



ORDINANCE NO. 4035-24

An ORDINANCE Adopting an amendment to the Everett Comprehensive Plan

WHEREAS,

- A.** The City of Everett maintains a comprehensive plan under the Growth Management Act (GMA) and last conducted a periodic review and update of the plan in 2015 with annual amendments adopted since then; and
- B.** Consistent with GMA requirements, the city reviews proposed amendments to the comprehensive plan concurrently as part of an annual docket to facilitate public participation and better understand the cumulative effect of various proposals; and
- C.** The city 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
- D.** 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
- E.** The Everett City Council directed, via Resolution 7924, that the Everett Housing Authority specific amendment request be addressed prior to the periodic update and along with the pending Park District development review process; and
- F.** The Planning Commission reviewed the Project planned development overlay, including holding briefings on May 16, 2023, November 7, 2023, and December 5, 2023, and a public hearing and deliberations on February 20, 2024, continued to March 5, 2024; and
- G.** The Planning Commission recommended changing the wording from that in the original proposal to remove a minimum development size for the higher height authorized by the proposal; and
- H.** The Planning Commission, after hearing from the public and deliberating, voted to approve Resolution 24-01 on March 5, 2024, recommending the city council approve the comprehensive plan amendment contained in this ordinance, with the recommended change; and
- I.** The city determined that this proposed Comprehensive Plan amendment is part of an action subject to the requirement for an Environmental Impact Statement (EIS) under the State Environmental Policy Act (SEPA); and

- J. The city assumed lead agency status for SEPA and agreed to EHA's recommendation for a consultant team to perform work on the EIS; and
- K. The city's responsible official issued a Determination Significance on February 1, 2023; and
- L. The city's responsible official issued a Draft EIS on October 25, 2023; and
- M. The city's responsible official issued a Final EIS on February 5, 2024; and
- N. Notice of the proposed amendments to the comprehensive plan was sent to the Washington State Department of Commerce on February 16, 2024 and a letter of receipt was received the same day; and
- O. The amendments contained in this ordinance maintain consistency with the GMA and are consistent with the GMA planning goals; and
- P. The amendments contained in this ordinance are consistent with and supportive of the multicounty planning policies in VISION 2050; and
- Q. The amendments contained in this ordinance are consistent with and supportive of the countywide planning policies; and
- R. The comprehensive plan amendments contained in this ordinance were prepared following the procedural requirements in RCW 36.70A.130 and WAC 365-196-640; and
- S. The amendments contained in this ordinance are consistent with and supportive of goals, objectives, and policies in the city's comprehensive plan, including the following findings related to goals and objectives in the land use and housing elements:
 - 1. Taller buildings can provide additional choices for safe and decent housing in Everett. Limiting taller buildings to developments using a Planned Development Overlay also provides additional oversight and methods to minimize impact to existing single-family neighborhoods and be compatible with and complementary to surrounding land uses.
 - 2. The land use element calls for the city to efficiently use land, energy resources, transportation facilities, and public facilities and services; assure a wide range of housing opportunities throughout the entire community; and assure that multiple family developments integrate with and enhance the neighborhoods in which they are permitted. The plan encourages additional choices for safe and decent housing in Everett. Limiting taller buildings to developments using a Planned Development Overlay also provides additional methods to minimize impact to existing single-family neighborhoods and be compatible with and complementary to surrounding land uses; and
- T. The comprehensive plan amendments contained in this ordinance were prepared following the procedural requirements in EMC 15.02.095 and EMC 15.02.700; and
- U. The City Council considered the factors in EMC 15.03.400 in reviewing the proposed comprehensive plan policy amendment in this ordinance and approved the Comprehensive Plan Ordinance in part based on findings that:

1. Circumstances have recently changed and new information is available in relation to this proposal:
2. October 2020, the Puget Sound Regional Council adopted VISION 2050, establishing new multicounty planning policies and a regional growth strategy which calls for Everett, a Metropolitan Center regional geography, to plan for and accommodate 20% of the population growth in Snohomish County through 2050.
3. In September 2021, the Snohomish County Council adopted the 2021 Snohomish County Buildable Lands report, which indicated a shortfall in housing capacity in Everett ("Key results: ... There is a significant 2035 population capacity shortfall within the City of Everett"), which puts Everett into a so-called reasonable measures framework (see RCW 36.70A.215 and appendix D of the Countywide Planning Policies) that requires actions to address the capacity shortfall.
4. In June 2023, Snohomish County Tomorrow and the Snohomish County Council completed adoption of a new housing growth target (appendix B, Table H2 of the Countywide Planning Policies) for Everett of 38,557 new housing units in Everett by 2044 at a range of affordability levels. This target further exceeds Everett's buildable housing capacity and requires actions to address the capacity shortfall as part of, or prior to, the comprehensive plan periodic update.

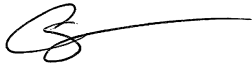
V. On April 17, 2024, the Everett City Council held a public hearing, after proper notice, and considered public comment and the entire record related to the comprehensive plan amendment contained in this ordinance; and

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN:

Section 1. Amend the City of Everett Growth Management Comprehensive Plan Land Use Element, Section 2.11 Building Intensity Land Use Policies, as indicated in Exhibit 1.

Section 2. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references and ordinance numbering.

Section 3. The City Council hereby declares that should any section, paragraph, sentence, clause or phrase of this ordinance be declared invalid for any reason, it is the intent of the City Council that it would have passed all portions of this Ordinance independent of the elimination of any such portion as may be declared invalid.



Cassie Franklin, Mayor

ATTEST:



City Clerk

PASSED: 7/10/2024

VALID: 07/11/2024

PUBLISHED: 7/13/2024

EFFECTIVE DATE: 7/26/2024

Exhibit 1: Everett Comprehensive Plan Land Use Element Amendments

2.11 Building Intensities Land Use Policies

The Growth Management Act requires that the Land Use Element include population densities and building intensities.

Policy 2.11.1 The densities, lot coverage and building intensities are expressed in a range in the following table. Permitted densities and building intensities in specific zones are regulated by the zoning code. Permitted density and building intensities will vary by zoning districts. There may be multiple zones within a specific land use designation listed in the table. Not all zones will be allowed to develop to the maximum intensities stated in the 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, <u>or 15 stories in a planned development overlay</u>	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	14,357 acres 40%

Ordinance 4035-24

Final Audit Report

2024-07-11

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