

CITY OF LYNNWOOD
PLANNING COMMISSION MEETING MINUTES
February 10, 2000

CHAIR HUDSON
COMMISSIONER FERGUSON
COMMISSIONER HANSON
COMMISSIONER JOHNSON
COMMISSIONER NELSON
COMMISSIONER POWERS
COMMISSIONER TEMPLES

DIRECTOR CUTTS
PLANNING MANAGER HOUGH
SENIOR PLANNER LEWIS
ENGINEERING SVCS MANAGER DAHM
TRANSPORTATION ENGINEER ADAMS
COUNCILMEMBER MCKINNON

SUMMARY OF THE MINUTES OF THE FEBRUARY 10, 2000, MEETING

Land Use, Transportation and Parks & Recreation Element Introduction

Planning Manager Hough introduced the basic components of each of the above Comp Plan elements, and solicited comments and input from the Commission. With the Commissioners' recommendation, these elements and some corresponding questions will be presented to citizens at a series of public meetings.

Lynnwood's NW Sector Land Use Plan

Senior Planner Lewis introduced staff plans to protect and evaluate housing and land use in the NW sector of Lynnwood. Six study areas were reviewed, and staff responded to questions from the Commission.

Zoning Code Amendment Initiation

The Commission voted to recommend a staff evaluation of the Mixed Use zone in the Zoning Code and Comp Plan.

A. CALL TO ORDER

The meeting was called to order at 7:30 P.M.

B. APPROVAL OF THE JANUARY 27, 2000, MEETING MINUTES

Commissioner Johnson asked for a typographical correction, and it was asked that Councilmember McKinnon's attendance be noted on the minutes. Commissioner Hudson asked if staff could provide an overview of the Urban Sprawl report, distributed to the Commission earlier. Staff agreed to put together a summary of the report. Commissioner Johnson moved to approve the minutes, seconded by Commissioner Hudson. Motion carried.

C. CITIZEN COMMENTS

None.

D. PLANNING COMMISSION MEMBER DISCLOSURES

Commissioner Temples reported that he does occasional work with Olympic Capital, the proponents of the proposed code amendment in Item H-1, but had little knowledge of their business interests on this parcel of land proposed for the rezone.

E. PUBLIC MEETING

None

F. DIRECTOR'S REPORT

Director Cutts reported that there had been no Council action on Planning Commission issues since the last meeting. He distributed two articles for the Commission's interest: one on entertainment centers, and one on a comparison of US and European cities.

Commissioner Johnson asked for additional information on the revised rules of the Council, which staff had distributed as an FYI. Cutts reported that these new rules were similar to those in effect in Edmonds and Everett. He added that staff was hopeful the new rules would improve communication between staff and the Council at upcoming work sessions via the creation of subcommittees.

G. WORK SESSION

ITEM G-4: LYNNWOOD'S NW SECTOR LAND USE PLAN

Senior Planner Lewis continued this discussion from the January 27, 2000, meeting. He told the Commission that he had drawn a protective boundary around the single-family neighborhoods in the NW sector, and that the goal was to not allow development to encroach on this single-family area in the future. In establishing the boundary, he identified 6 areas where there were potential questions associated with Comp Plan designations. He presented a discussion of each of the 6 areas for the Commission, and answered questions.

The Commission was particularly interested in the largest site within study area #3, which includes an auto wrecking lot. The lot is within the drainage basin for Scriber Creek, and staff indicated they would like to see a study of this area include some kind of clean up of the site and general improvements in site use. There was concern that the costs for environmental clean up required on this site might be prohibitive to future development.

Senior Planner Lewis asked the Commission for comments and recommendations on the presentation of this study at the upcoming neighborhood meetings. Commissioner Temples commented that he was concerned that some of the areas within the single family boundary area might be transitional and are better off with a different plan designation. Lewis invited him to bring any such areas to staff attention as this process unfolds. Commissioner Hudson suggested that driving the sites proposed for study would give him a better idea of what the potential for each site is. The Commission directed Lewis to present the proposal to the public as he had done here and to solicit comments on the whole area.

The Commission was told that the public meetings had been advertised in two papers, on the City's website, at regular posting locations, and an additional 600 notices had been mailed.

ITEM G-1: LAND USE ELEMENT - INTRODUCTION

Planning Manager Hough gave the Commission an updated schedule for the 5-year Comp Plan Update. Tonight's meeting would serve to provide an overview of the Land Use, Transportation, and Parks & Recreation elements of the Comp Plan.

Land Use is one of the mandatory elements of the Comp Plan. The GMA provides for 13 mandated goals, including urban growth, reduce sprawl, economic development, open space, recreation and the environment. All of these have something to do with the general land use element. Under the City's current land use element, there were 19 objectives and 127 supporting policies. The City Council had directed that staff make these objectives measurable. Some objectives and/or supporting policies may be dropped following this review for measurability, and others may change. These would likely be developed into a handout for the upcoming public meetings to solicit comments and suggestions from the public.

Hough asked the Commission if they saw any goals on the staff report list that they were concerned about taking to the public meetings. Commissioner Temples asked if the multi-family development element included senior housing, and if so, suggested breaking senior housing out of the multi-family and listing it as its own item. A brief accessory dwelling units on lots of 10,000 square feet or more, this historically was not a high-pressure issue. It was suggested that another good question to pose to the public at the meeting would be to ask how neighbors felt about the conversion of homes to rental houses. Commissioner Johnson dissented, adding that whether single family homes were rented or lived in by owners was the prerogative of the homeowner.

