

The Committee on Legislative Affairs & Elections met on Monday, November 20, 2023 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Stephanie Smith and Darren Costa.

The Committee considered an Ordinance offered by Councilor Michael Marchese, as President: An Ordinance amending C0365-19 – REGULATION SHORT-TERM RENTAL LICENSES.

Director of Planning, Matt Lattanzi; was also present.

David Flood, City Council Legislative Research Specialist; provided the Committee with a revised Short Term Rental Licensing Ordinance that showed the changes he made in addition to highlighting sections that he would like to have the Committee address. Councilor Smith noted that if Section 34 of the Zoning related to Short Term Rentals was to be deleted then she wanted the language in 34-C-5 that reads “No new construction for the sole purpose of short-term rentals shall be allowed” to be added to the Ordinance either under Sections 12-1013 or 12-1014. Councilor Smith questioned if the reference to Building Commissioner was correct and Mr. Lattanzi confirmed that the ISD Director is also referred to as the Building Commissioner. Councilor Smith recommended changing the word “October” mentioned under 12-1014 be changed to “Lower Broadway”. Councilor Costa inquired to how many Short Term Rental Licenses were issued in the City and Mr. Lattanzi explained that when the City first looked at the issue back in 2018 they hired a company to search the website to determine the number of Short Term Rentals being advertised in the City of Everett and the company found over 100 being advertised. He explained further that it was difficult to investigate since the ads were vague showing only interior pictures. He stated originally the license would have had to be obtained from the Licensing Commission in which a public hearing would be held and he noted that he had attended two such meetings and did not believe a license was granted on either occasion. Councilor Smith recommended that the fee for a Short Term rental license should be recorded on file in the City Clerks office. Councilor Smith recommended that the Committee accept Mr. Flood’s changes and that the following amendments be included for adoption:

- A new Section 12-1013 b (5) – “No new construction for the sole purpose of short-term rentals shall be allowed with a 20 percent maximum of condos or rental units allowed to be used as short term rentals in large scale residential building which will be allowed on a first come first serve basis in each building”
- Add the following wording at the end of Section 12-1014 (a)(2) “and the fee shall be recorded on file in the City Clerks office”
- Change the word “October” in Section 12-1014 (3)a – to “Lower Broadway”
- A new Section 12-1014 (6) – “No Parking passes will be allowed for short term renters. Parking must be supplied by the Owner and notification of this policy must be made in writing to each renter”
- Change the wording in Section 12-1015 (a)(2) – so that it now reads “April 1st to March 31st of each year”
- Delete the wording under Section 12-1015 (d)

The Committee voted: to report back to the City Council with a recommendation of Favorable action with the proposed changes and amendments.

Respectfully Submitted,

John W. Burley
Clerk of Committees

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Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Stephanie Smith and Darren Costa.

The Committee considered an Ordinance offered by Councilor Michael Marchese, as President: An Ordinance amending the Zoning Ordinances Appendix A, Section 30, to allow Kennels, pet day care, veterinary and pet grooming establishments in the lower Broadway Residential/Multi Family Sub District.

Director of Planning, Matt Lattanzi; and City Clerk Sergio Cornelio were also present.

The Committee was informed that the Planning Board had approved the zoning change. Councilor Smith expressed concern that the zoning area referenced in the proposal needed to be fixed. Mr. Lattanzi explained that the City was currently undergoing a zoning recodification and that this issue would be addressed. He mentioned that approximately 14 parcels would have needed to be rezoned and moving forward with the change now would create far less unattended consequences. Councilor Costa inquired if a business had requested the zoning change and Mr. Lattanzi indicated that it was one of the reasons for the change. Councilor Costa asked if this particular business planned to occupy a whole building for this purpose and Mr. Lattanzi responded that he believed that to be the intent referencing the Batch Yard residential complex that would be nearby that had a lot of dog owners. Councilor Costa expressed concern that a large pet day care operation would result in more vehicles from surrounding communities bringing their pets to this day care impacting traffic in the City. Councilor Costa suggested setting a limit on square footage and Mr. Lattanzi suggested that the City Council may want to limit the amount of licenses issued. Mr. Cornelio explained that in order to limit licensing an Ordinance would need to be created. Councilor Smith recommended that the Ordinance be amended by deleting the reference to "Y" and replace with "SP". The Committee voted favorable on the amendment.

The Committee voted: to report back to the City Council with no recommendation.

Respectfully Submitted,

John W. Burley
Clerk of Committees

#3-C0267-23

Legislative Affairs & Election Committee
November 20, 2023

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Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Stephanie Smith and Darren Costa.

The Committee considered an Ordinance offered by Councilor Michael Marchese, as President: An Ordinance amending the Zoning Ordinances by deleting Appendix A, Section 34, Short-Term Rentals

Director of Planning, Matt Lattanzi; was also present.

The Committee was informed that the Planning Board had approved the zoning change.

The Committee voted: to report back to the City Council with a recommendation of Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees

#4-C0279-23

Legislative Affairs & Election Committee
November 20, 2023

The Committee on Legislative Affairs & Elections met on Monday, November 20, 2023 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Stephanie Smith and Darren Costa.

The Committee considered an Ordinance offered by Councilor Michael Marchese, as President: An Ordinance amending Section 33 “Commercial Triangle” of the City of Everett Zoning Ordinance.

Director of Planning, Matt Lattanzi; was also present.

The Committee was informed that the Planning Board had approved the zoning change.

The Committee voted: to report back to the City Council with a recommendation of Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees