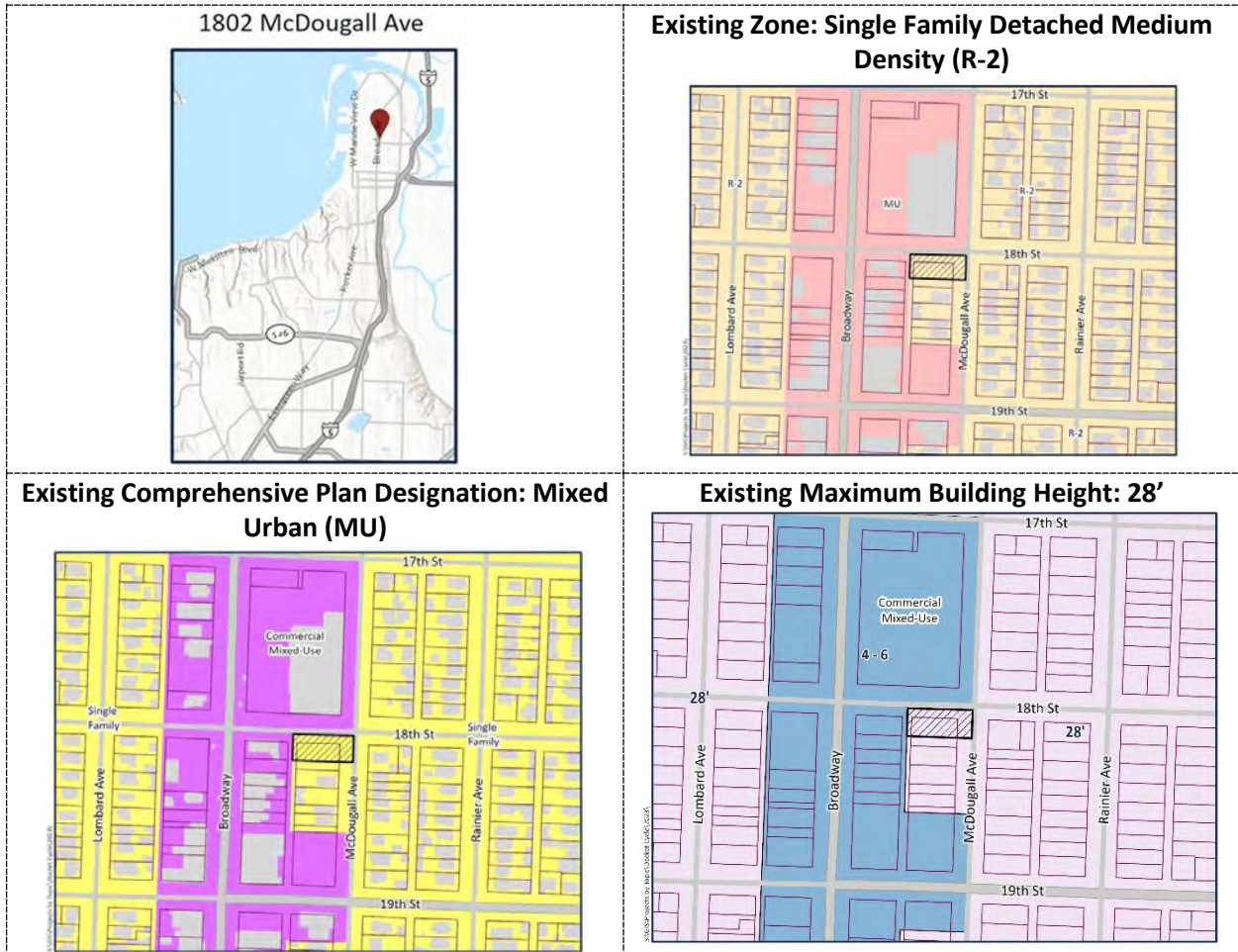
Planning staff recommends the planning commission forward a recommendation to the city council to advance the request for further analysis and consideration in the periodic update.

NEXT STEPS



The applicants will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

If the planning commission and city council agree with the staff recommendation, the request will be studied in the environmental review process as a standalone proposal. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council through the various participation methods identified in the [Everett 2044 Public Participation Plan](#).

