

June 18, 2025

The regular meeting of the Everett City Council was called to order at 6:30 p.m., June 18, 2025 by President Schwab.

Upon roll call, it was found that Mayor Franklin and Council Members Zarlingo, Fosse, Bader, Rhyne, Tuohy, and President Schwab were present. Council Member Vogeli was excused.

Council Member Tuohy led the Pledge of Allegiance.

Council Member Fosse recited the land acknowledgement.

The minutes of the June 11, 2025 meeting were approved.

MAYOR

Mayor Franklin extended warm wishes to the public Happy Pride Month. The Mayor also announced that the “Love Equally” exhibit will be on display in the Everett Municipal Building lobby until at least the end of August. Additionally, the Mayor reminded everyone about the upcoming Pride Block Party on June 21st and Pride in the Park on June 28th.

Mayor Franklin read a proclamation recognizing June as Pride month, and invited Kevin Daniels from Everett Pride to accept the proclamation.

PUBLIC COMMENT

The Council received six (6) written comments and the following members of the public spoke: Leo Lorge, Russell Joe, David Dotson, Bobby Thompson, Madeline Shepherd, Sabrina Layman.

COUNCIL

Council Member Fosse attended the Snohomish County Elected Officials Reception with the Master Builders Association. She also reminded the public that the Link Light Rail will be closed from Capitol Hill to SODO from June 20th to 22nd. Additionally, Council Member Fosse wished everyone a happy Pride Month.

Council Member Bader attended the Snohomish County Elected Officials Reception, participated in the Library Board meeting, and provided an update on the Puget Sound Regional Council Growth Management Committee.

June 18, 2025

Council Member Rhyne wished the public a happy Juneteenth and looks forward to seeing everyone at Pride.

Council Member Tuohy reminded the public that the Monte Cristo Award nominations are due June 30th.

ADMINISTRATION UPDATE

Government Affairs Director Jennifer Gregerson had no updates.

CITY ATTORNEY

City Attorney David Hall had no updates.

CONSENT ITEMS:

Moved by Council Member Zarlingo, seconded by Council Member Tuohy, to approve the following consent items:

RESOLUTION - CLAIMS

To adopt Resolution No. 8178 authorizing claims against the City of Everett in the amount of \$8,479,392.18 for the period ending May 31, 2025, through June 6, 2025.

RESOLUTION - PAYROLL CLAIMS

To adopt Resolution No. 8179 authorizing payroll claims against the City of Everett in the amount of \$1,707,742.48 for the period ending May 31, 2025.

PROJECT COMPLETION – PORTAL 4 PROJECT

Accept the Portal 4 Project as complete and authorize the Mayor to sign the Certificate of Completion.

RESOLUTION – 2013 FREIGHTLINER ELGIN BC106 STREET SWEEPER, H0052, SURPLUS

Adopt Resolution No. 8180 declaring a 2013 Freightliner Elgin BC106 Street Sweeper, H0052, surplus and authorizing its sale at public auction.

June 18, 2025

RESOLUTION – 2016 PETERBILT 220 SCHWARZE A7 STREET SWEEPER, H0055, SURPLUS

To adopt Resolution No. 8181 declaring a 2016 Peterbilt 220 Schwarze A7 Street Sweeper, H0055, surplus and authorizing its sale at public auction.

RESOLUTION – 2017 PETERBILT 220 SCHWARZE A7 STREET SWEEPER, H0057, SURPLUS

To adopt Resolution No. 8182 declaring a 2017 Peterbilt 220 Schwarze A7 Street Sweeper, H0057, surplus and authorizing its sale at public auction.

AGREEMENT – DIKING IMPROVEMENT DISTRICT NUMBER 5 FOR LEVY IMPROVEMENT PROJECT

To authorize the Mayor to sign the Interlocal Cooperation Agreement with Diking Improvement District Number 5 for a Levy Improvement Project on the north bank of the Snohomish River under Hwy 529.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

BRIEFING:

SODA Ordinance Renewal

Presented by Lacey Offutt, City Attorney, Sergeant Bennett, Everett Police Department and Sergeant Wallace, Everett Police Department

Discussion ensued with Lacey Offutt, Sergeant Bennett, and Sergeant Wallace answering council questions.

