



ORDINANCE NO. 4047-24

An ORDINANCE AMENDING the Zoning Map for 1301 Lombard Avenue.

WHEREAS,

- A. This amendment to the zoning map is considered under Review Process III under EMC 15.02.080(B)(2).
- B. The Hearing Examiner reviewed the amendments contained in this ordinance and held a public hearing on September 5, 2024; and-
- C. The Hearing Examiner after hearing from the public and deliberating, made a recommendation to the city council city council to approve the amendments contained in this ordinance,
- D. City staff reviewed the proposal under provisions of the State Environmental Policy Act, completed an environmental checklist, and issued a Determination of Non-Significance on September 13, 2024; and
- E. On 10/23/2024, the Everett City Council held a public hearing, after proper notice, and considered public comment, the Hearing Examiner's recommendation and the entire record related to the code amendment contained in this ordinance; and
- F. The amendments contained in this ordinance maintain consistency with the GMA and are consistent with the GMA planning goals; and
- G. The amendments contained in this ordinance are consistent with and supportive of goals, objectives, and policies in the city's comprehensive plan; and
- H. The City Council finds that the proposed amendments to the city's development regulations (unified development code) contained in this ordinance are consistent with the Everett comprehensive plan, bears a substantial relation to public health, safety and welfare, and promotes the best long-term interests of the Everett community.

NOW, THEREFORE, THE CITY OF EVERETT DOES ORDAIN THE FOLLOWING ACTIONS:

Section 1. Amend the City of Everett Zoning Map from R-2 (Single Family Detached Medium Density) to NB (Neighborhood Business) for the property located at 1301 Lombard Avenue and consistent with this legal description: SEC 17 TWP 29 RGE 05ALL TH PTN OF NW1/4 SW1/4 DAF- BEG AT 1/4 COR BTW SECS 17 & 18-29-05 TH ELY ON C/L OF SD SEC 17 966.57FT TO WLN OF ALLEY BTW BROADWAY & LOMBARD

TH ANG R 90*36 28.29FT TO TPB TH CONT IN SDSTRT LN 200FT TH ANG R 90* 120FT TH ANG R 90* 200FT TH ANG R 90* 120FT TO TPB, Parcel No. 29051700301400, and including adjoining portions of the public right of way north and east to the respective centerlines as indicated in Exhibit 1.

Section 2. Amend the City of Everett Building and Structure Height Map from 28' to 3 floors for the property located at 1301 Lombard Avenue, and consistent with this legal description: SEC 17 TWP 29 RGE 05ALL TH PTN OF NW1/4 SW1/4 DAF- BEG AT 1/4 COR BTW SECS 17 & 18-29-05 TH ELY ON C/L OF SD SEC 17 966.57FT TO WLN OF ALLEY BTW BROADWAY & LOMBARD TH ANG R 90*36 28.29FT TO TPB TH CONT IN SDSTRT LN 200FT TH ANG R 90* 120FT TH ANG R 90* 200FT TH ANG R 90* 120FT TO TPB, Parcel No. 29051700301400, and including adjoining portions of the public right of way north and east to the respective centerlines as indicated in Exhibit 2.

Section 3. 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 4. 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.

Section 5. The enactment of this Ordinance shall not affect any case, proceeding, appeal or other matter currently pending in any court or in any way modify any right or liability, civil or criminal, which may be in existence on the effective date of this Ordinance.



Cassie Franklin, Mayor

ATTEST:



Marista Jorve, City Clerk

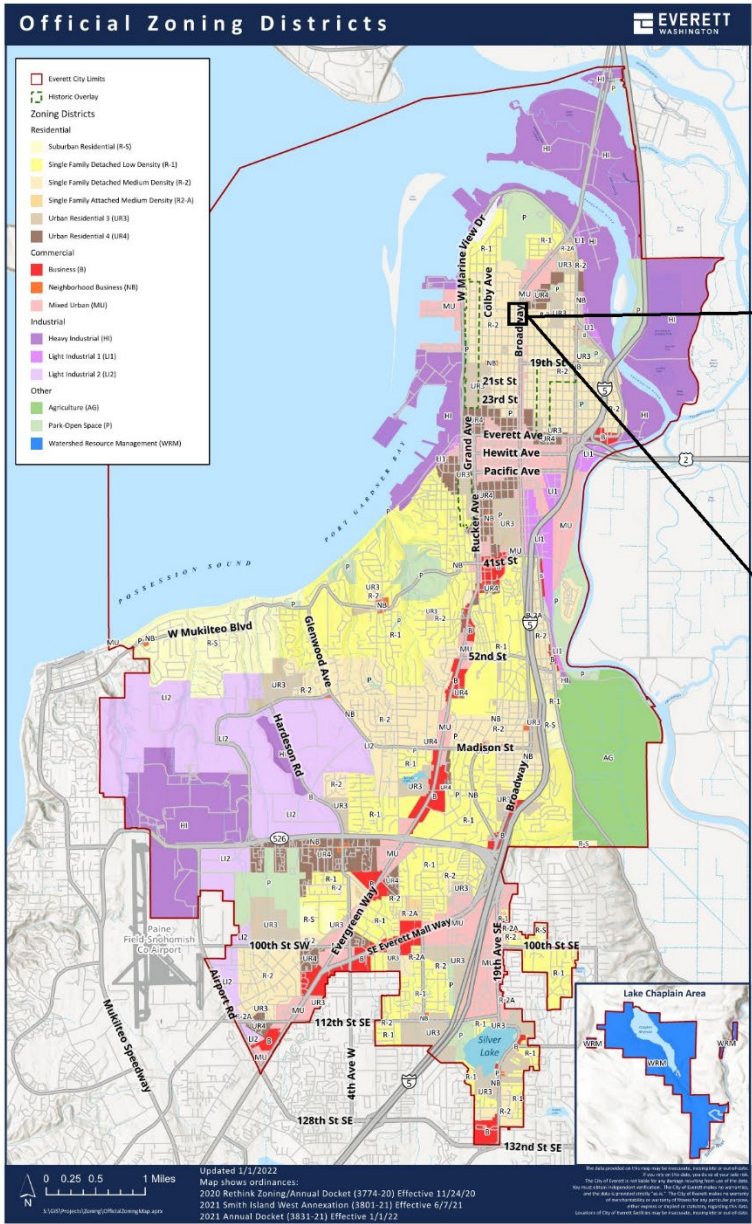
PASSED: 10/23/2024

VALID: 10/24/2024

PUBLISHED: 10/26/2024

EFFECTIVE DATE: 11/7/2024

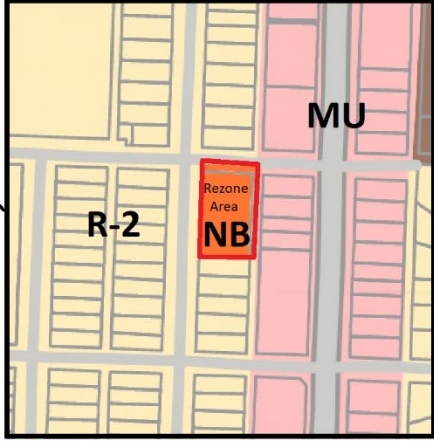
1301 Lombard Avenue
Proposed Rezone
Exhibit 1