Application: Hromada – 1802 McDougall		Report Date: 7/13/2023
Applicant: Bryan Mize		Location: 1802 McDougall
EXISTING LAND USE:	Parking lot for vacant former Wells Fargo bank across alley to west.	
COMPREHENSIVE PLAN DESIGNATION:	Single Family	
ZONING/HEIGHT:	Single Family Detached Medium Density (R-2), 28'	
REQUEST:	Rezone to MU with a comprehensive plan designation of CO.	
REQUESTED OUTCOME:	Allow mid-rise housing development (the submitted SEPA checklist refers to matching the comprehensive plan designation and zoning to the west and north (currently CMU/MU/4-6 floors)).	



REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials are included. The environmental checklist would likely be sufficient, with some refinement, to support a threshold determination and city council decision on its own.</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	

<p>Comprehensive Plan Land Use Map Amendment Criteria – EMC 15.03.400(D)</p> <ol style="list-style-type: none"> 1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan. 2. Have circumstances related to the subject property and 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. 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? 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. 5. Should the proposed land use designation be applied to other properties in the vicinity? 6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity? 7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general?
<p><i>Staff comments: Based on an initial review, a comprehensive plan designation that allows a mid-rise housing development on the site is likely consistent with the above criteria in Chapter 15.03 EMC, state law, the multicounty planning policies of VISION 2050, and the countywide planning policies.</i></p>
<p>Site-Specific Rezone Criteria – EMC 15.03.300(B)(4)</p> <ol style="list-style-type: none"> a. The proposed rezone is consistent with the Everett comprehensive plan; and 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 c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property. d. If a comprehensive plan amendment is required, approval must be prior to or concurrent with the granting of approval on the rezone.

Staff comments: Based on an initial review, a rezone to mixed urban, or equivalent, with a four to six floor height limit, is likely consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.

COMPATIBILITY WITH PROPOSED GROWTH ALTERNATIVES:

PLAN GEOGRAPHIES	ALT 1: CURRENT PLANS EXTENDED	ALT 2: CONCENTRATED GROWTH	ALT 3: DISPERSED GROWTH
URBAN CORRIDORS	MID-RISE	HIGH-RISE	HIGH-RISE
	HIGH RISE		
URBAN CORRIDOR FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
METRO EVERETT	HIGH-RISE	HIGH-RISE	HIGH-RISE
METRO FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
EAST/WEST CONNECTORS	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	LOW-RISE
NEIGHBORHOOD RESIDENTIAL	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	NEIGHBORHOOD RESIDENTIAL

Staff Comments: The proposed amendment is in the Urban Corridor Frame geography and will be considered for Low-Rise development (up to 4 floors) in Alternative 3 and Mid-Rise development in Alternative 2. The low- and mid-rise geographies would not necessarily be zoned to allow for nonresidential uses but could be pending further work on the periodic update process.

RECOMMENDED ACTION/MOTION:

Planning staff recommends the planning commission forward a recommendation to the city council that determines that the applicant’s requested outcome is incorporated in in the 2024 comprehensive plan periodic update environmental review under Alternative 2.



NEXT STEPS

The applicant will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

If the planning commission and city council agree with the staff recommendation, the requested outcome will be studied in the environmental review process under Alternative 2. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council, especially regarding allowance for nonresidential uses.

Application: Koenig – Middle housing		Report Date: 7/13/2023
Applicant: David Koenig		Location: Citywide in areas currently designated Single Family
REQUEST:	<ol style="list-style-type: none"> 1. Adopt the definition of middle housing from HB 1110 into EMC 19.04 In areas currently designated Single Family in the comprehensive plan: <ol style="list-style-type: none"> 2. Prohibit, or do not adopt changes that would allow, middle housing on lots than contain critical environmental areas 3. Prohibit, or do not adopt changes that would allow, middle housing on lots adjacent to rights-of-way where the city’s design and construction standards are not met 4. Limit maximum building height to two floors and 28’ <p>Adopt the following policies into the comprehensive plan:</p> <ol style="list-style-type: none"> 5. Policy X.XX 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 in conformance with the state law definition of middle housing. 6. Policy X.XX Design standards are to address increased density compatibility, neighborhood scale, neighborhood character, improved placemaking, and mitigation for adjacent properties. 7. Policy X.XX Ensure needed capacity for project reviews by maintaining appropriate staffing levels and providing training including how to apply design standards 8. Policy X.XX As part of comprehensive plan and development regulation updates, review the effectiveness of zoning codes and development standards as part of the review process 	

REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials and an environmental checklist are included. It is difficult to assess the adequacy of environmental checklist because the request proactively responds to, or influences, a complex and interdependent set of changes that have not yet been developed, analyzed, or adopted.</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance that most of the requested changes can be accommodated in some form. The request to prohibit, or not adopt changes that would allow, middle housing on lots adjacent to rights-of-way where the city’s design and construction standards are not met is not likely consistent with state</p>	

<p>law. The suggested definition of middle housing is not problematic, but it's unclear what the definition would relate to or how it would be used.</p>	
<p>Comprehensive Plan Policy Amendment Criteria – EMC 15.03.400(E)</p> <ol style="list-style-type: none"> 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. 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. 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. 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. 	
<p><i>Staff comments: Based on an initial review, the proposed comprehensive plan policies are likely consistent with the above criteria in Chapter 15.03 EMC, state law, the multicounty planning policies of VISION 2050, and the countywide planning policies.</i></p>	
<p>Unified Development Code Text Amendment Criteria – EMC 15.03.300(C)(4)</p> <ol style="list-style-type: none"> a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and b. The proposed amendment bears a substantial relation to public health, safety or welfare; and c. The proposed amendment promotes the best long-term interests of the Everett community. 	
<p><i>Staff comments: Based on an initial review, two of the requested development regulation changes (middle housing definition and height limit) will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan; the other two (critical areas, right-of-way standards) will likely not. The presence of critical areas somewhere on a lot does not have a sufficient nexus to prohibit development on portions of the lot that do not contain critical areas or their buffers. Most city rights-of-way were constructed before the latest design standards were enacted; prohibiting development in most areas currently designated Single Family in the comprehensive plan would likely not be consistent with state law. City staff do review all development proposals for adequacy of infrastructure and do require improvements, or deny development applications, as appropriate.</i></p>	

RECOMMENDED ACTION/MOTION:


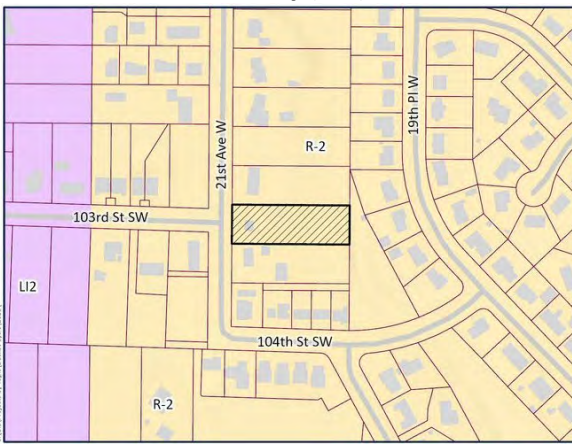


Planning staff recommends the planning commission forward a recommendation to the city council to advance the requested comprehensive plan policies for further analysis and consideration and to include the entire application, supporting materials, and regulatory provisions as comments to be considered as part of the comprehensive plan periodic update process.

NEXT STEPS



The applicant will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

If the planning commission and city council agree with the staff recommendation, the requested comprehensive plan policies will be studied in the environmental review process as a standalone proposal. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council. The applicant should also continue to advocate for the requested regulatory provisions, or equivalent, through the various participation methods identified in the [Everett 2044 Public Participation Plan](#).

Application: Marston-Glavaz - 10303 21st Ave. W	Report Date: 7/13/2023
Applicant: Olevia Marston-Glavaz & Sergio Glavaz	Location: 10303 21st Ave. W
EXISTING LAND USE:	One house on an 0.69 acre parcel
COMPREHENSIVE PLAN DESIGNATION:	Single Family
ZONING/HEIGHT:	Single Family Detached Medium Density (R-2), 28'
REQUEST:	Rezone to a higher density classification that would allow six or more units, with consideration of including the entire R-2-zoned area between 100th St SW, Evergreen Way, and Airport Rd.
REQUESTED OUTCOME:	Allow development of middle housing types of six units or more.

