

**PLANNING COMMISSION
MEETING MINUTES**

OCTOBER 17, 2023

APPROVED: *KMD*



1. ROLL CALL

Chair Demi Chatters called the meeting to order. Commissioners in attendance: Charles Adkins, Michael Zelinski, Adam Yanasak, Michael Finch, and Kevin Ballard

Commissioner(s) Absent: McKenzie Sullivan, and Alex Lark
City Staff: Yorik Stevens-Wajda, Becky McCrary, and Kathy Davis
Guests: Gary Young and Eric Evans, Shelter Holdings

Commissioner Adkins read the Land Acknowledgement statement.

2. APPROVAL OF MINUTES

Motion: Commissioner Adkins made a motion to approve the October 3, 2023, meeting minutes. Commissioner Finch seconded the motion.

Vote: Commissioner Ballard, yes; Commissioner Finch, yes; Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Adkins, yes; and Chair Chatters, abstain.

Motion Carried.

3A. REPORTS OF COMMISSIONERS

None

3B. STAFF COMMENTS

Yorik Stevens-Wajda, Planning Director, reviewed the upcoming schedule with Commissioners. Commissioner Finch asked when commissioners would receive the Park District Draft Environmental Impact Statement in time to review prior to the meeting on November 7. Mr. Stevens-Wajda responded by the end of October and asked who would like a hard copy of that document. Five of the commission members raised their hands - Commissioner Yanasak preferred reading the document on-line.

3C. OPEN PUBLIC COMMENTS

None

4A. RIVERFRONT DEVELOPMENT AGREEMENT AMENDMENT

Mr. Stevens-Wajda introduced Gary Young, Shelter Holdings Cofounder, and Eric Evans who had been leading the work in coordinating the Riverfront project. Mr. Young distributed his business card and their brochure titled "The Meaning of Community" to Commissioners and presented information on their commitment to the project over the years and commitment to the community.

Eric Evans, Shelter Holdings, introduced Eli Hardy from MG2 Architects. His firm specialized in mixed use developments. Mr. Evans presented some history of the site, the complexities on developing the project site, the need for an anchor tenant, and the proposed property plan for the anchor tenant.

Commission Discussion

Chair Chatters asked if the existing nine stores were in Washington or nationwide. Mr. Evans responded that the store would be the first one in Washington.

Commissioner Adkins asked how long it would be to fully construct the proposed project. Mr. Evans responded that they would have to prepare the site for construction which he estimated could be completed by August 2024, which would give the anchor tenant the ability to move forward with the building construction.

Commissioner Finch asked if the anchor tenant would build the project in phases. Mr. Evans responded that the site would be fully built out. Commissioner Finch commented that the existing buildings and the landscaping along Riverfront Boulevard looked great and provided a sense of place.

Commissioner Ballard asked about the location of the other smaller retail tenants. Mr. Evans pointed out the retail locations on the map and stated that the variety of retail uses would locate in mixed use buildings. Those spaces would be leased.

Chair Chatters thanked Mr. Evans for presenting the history of the Riverfront site. She asked if the retailers were aware of the new anchor tenant. Mr. Evans responded that the retailers were aware of a new anchor; however, he was unable at this time to share the new anchor information with the other retail uses.

Commissioner Zelinski asked about the current residential occupancy. Mr. Evans responded 169 in the first building and in the building that opened for occupancy in October, there were about 40 people residing in that building. Mr. Evans responded that there may have been residents who have known about the proposed prior anchor uses because of the site history; however, they weren't using the anchor tenant use as a marketing tool to induce residential occupancy. He added that he was aware that the current residents were more interested in bus service along Riverfront Boulevard and the kayak launch and water landing down at the three-acre park.

Commissioner Adkins asked about the current plans to mitigate the train noise for the anchor tenant. Mr. Evans responded that some of the existing site locations were in industrial areas, so their business model and their buildings have been well adapted to those types of noise impacts.

Commissioner Finch stated that the new anchor tenant would create more synergy and activity throughout the site than the prior use. Chair Chatters agreed.

Public Comments: None

Mr. Stevens-Wajda stated that he interpreted this action as an amendment to the planned development overlay and a minor amendment to the development agreement, but that it was complicated by the two documents being intermingled and having been amended multiple times. Either way staff felt it appropriate to

seek a recommendation from the Planning Commission before council consideration. He added that the amendment to the agreement satisfied the planned development overlay criteria and that the anchor tenant would support the other commercial uses. He read a resolution for commission's consideration. Commissioner Zelinski asked whether a public hearing before the Planning Commission was required for this action and suggested that be noted in the resolution.

Motion: Commissioner Yanasak made a motion to approve Resolution #23-04. Commissioner Adkins seconded the motion.

Vote: Commissioner Ballard, yes; Commissioner Finch, yes; Commissioner Yanasak, yes; Commissioner Zelinski, yes; Commissioner Adkins, yes; and Chair Chatters, yes.

Motion Carried.

After the vote, Mr. Stevens-Wajda left the room to print out the updated Planning Commission Resolution #23-04 as discussed for Chair Chatter's signature.

4B. LAND USE ELEMENT INTRODUCTION

Rebecca McCrary, Long Range Planning Manager, presented information on the background, inputs and areas of focus, purpose, the growth concept, goals and policies, residential densities and building intensities, and the potential designations and zoning name changes.

Commission Discussion

Chair Chatters was interested in the potential designation discussions specifically for the single-family designation. Commissioner Zelinski suggested that the middle housing guidance document could help in commission discussions on the refinements to the city's land use designations.

Commissioner Ballard asked about safety impacts along the main corridors planned for increased density. Ms. McCrary responded that would be analyzed and addressed in the Draft Environmental Impact Statement. Commissioner Ballard would like to have an analysis specific to public safety. He had seen some in the past that seemed to only address levels of service. Ms. McCrary responded that staff could address that as an agenda item in an upcoming meeting.

Public Comment: None

5A. EVERETT 2044: COMPREHENSIVE PLAN PERIODIC UPDATE PROJECT STATUS

Ms. McCrary demonstrated how to use the on-line Everett 2044 story map.

Public Comment: None

4A. RIVERFRONT DEVELOPMENT AGREEMENT AMENDMENT (CONTINUED)

Mr. Stevens-Wajda provided printed copies of Planning Commission Resolution #23-04, clarified aspects of the process, and directed the commission's attention to a new recital stating that the Planning Commission deferred the Public Hearing to the City Council. He asked for confirmation that the resolution properly

reflected the commission's intent, and commissioners agreed. Mr. Stevens-Wajda stated that he would run this all by the City Attorney and would bring the item back in November if further action by the Planning Commission was needed. Planning commissioners agreed that Resolution #23-04 reflected their understanding at the time of the vote.

ADJOURNED 8:13 PM

Yorik Stevens-Wajda
Planning Commission Secretary

11/13/23
Date

Katherine Davis
Administrative Coordinator

11-7-2023
Date