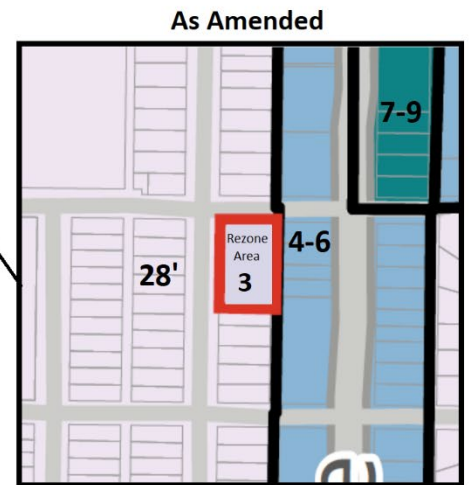
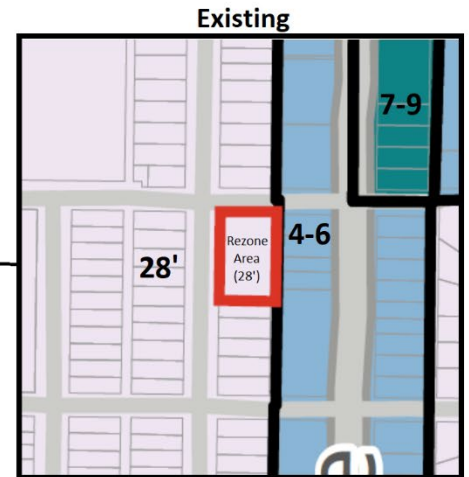
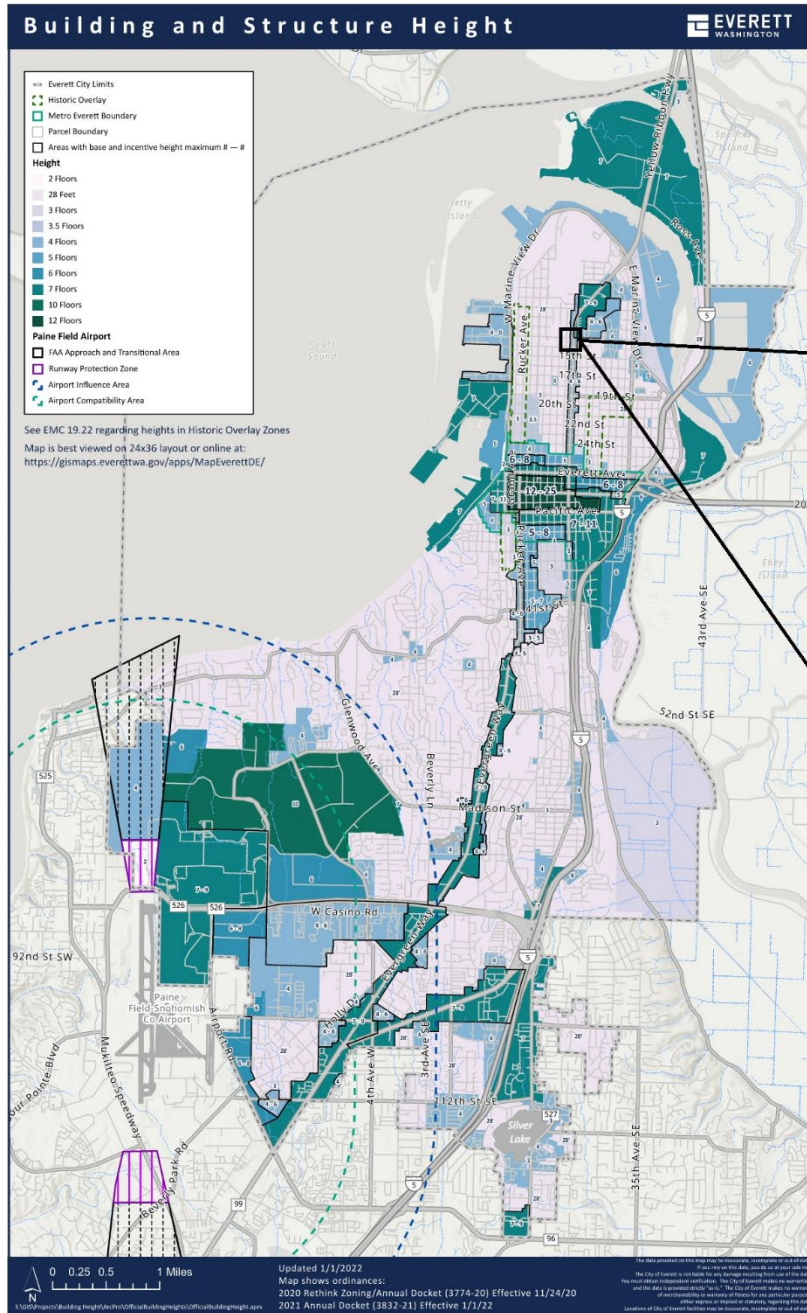
Existing



As Amended



1301 Lombard Avenue
Proposed Rezone
Exhibit 2













ORD 4047-24_CB 2409-24 1301 Lombard (Waits) rezoneORD_SD2

Final Audit Report

2024-10-24

Created:	2024-10-24
By:	Ashleigh Scott (AScott@everettwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQ_KM_Ybwv7AYW5K15oLzgyCpFUARipUL

"ORD 4047-24_CB 2409-24 1301 Lombard (Waits) rezoneORD_SD2" History

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2024-10-24 - 3:02:36 PM GMT
-  Document emailed to Cassie Franklin (cfranklin@everettwa.gov) for signature
2024-10-24 - 3:03:44 PM GMT
-  Email viewed by Cassie Franklin (cfranklin@everettwa.gov)
2024-10-24 - 3:46:52 PM GMT
-  Document e-signed by Cassie Franklin (cfranklin@everettwa.gov)
Signature Date: 2024-10-24 - 3:47:16 PM GMT - Time Source: server
-  Document emailed to Marista Jorve (mjorve@everettwa.gov) for signature
2024-10-24 - 3:47:18 PM GMT
-  Email viewed by Marista Jorve (mjorve@everettwa.gov)
2024-10-24 - 3:47:44 PM GMT
-  Document e-signed by Marista Jorve (mjorve@everettwa.gov)
Signature Date: 2024-10-24 - 3:47:50 PM GMT - Time Source: server
-  Document emailed to Ashleigh Scott (AScott@everettwa.gov) for approval
2024-10-24 - 3:47:52 PM GMT
-  Document approved by Ashleigh Scott (AScott@everettwa.gov)
Approval Date: 2024-10-24 - 4:02:11 PM GMT - Time Source: server
-  Agreement completed.
2024-10-24 - 4:02:11 PM GMT