<p>10303 21st Ave W</p> 	<p>Existing Zone: Single Family Detached Medium Density (R-2)</p> 
<p>Existing Comprehensive Plan Designation: Mixed Urban (MU)</p> 	<p>Existing Maximum Building Height: 28'</p> 

REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials are included. The environmental checklist would likely be sufficient, with some refinement, to support a threshold determination and city council decision on its own.</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	

<p>Comprehensive Plan Land Use Map Amendment Criteria – EMC 15.03.400(D)</p> <ol style="list-style-type: none"> 1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan. 2. Have circumstances related to the subject property and 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. 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? 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. 5. Should the proposed land use designation be applied to other properties in the vicinity? 6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity? 7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general?
<p><i>Staff comments: Based on an initial review, a comprehensive plan designation that allows development with middle housing types on the site with six or more total dwellings is likely consistent with the above criteria in Chapter 15.03 EMC, state law, the multicounty planning policies of VISION 2050, and the countywide planning policies.</i></p>
<p>Site-Specific Rezone Criteria – EMC 15.03.300(B)(4)</p> <ol style="list-style-type: none"> a. The proposed rezone is consistent with the Everett comprehensive plan; and 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 c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property. d. If a comprehensive plan amendment is required, approval must be prior to or concurrent with the granting of approval on the rezone.

Staff comments: Based on an initial review, a rezone to allow development with middle housing types on the site with six or more total dwellings will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.

COMPATIBILITY WITH PROPOSED GROWTH ALTERNATIVES:

PLAN GEOGRAPHIES	ALT 1: CURRENT PLANS EXTENDED	ALT 2: CONCENTRATED GROWTH	ALT 3: DISPERSED GROWTH
URBAN CORRIDORS	MID-RISE	HIGH-RISE	HIGH-RISE
	HIGH RISE		
URBAN CORRIDOR FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
METRO EVERETT	HIGH-RISE	HIGH-RISE	HIGH-RISE
METRO FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
EAST/WEST CONNECTORS	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	LOW-RISE
NEIGHBORHOOD RESIDENTIAL	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	NEIGHBORHOOD RESIDENTIAL

Staff Comments: The proposed amendment is in the Neighborhood Residential geography and will be considered for Neighborhood Residential (middle housing) in Alternative 3.

RECOMMENDED ACTION/MOTION:

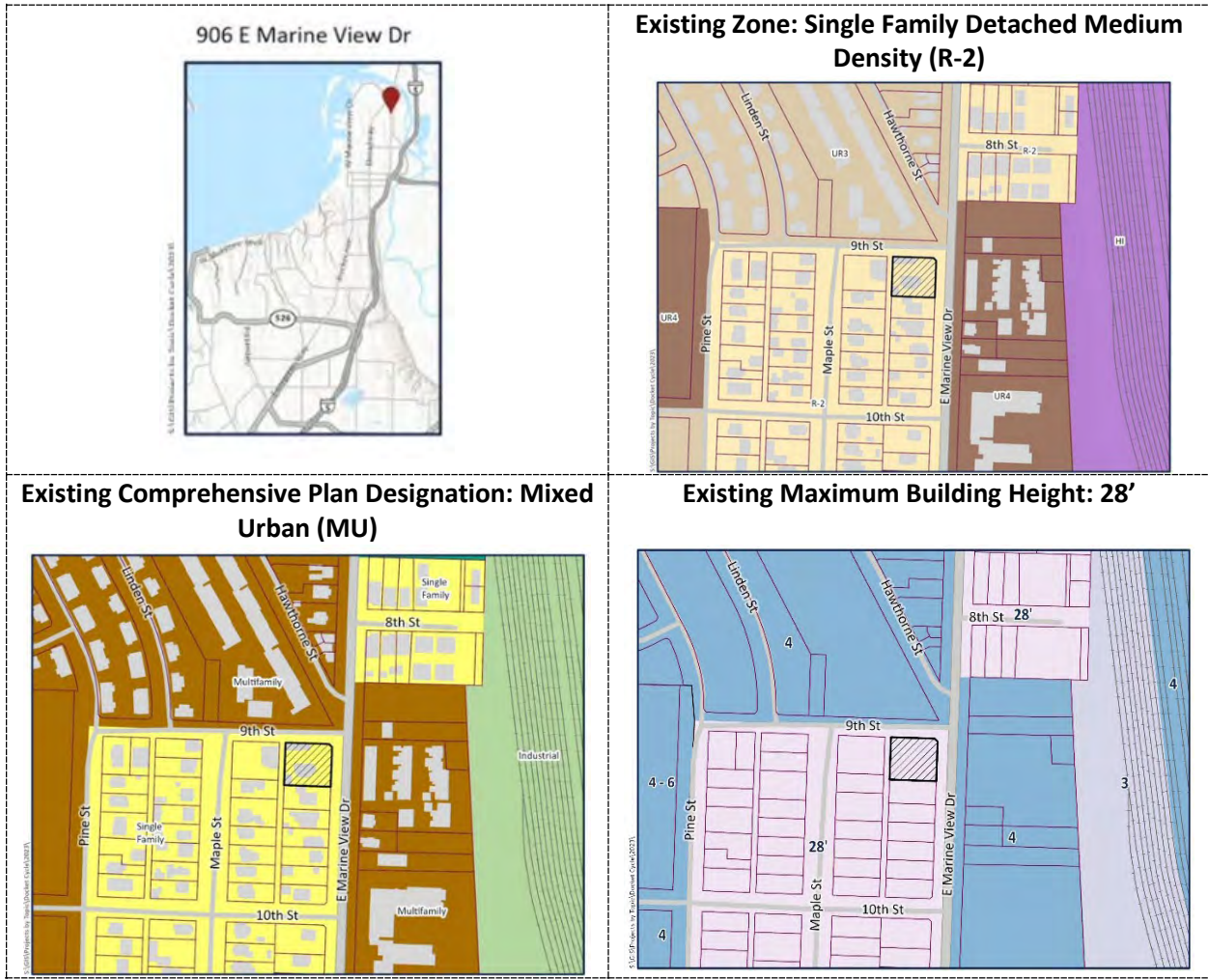
Planning staff recommends the planning commission forward a recommendation to the city council that determines that the applicant’s requested outcome is incorporated in in the 2024 comprehensive plan periodic update environmental review under Alternative 3.

NEXT STEPS



The applicant will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

If the planning commission and city council agree with the staff recommendation, the requested outcome will be studied in the environmental review process under Alternative 3. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council.

Application: Mize - 906 E Marine View Dr		Report Date: 7/13/2023
Applicant: Bryan Mize		Location: 906 E Marine View Dr
EXISTING LAND USE:	Fourplex with detached ADU and storage building.	
COMPREHENSIVE PLAN DESIGNATION:	Single Family	
ZONING/HEIGHT:	Single Family Detached Medium Density (R-2), 28'	
REQUEST:	Amend Comp Plan Land Use Map from Single Family to Commercial Mixed-Use . Amend the zoning map from R-2 to Mixed Urban .	
REQUESTED OUTCOME:	Allow construction of a 4-story mixed use building with retail on ground floor.	



REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials are included. The environmental checklist is likely insufficient to completely support a threshold determination and city council decision on its own.</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this zoning change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	

<p>Comprehensive Plan Land Use Map Amendment Criteria – EMC 15.03.400(D)</p> <ol style="list-style-type: none"> 1. The proposed land use designation must be supported by or consistent with the existing policies of the various elements of the comprehensive plan. 2. Have circumstances related to the subject property and 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. 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? 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. 5. Should the proposed land use designation be applied to other properties in the vicinity? 6. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to assure compatibility with the uses of other properties in the vicinity? 7. Would the change of the land use designation sought by the proponent create pressure to change the land use designation of other properties in the vicinity? If so, would the change of land use designation for other properties be in the best long-term interests of the community in general?
<p><i>Staff comments: The site is a corner lot developed with an apartment building adjacent to other multifamily zones located on an arterial roadway with good access to transportation, daily needs, and amenities. Based on an initial review, a comprehensive plan designation that allows a four story mixed-use development is likely consistent with the above criteria in Chapter 15.03 EMC, state law, the multicounty planning policies of VISION 2050, and the countywide planning policies.</i></p>
<p>Site-Specific Rezone Criteria – EMC 15.03.300(B)(4)</p> <ol style="list-style-type: none"> a. The proposed rezone is consistent with the Everett comprehensive plan; and 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 c. The proposed rezone mitigates any adverse impact(s) upon existing or anticipated land uses in the immediate vicinity of the subject property.

- d. If a comprehensive plan amendment is required, approval must be prior to or concurrent with the granting of approval on the rezone.

Staff comments: The applicant has indicated a desire to incorporate retail/service into a future mixed-use development. The mixed urban zone, or equivalent, may not be the most appropriate zone for this parcel given the wide variety of uses that are permitted in that zone, some not appropriate for this setting. A Neighborhood Business zone, or equivalent, may be more appropriate for the site. Based on an initial review, a rezone to Neighborhood Business, or equivalent, with a four floor height limit, is likely consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.

RELATIONSHIP TO PROPOSED GROWTH ALTERNATIVES:

PLAN GEOGRAPHIES	ALT 1: CURRENT PLANS EXTENDED	ALT 2: CONCENTRATED GROWTH	ALT 3: DISPERSED GROWTH
URBAN CORRIDORS	MID-RISE	HIGH-RISE	HIGH-RISE
	HIGH RISE		
URBAN CORRIDOR FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
METRO EVERETT	HIGH-RISE	HIGH-RISE	HIGH-RISE
METRO FRAME	SINGLE-FAMILY DETACHED	MID-RISE	LOW-RISE
CONNECTORS	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	LOW-RISE
NEIGHBORHOOD RESIDENTIAL	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED	NEIGHBORHOOD RESIDENTIAL

Staff Comments: The proposed amendment is in the Connector geography and will be considered for Low-Rise development (up to 4 floors) in Alternative 3. The Low-Rise designation would not necessarily be zoned to allow for nonresidential uses, although the Neighborhood Business zone is an implementing zone in all comprehensive plan designations.

RECOMMENDED ACTION/MOTION:

Planning staff recommends the planning commission forward a recommendation to the city council that determines that the applicant’s requested outcome is incorporated in in the 2024 comprehensive plan periodic update environmental review under Alternative 3.

NEXT STEPS

The applicant will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

The requested outcome will be studied in the environmental review process under Alternative 3. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council, especially regarding allowance for nonresidential uses.

<p>Application: Port of Everett – Expand Compatibility Overlay</p>	<p>Report Date: 7/13/2023</p>
<p>Applicant: Port of Everett</p>	<p>Location: Parcels fronting W Marine View Drive north of Terminal Ave, Pacific Ave from W Marine View Dr to Rucker Ave, Rucker from Pacific Ave to 41st St, 41st St from Rucker to I-5</p>
<p>REQUEST:</p>	<p>Amend EMC 19.17.100 Port and naval compatibility area to include the following “freight corridors”:</p> <ol style="list-style-type: none"> 1. W Marine View Drive (WA 529) from Terminal Ave to N Broadway (WA 529), including on- and off-ramps 2. W Marine View Drive from Terminal Ave to Pacific Ave 3. Pacific Ave from W Marine View Drive to Rucker Ave 4. Rucker Ave from Pacific Ave to 41st Street 5. 41st Street from Rucker Ave to Interstate 5 (I-5), including on- and off-ramps <p>Parcels fronting these freight corridors would then be subject to EMC 19.17.110 Port compatibility area requirements.</p>



