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## MEMORANDUM

To: Lynnwood City Council  
Lynnwood Planning Commission

CC: Mayor Don Gough  
Jim Cutt, Community Development  
✓ J. Kevin Garrett, Community Development

From: John E. Galt, Hearing Examiner 

Date: January 11, 2006

Subject: Annual Report for 2005

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The Lynnwood Municipal Code provides for an annual report from the Hearing Examiner to the City Council and Planning Commission:

The Examiner shall report in writing to and meet with the Planning Commission and City Council at least annually for the purpose of reviewing the administration of the land use policies and regulatory ordinances, and any amendments to City ordinances or other policies or procedures which would improve the performance of the Examiner process. Such report shall include a summary of the Examiner's decisions since the last report.

[LMC 2.22.170] This Report covers the cases which I decided during 2005. The report is divided into two parts: Hearing Activity and Discussion of Issues. I am available to meet at a time of mutual convenience with Council and/or Planning Commission at your request.

### Hearing Activity

I decided 16 land use cases during 2005, covering 11 separate projects. Each case is listed on the attached table in chronological order of hearing. By comparison, I decided 3 cases in 2004, 11 cases in 2003, and 20 cases in 2002.

Abbreviations are mostly self-explanatory: RUE = Reasonable Use Exception (associated with critical areas).

### Discussion of Issues

None of the applications I decided in 2005 raised any significant policy or code issues.

LYNNWOOD  
HEARING EXAMINER DECISIONS - 2005

File Number Decision Date	Applicant Name <i>Project Name</i>	Case Type Acreage	Decision No. of Lots
2004CUP0003 01/18/2005	Lambert Creek, LLC <i>Keeler's Korner</i>	CUP .16	OKw/c
2004CUP0003 01/18/2005	Lambert Creek, LLC <i>Keelers Korner</i>	CUP 1.54	OKw/c
2004VAR0001 02/28/2005	Morgan First Guaranty, Inc. <i>Lynnwood Medical</i>	V 1.22	OKw/c
2005PLT0001 06/07/2005	Echelbarger Investments <i>Wilson Manor</i>	Pre Plt 1.70	OKw/c 6.00
04SAP0004 06/07/2005	Hall Lake joint Venture	RUE	OKw/c
2005CUP0001 06/24/2005	Glen Haven LLC/Mercy Seat	CUP	OKw/c
2003ERC0009 07/21/2005	Alderwood Little League, Alderwood Manor Youth Club <i>Dale and Carl Snyder, co-appellants</i>	SEPA Ap 5.00	Deny
2005CUP0002 07/29/2005	Work Opportunities, Inc.	CUP	OKw/c
2004PLT0003 08/04/2005	Tri-Star Homes, Inc. <i>Halls Lake</i>	Pre Plt 3.70	Return 13.00
2004PLT0003 08/04/2005	Tri-Star Homes, Inc. <i>Halls Lake</i>	Plt Var 3.70	Return 13.00
2005VAR0001 09/01/2005	Bodine Construction Company, Inc.	V	OK
2001LIN0001 09/01/2005	Bodine Construction Company, Inc.	DPA .90	OKw/c
2005CUP0003 09/01/2005	Meadpwwdale Self-Storage Associates, LLC	CUP 1.47	OKw/c
2004PLT0003 09/22/2005	Tri-Star Homes, Inc. <i>Halls Lake</i>	Pre Plt 3.70	OKw/c 13.00
2004PLT0003 09/22/2005	Tri-Star Homes, Inc. <i>Halls Lake</i>	Plt Var 3.70	OK
2005CUP0004 11/18/2005	Maple Park Lutheran Brethren Church	CUP 1.75	OKw/c