

JOHN E. GALT
Quasi-Judicial Hearing Services
927 Grand Avenue
Everett, Washington 98201
Voice/FAX: (425) 259-3144
e-mail: jegalt@gte.net

MEMORANDUM

To: Lynnwood City Council
✓ Lynnwood Planning Commission

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

From: John E. Galt, Hearing Examiner 

Date: January 17, 2007

Subject: Annual Report for 2006

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 seven land use cases during 2006, covering five separate projects. Each case is listed on the attached table in chronological order of hearing. By comparison, I decided 16 cases in 2005, 3 cases in 2004, 11 cases in 2003, and 20 cases in 2002.

Abbreviations are mostly self-explanatory: "V Ext." is a request to extend the term of a previously approved variance.

Discussion of Issues

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

LYNNWOOD
HEARING EXAMINER DECISIONS - 2006

File Number Decision Date	Applicant Name Project Name	Case Type Acreage	Decision No. of Lots
2006PLT0001 07/19/2006	North Crest Development Corp. <i>Hemlock Ridge</i>	Pre Plt 4.13	OKw/c 18.00
2006PLT0001 07/19/2006	North Crest Development Corp. <i>Hemlock Ridge</i>	Plt Var	OKw/c
2006CUP0001 08/25/2006	Victory Development LLC <i>Silver Cup Coffee</i>	CUP 2.00	OKw/c
2004VAR0001 10/05/2006	Ralph I. Freese <i>Lynnwood Medical Building</i>	V Ext 1.22	OKw/c
2006RZN0001 10/10/2006	Echelbarger Properties, Inc. <i>Brentwood Park</i>	PUD 10.82	OKw/c 69.00
1006PLT0002 10/10/2006	Echelbarger Properties, Inc. <i>Brentwood Park</i>	Pre Plt 10.82	OKw/c 69.00
2006PLT0003 12/27/2006	Echelbarger Investments, LLC <i>Spruce Hills No. 7</i>	Pre Plt 1.47	OKw/c 7.00