Mobile home parks were briefly discussed, as was the Council's earlier direction that all mobile home parks be zoned RML, low-density multi-family. Commissioner Temples suggested that at public meetings, some emphasis be placed on informing the public about where the lion's share of the City's revenue funds comes from (businesses vs. property taxes).

ITEM G-2: TRANSPORTATION ELEMENT - INTRODUCTION

Planning Manager Hough introduced this item to the Commission. He gave an overview of the requirements involved in this update, including level of service standards and bringing facilities into compliance with those standards. There were currently 12 objectives in the Transportation element, and 81 policies supporting them. The department would look at each of these in the review, applying measurable criteria and evaluating them for relevance.

Hough asked for the Commission's comments on the transportation issues. He added that suggestions for improving this section had been offered by Engineering Services Manager Dahm and Traffic Engineer Adams. Among these improvements was the inclusion of the questions "Can transit improve east/west traffic movement?" under section 4, and the removal, in section 5, of the question "Can Highway 99 benefit from design standards or guidelines?"

The Commission discussed the domination of personal car transportation over transit. Commissioner Hudson commented that he thought transit within the City should be considered an amenity, and not an important element in developing the transportation plan. Transit, some felt, was more popular as a means of getting to other cities in the region. Commissioner Powers asked if the City had considered offering free 'downtown' transit service, to which Director Cutts replied this was being considered as part of the new downtown plan. Engineering Services Manager Dahm reported that much of the transit traffic within the City was 'feeder' traffic for destinations outside the City.

Commissioner Powers asked Dahm what the City could do to improve pedestrian safety, such as adjusting traffic signals to allow pedestrian only lights at intersections during traffic changes. In her experience, pedestrians often found themselves competing with cars to get through intersections, which made her inclined to drive through them the next time for personal safety. Dahm conceded that the LOS at intersections was worse, and it was generated by lack of left turn options for vehicles. To take away 'green' [light] time from traffic crossings for pedestrians would, Dahm reported, even further impact the ability to get cars through the left turns. Traffic Engineer Adams reported that there were some options Public Works could consider to try to alleviate some of the risks to pedestrians.

Commissioner Temples shared news of a New England town that had instituted a city-sponsored van service to get folks around. The project had proved successful and two more vans had been added. Director Cutts reported that his previous employer had attempted a similar program that, while heavily promoted, had never been able to get above 3% occupancy. Dahm added that it was currently too convenient to get around the City by car for drivers to consider transit options.

Commissioner Hudson asked that the City's dependency on grant-related funding sources for traffic projects be made clear at the upcoming public meetings.

ITEM G-3: PARKS & RECREATION ELEMENT - INTRODUCTION

Planning Manager Hough introduced the Parks and Recreation element, and some of the goals and objectives included in this element. He reported that this was an optional element, but that many of the items contained here were actually mandated in the Comp Plan process. There were currently 10 objectives and 74 policies in this element; again, all of which would need some evaluation for measurable criteria. He reported that staff had met with the Parks Board and the Arts Commission. He suggested that the Commission combine its public meeting on this element with a joint meeting with the Parks Board. The Commission directed staff to pursue this.

Hough reported that staff was considering breaking this element into two separate elements: Parks and Recreation, and Cultural and Historic Resources. These two areas were growing within the City, and initial discussions showed most people favored this move. Hough solicited the Commission's comments on this element's items for discussion. Among the issues raised were whether the level of service for parks in the County's proposed annexation areas met the level of service for the City (it did not), and how to cope with that when annexations were proposed.

Commissioner Temples raised a concern about asking the public about a community center, that to date, no one had expressed an interest in funding. He thought it would be interesting to ask individuals if they would 1) use the facility - is there a need? and 2) how would they fund it? He asked if a public/private partnership wouldn't be appropriate to generate interest in the community center.

Commissioner Hudson asked for a notation on the Commission's calendar to indicate when public neighborhood meetings and hearings would be held. Staff replied that notice of the meetings would be provided to the Commission as soon as possible, so that they could get them on their schedule.

H. NEW BUSINESS

ITEM H-1: INITIATION OF ZONING CODE AMENDMENT

Planning Manager Hough reminded the Commission that during the 1999 Comp Plan Amendment process, the Commission had recommended a Comp Plan amendment to the City Council for approval. The City Council had denied the proposed plan amendment and related rezone, so the applicant had filed a request for a zoning code amendment this year. The amendment is based on the fact that current development trends in the area do not support the current Mixed Use zone.

The applicant had originally proposed that the Mixed Use zone be removed from the zoning code and future land use map until the zone could be better defined by staff. Staff suggested that the Commission initiate this code amendment by motion and vote, since citizen amendments to the City Codes were not allowed. This would begin a staff investigation of the issue. Commissioner Johnson made a motion to have staff begin an interpretation of the amendment, and return it to the Commission. Seconded by Commissioner Nelson, motion carried.

I. OLD BUSINESS

Commissioner Hudson asked if there was going to be a volunteer dinner this year. Director Cutts responded that the dinner has grown to such proportions that it has become very costly. At this time, there was nothing scheduled, and alternatives to the dinner were being considered.

He also asked for binder notebooks for the Commission to use. Staff reported that these had been organized, and would be brought to the next meeting.

J. INFORMATION ITEMS

ITEM J-1 UPCOMING PLANNING COMMISSION MEETING AGENDA

Senior Planner Hough went over the upcoming calendar, and reiterated that he would try to schedule the joint meeting with the Parks Board on April 27th. The next public meeting will be held Feb. 24th, on Land Use and Transportation, with an open house before the regular Commission meeting.

K. ADJOURNMENT

Commissioner Johnson moved for adjournment. The motion was seconded, and the meeting adjourned at 9:30 PM.

Steve Hanson, Chair