Restated Riverfront Property Disposition Agreement

Presented by Yorik Stevens-Wajda

Discussion ensued with Yorik Stevens-Wajda and Eric Evans, with Shelter Holdings answering council questions.

Council recessed at 7:19 p.m. and resumed at 7:26 p.m.

June 18, 2025

ACTION ITEMS:

COUNCIL BILL 2505-36

THIRD AND FINAL READING:

AN ORDINANCE adopting the Everett 2044 Periodic Update Comprehensive Plan and Repealing the Central Waterfront Redevelopment Plan and the Southwest Everett/Paine Field Subarea Plan and SEPA Planned Action

Moved by Council Member Rhyne, seconded by Council Member Zarlingo, that this is declared to be the third and final reading of Council Bill 2505-36.

Moved by Council Member Bader, seconded by Council Member Rhyne, to amend the Comprehensive Plan with the following language: Action UF-4: Report on use of the Neighborhood Commercial Framework, and any recommended changes, to the Planning Commission and City Council by January 2027.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Council Member Rhyne discussed amending the following pieces of the Comprehensive Plan:

TR-8 to state “Incorporate transportation demand management strategies and transit-supportive and pedestrian-oriented design features in new development through development review”.

TR-15 to state “Maintain transit service as a viable mode-of-travel to and from downtown and other activity centers within the city and region and grow transit into a well-integrated network of fast, frequent, and reliable service for most people. Prioritize transit and other transportation services to trip generating sites in Everett”.

TR-51 to state “Encourage the use of transportation demand management strategies and the shared use of parking and vehicles to right-size parking and maximize the efficient use of limited urban space”.

TR37 to state “Design and operate streets to be inherently safe for all users in the goal of eventually eliminating traffic fatalities and serious injuries by implementing projects, programs,

June 18, 2025

and strategies on local streets to prioritize safe driving, walking, and cycling by calming traffic and limiting vehicle speeds, especially near schools and colleges”.

Moved by Council Member Rhyne, seconded by Council Member Fosse, to amend TR-8, TR-15, TR-51 and TR-37 to the above-mentioned language.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Council Member Rhyne discussed adding Action DD-2 regarding the coordination with the Historic Commission and Planning Commission for new construction of large buildings abutting historic overlays.

Moved by Council Member Rhyne, seconded by Council Member Bader, to add Action DD-2: Work with the Historic Commission and Planning Commission to develop recommendations for City Council consideration for design requirements for new construction of large buildings abutting historic overlays.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Alice Ann Wetzel proposed an amendment of Policy HO-.

Moved by Council Member Rhyne, seconded by Council Member Bader, to amend Policy HO- to state “Collaborate with local partners to preserve and maintain affordable housing units.”

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

The Deputy City Clerk was directed to call roll for the final disposition of the ordinance.

June 18, 2025

AYES: Zarlingo, Fosse, Bader, Rhyne, Tuohy, Schwab
NAYES: None
ABSENT: Vogeli

Ordinance 4101-25 adopted.

COUNCIL BILL 2505-37

THIRD AND FINAL READING:

AN ORDINANCE adopting the Everett 2044 Periodic Update Development Regulations and Amending Chapters 3.78, 8.60, 13.68, 14.16, 16.20, 19.01, 19.03, 19.04, 19.05, 19.06, 19.08, 19.09, 19.13, 19.17, 19.22, 19.25, 19.26, 19.29, 19.33, 19.34, 19.35, 19.37, 19.38, 19.40, 19.43, 19.45, 19.51, and 20.08

Moved by Council Member Rhyne, seconded by Council Member Zarlingo, that this is declared to be the third and final reading of Council Bill 2505-37.

Moved by Council Member Rhyne, seconded by Council Member Fosse, to remove the Neighborhood Commercial Zoning, allowing all locations in the city to have the possibility for commercial corner stores.

Roll was called with Council Members Fosse and Rhyne voting yes, except Council Members Zarlingo, Bader, Tuohy, and President Schwab who voted no, and Council Member Vogeli who was excused.

Motion failed.

