

LYNNWOOD HEARING EXAMINER

AGENDA

Thursday, January 10, 2013 – Council Chambers – 2:00 PM

Lynnwood Civic Center
19100 44th Avenue West
Lynnwood, Washington

PUBLIC HEARINGS

1. Williams Northwest Pipeline Pig Receiver/Launcher Planned Unit Development (PUD) – 2012RZN0002

The applicant, Clay Gustaves, representing Williams Northwest Pipeline GP, is requesting approval for a Planned Unit Development (PUD) to allow for a pig (pipeline inspection gauge) receiver/launcher. The inspection facility will be used for pipeline inspections to be conducted approximately every 5 to 7 years as required by the U.S. Department of Transportation. The applicant is seeking approval for a PUD for the site because Public Utilities Facilities are not permitted in the B-2 zoning district. The PUD would allow the applicant to construct the proposed pig inspection facility at the proposed location and enable the applicant to develop a site that blends into the public realm while maintaining its private access. Additionally, because the site is not publicly accessed, the applicant is proposing 8-foot tall fences in order to provide security and screening from the general public. A heavily-reinforced CMU wall will be constructed to provide further protection. Landscaping will be provided around the perimeter of the fencing to further enhance the appearance of site.

Associated permits under separate approval processes include Project Design Review (12PDR0007) and Environmental Review (12ERC0014).

2. Belterra Preliminary Plat Subdivision – 2012PLT0001

The applicant, Pacific Ridge Homes, representing Louis Hendricks, is requesting subdivision approval for residential lot development. If approved, the application would allow subdivision of a two acre site located at approximately 17101 36th Avenue W. into eight lots. The property is zoned RS-8 (single-family minimum 8,400 sq. ft. lot size) and is designated SF-1 (Single-Family Low-Density) under the Comprehensive Plan. All lots will meet the City code and will be accessed off a right-of-way on the north side of the site between 36th Avenue W. and 171st Street SW. The proposed extension will have full concrete curb, gutter, and sidewalk and will be designed to meet minimum standards for vehicular, pedestrian, and fire safety standards.

An associated permit under separate approval process includes Environmental Review. On November 9, 2012, the City of Lynnwood SEPA Responsible Official issued a Determination of Non-significance (DNS) for the proposal (2012ERC0018).



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