Port Compatibility Overlay
Expansion of Freight Corridor
Proposed Code Amendment



 Port Compatibility Overlay
 Proposed Freight Corridor



REVIEW CONSIDERATIONS

<p>Are the application materials complete and sufficient to make and support a decision? The application is complete and supporting materials are included. No environmental checklist is included, but the proposal likely qualifies for a categorical exemption from the State Environmental Policy Act under WAC 197-11-800(19) (procedural actions).</p>	
<p>Is there a reasonable chance of approval? The application materials address consistency of this change with the existing comprehensive plan and with the relevant criteria in Chapter 15.03 EMC. Staff review of these and other considerations find a reasonable chance of approval.</p>	
<p>Unified Development Code Text Amendment Criteria – EMC 15.03.300(C)(4)</p> <ul style="list-style-type: none"> a. The proposed amendment is consistent with the applicable provisions of the Everett comprehensive plan; and b. The proposed amendment bears a substantial relation to public health, safety or welfare; and c. The proposed amendment promotes the best long-term interests of the Everett community. 	
<p><i>Staff comments: Based on an initial review, the proposed change will likely be consistent with the above criteria in Chapter 15.03 EMC and the comprehensive plan.</i></p>	

RECOMMENDED ACTION/MOTION:

Planning staff recommends the planning commission forward a recommendation to the city council to advance the request for further analysis and consideration in the periodic update.

NEXT STEPS

The applicant will be signed up to the project’s mailing list and is strongly encouraged to follow the periodic update process at everettwa.gov/2044 and via other methods identified in the [Everett 2044 Public Participation Plan](#).

If the planning commission and city council agree with the staff recommendation, the request will be studied in the environmental review process as a standalone proposal. Once the Draft Environmental Impact Statement is published, the applicant should be sure to participate in the decision-making process and advocate for the requested outcome to the planning commission and the city council through the various participation methods identified in the [Everett 2044 Public Participation Plan](#).



RESOLUTION NO. 23-02

A RESOLUTION Establishing the Docket Applications for Incorporation in the 2024 Comprehensive Plan Environmental Review

WHEREAS,

- A. The City of Everett adopted its first Comprehensive Plan under the Washington State Growth Management Act (GMA) in 1994 and conducted a comprehensive review and update of the Plan in 2015; and
- B. Codified as Chapter 36.70A, the GMA allows for comprehensive plans to be amended on an annual basis; and
- C. The GMA requires that all proposals to amend the comprehensive plan shall be considered concurrently so the cumulative effect of the various proposals can be ascertained; and
- D. The City of Everett issued a public notice on April 20, 2023 requesting applications be submitted no later than June 12, 2023 for any proposed comprehensive plan and associated development regulation (e.g., zoning) amendments; and
- E. The City of Everett initiated its initial comprehensive plan amendment review process on June 13, 2023, which included consideration of three site specific comprehensive plan land use designation map and zoning map amendments, and six text amendments to the comprehensive plan and Unified Development Code Title 19; and
- F. Staff reports were prepared for all nine applications with seven applications recommended for advancement as part of the 2024 comprehensive plan environmental review. One application was recommended to be addressed via the planned development overlay (PDO) process and one application was recommended to be evaluated as a public comment.
- G. The City of Everett Planning Commission held a briefing on June 20, and a public hearing on July 18.

NOW, THEREFORE, BE IT RESOLVED THAT:

The planning commission recommends that the city council direct the planning department to process the following applications as shown:

Applicant	Action
Clark	Determine that the applicant’s requested outcome is incorporated in in the 2024 comprehensive plan periodic update environmental review under Alternatives 2 and 3.
Cunningham	Advance the request for further analysis and consideration in the periodic update.
Everett Housing Authority	Address this requested comprehensive plan amendment prior to the periodic update and along with the pending Park District development review process.
Hall et al	Advance the request for further analysis and consideration in the periodic update.
Hromada	Determine that the applicant’s requested outcome is incorporated in the 2024 comprehensive plan periodic update environmental review under Alternative 2.
Koenig	Advance the requested comprehensive plan policies for further analysis and consideration and to include the entire application, supporting materials, and regulatory provisions as comments to be considered as part of the comprehensive plan periodic update process.
Marston-Glavaz	Determine that the applicant’s requested outcome is incorporated in the 2024 comprehensive plan periodic update environmental review under Alternative 3.
Mize	Determine that the applicant’s requested outcome is incorporated in the 2024 comprehensive plan periodic update environmental review under Alternative 3.
Port of Everett	Advance the request for further analysis and consideration in the periodic update.

Planning Commission Chair

Planning Commission Secretary

Date: July 18, 2023