Council Member Tuohy discussed amending EMC 19.050.045(D) to change business hours in Neighborhood Commercial Uses.

Moved by Council Member Tuohy, seconded by Council Member Bader, to amend EMC 19.050.045 (D) to state hours of operation are from 6 a.m. to 10 p.m., provided that standards may be modified by the planning director if determined through the review process described in Title 15 to be compatible with surrounding properties and the immediate vicinity.

June 18, 2025

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Council Member Rhyne discussed adding a historic overlay on Rucker from 32nd – 35th and also amend building any historic overlay is measured from the fronting sidewalk.

Moved by Council Member Rhyne, seconded by Council Member Fosse, to amend the parcels abutting Norton-Grand Historical Overlay between 32nd and 35th be changed from MU7 to UR7 and to amend EMC 19.22.060 to include that that any new structure abutting any historic overlay zone be measured 50 feet from the fronting sidewalk.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Moved by Council Member Rhyne, seconded by Council Member Tuohy, to rezone parcels on the east side of Terrace Dr from 42nd to 44th from MU15 to UR4.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Moved by Council Member Bader, seconded by Council Member Rhyne, to amend the parcels north of 19th St. and east of Rockefeller, except those currently zoned NB, from UR4 to NR.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

June 18, 2025

Moved by Council Member Bader, seconded by Council Member Fosse, to amend parcels along Kylene, Medora, and Bridge Way that are not part of the Bridgeway Plat or Legion Division III and be labeled Neighborhood – Constrained.

Roll was called with all council members voting yes, except Council Member Zarlingo who abstained, and Council Member Vogeli who was excused.

Motion carried.

Moved by Council Member Tuohy, seconded by Council Member Fosse, to amend EMC 19.05.045 (c) number 3 to state: clinic, except between in the area bounded by Hoyt, Lombard, 10th, and 14th.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

Moved by Council Member Fosse, seconded by Council Member Zarlingo, to amend EMC 19.38.030 to include the following language:

- 3. A detached accessory structure that has nonconforming setbacks may be demolished and a dwelling unit may be built in the same location; provided:**
- a. The new dwelling unit meets current building code requirements; and**
 - b. The location of the nonconforming accessory structure is certified by the planning department.**

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

The Deputy City Clerk was directed to call roll for the final disposition of the ordinance.

AYES:	Zarlingo, Fosse, Bader, Rhyne, Tuohy, Schwab
NAYES:	None

June 18, 2025

ABSENT: Vogeli

Ordinance 4102-25 adopted.

Moved by Council Member Bader, seconded by Council Member Rhyne, to direct staff to develop a study on the effects of inclusion zoning on housing affordability by July 2027 and provide this information to the Council.

Roll was called with all council members voting yes, except Council Member Vogeli who was excused.

Motion carried.

The City Council meeting adjourned at 9:02 p.m.



City Clerk

Read and approved.



Council President








06.18.25 Council Meeting Minutes

Final Audit Report

2025-06-30

Created:	2025-06-25
By:	Marisa Nishimura (MNishimura@everettwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAe4Q0icpTKObjssl2i6l4j6KnPRU3UIR

"06.18.25 Council Meeting Minutes" History

-  Document created by Marisa Nishimura (MNishimura@everettwa.gov)
2025-06-25 - 11:59:36 PM GMT
-  Document emailed to Donald Schwab (DSchwab@everettwa.gov) for signature
2025-06-26 - 0:00:57 AM GMT
-  Email viewed by Donald Schwab (DSchwab@everettwa.gov)
2025-06-30 - 3:56:14 PM GMT
-  Document e-signed by Donald Schwab (DSchwab@everettwa.gov)
Signature Date: 2025-06-30 - 3:56:33 PM GMT - Time Source: server
-  Document emailed to Marisa Nishimura (MNishimura@everettwa.gov) for signature
2025-06-30 - 3:56:35 PM GMT
-  Document e-signed by Marisa Nishimura (MNishimura@everettwa.gov)
Signature Date: 2025-06-30 - 6:08:37 PM GMT - Time Source: server
-  Agreement completed.
2025-06-30 - 6:08:37 PM GMT