

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**April 27, 2000**

Chair Johnson  
Commissioner Ferguson  
Commissioner Hudson  
Commissioner Nelson  
Commissioner Powers  
Commissioner Temples

Community Development Director Cutts  
Comprehensive Planning Manager Hough  
Current Planning Manager Garrett  
Senior Planner Lewis  
Parks & Recreation Director Evans  
Parks Planner Cowan  
Public Works Project Manager Franz

**SUMMARY OF THE MINUTES OF THE APRIL 27, 2000, MEETING**

**Joint Meeting of Planning Commission and Parks & Recreation Board**

Parks Board and Planning Commission heard comments and concerns from the citizens of Lynnwood. An open discussion followed.

**Mixed Use Zone - Retail Code Amendment**

Planning Manager Garrett gave an overview of the zoning code change. The Commission forwarded the amendment to the City Council with a recommendation for approval.

**Downtown Interim Use Code Amendment**

Planning Manager Garrett gave an overview of the zoning code change. Commission forwarded the amendment to the City Council with a recommendation for approval.

**Introduction to the Capital Facilities and Utilities Element**

Planning Manager Hough gave the background of the Capital Facilities Plan and updated the Commission on the 5-year Comprehensive Plan.

**Sector Analysis - continued discussion**

Senior Planner Lewis presented the Commission with a slide show of Sector A and Sector B of the Sector Study. Further discussion will follow at a future meeting.

**A. CALL TO ORDER**

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

**B. APPROVAL OF THE APRIL 13, 2000, MEETING MINUTES**

Commissioner Hanson moved to approve the minutes for April 13, 2000 meeting, seconded by Commissioner Nelson. Motion passed unanimously.

**C. CITIZEN COMMENTS**

Jeff Hall - PO Box 6591. Commented that it is good to see the Parks & Rec. Board and the Planning Commission together and would like more meetings with citizens.

Trudy Bialic - 16623 37th Pl W. Would like to see the City of Lynnwood reduce or eliminate the use of pesticides and chemicals in public areas, such as parks and schools. Pointed out that the City of Seattle already has this policy in place.

Victoria Gordon - 3727 – 209th St. SW. Ms. Gordon brought up the issue of the wetland located east of 44<sup>th</sup> Avenue and south of 204<sup>th</sup> Street and how it needs to be preserved. As she lives in

unincorporated Snohomish Co. she would like to see Lynnwood work together with the county on a joint effort of preservation. She also expressed an interest in annexing to the City of Lynnwood and disappointment that the City had decided to annex such a small portion of the proposed area.

Arnie Knudson - PO Box 3265. Mr. Knudson stated that, in his point of view, development in Lynnwood involves the clearcutting of too many trees and the destruction of the local ecosystem. He feels there is no reason for this and offered to volunteer to help the City enforce its codes.

#### **D. PLANNING COMMISSION MEMBER DISCLOSURES**

Chair Johnson pointed out that he is a part-time instructor for Edmonds Community College. As Item # H-3 is the College District Plan, he wanted to remind the Commission of this.

#### **E. PUBLIC MEETING**

##### **ITEM E-1: Joint Meeting of Planning Commission and Parks & Recreation Board "Let's Talk About Parks, Recreation and the Environment".**

Planning Manager Hough provided a summary introduction. He explained that the City is updating its Comprehensive Plan and that Parks, Recreation and Open Space is one of the elements of the Plan. He introduced an outline of eight questions that were intended to stimulate a discussion between the Citizens of Lynnwood, the Parks & Recreation Board and the Planning Commission.

Chair Cathy Agbalog introduced herself and the other members of the Parks & Recreation Board: Bob Blacknall, Bob Brown, Nick Aldridge, and Frances Murphy. It was decided that they would go through the eight items one at a time and ask for public input on each as they were discussed.

The first item dealt with Level of Service (LOS).

Jeff Hall, PO Box 6591, Lynnwood, stated that Lynnwood's Level of Service for parks facilities is inadequate. He suggested that the focus should be on cultural and natural history elements instead of LOS. He referred to the City of Bellingham's use of "quality" factors in addition to LOS. Lynnwood should include a greenway theme as part of the parks plan and address drainages and other features. He urged the City to use qualitative measures that can be translated into code provisions.

Trudy Bialic pointed out that LOS is subjective and depends on where you live in the City. The City needs to adjust how it measures LOS. It should be based on walking distance to parks and a half-mile radius doesn't work. She urged the City to purchase parklands before they are annexed into the City. The land is cheaper before annexation. A discussion continued about the numbers of acres that the LOS measurements were based on and how the City acquires parklands.

The second item discussed was acquisition and preservation of natural areas:

Victoria Gordon asked if Lynnwood has any agreements with Snohomish County regarding land usage or parks development. Parks Director Evans stated that the two entities work together often but there is no formal agreement in place.

Jeff Hall inquired about the potential of watershed flooding and suggested the City is not spending enough money for the acquisition of natural areas. He suggested that the City should spend a minimum of \$5 million per year. Bill Franz responded to the flooding question.

The final discussion item pertained to the provision of a community center.

Victoria Gordon was generally supportive and felt the city could use another community center. Arnie Knudson, PO Box 3265, stated that Lynnwood should look into the use of schools for community centers since they are better distributed throughout the community. He would support

a bond issue for more open space but not a central community center. It was pointed out that the school facilities were often over-booked, which is why they are not used more often.

Craig Young - 2731 Wetmore Ave., Everett. Mr. Young works for Snohomish County, and identified himself as the "watershed steward for Snohomish County." He stated that watersheds are easy to deal with, as water flows downward. He stated that developments should be watched to make sure the codes are enforced. The County and City should work together to protect the public's interest.

Parks & Recreation Director Evans explained the spreadsheet regarding the park and open space demands and needs, adding that even though the City has a surplus of open space, it can't always be used for parks. Some lands were acquired with grant money intended for open space only. Evens stated that the City realizes that the parks are used to capacity and is researching the availability of using other entities.

Councilmember Don Gough was in attendance and advised the audience that they are welcome to come to the public hearing regarding the City's budget on June 12th.

Chair Johnson closed the joint portion of the public meeting, and adjourned for a five minute recess at 8:58 PM.

**Item H-3** – Chair Johnson announced that the College District Plan and Implementation Measures work session will be tabled until the May 11th meeting.

## **F. PUBLIC HEARINGS**

### **ITEM F-1 MIXED USE ZONE - RETAIL CODE AMENDMENT**

Planning Manager Garrett introduced this code amendment and stated that the original letter to initiate this amendment was presented to the Commission in February. He explained that the purpose of the code amendment was to allow retail land use as a principal use of properties in this zone. The existing regulations were developed when the City expected to have a high capacity transit station on the east side of I-5. However, Sound Transit now plans to build the transit center near the Lynnwood park-and-ride lot, and properties adjoining and to the south of the MU zone have already developed into a major retail area.

Chair Johnson opened the public hearing and the following testimony was given:

Steve Olds, PO Box 927, Lynnwood: Mr. Olds stated that he supports the proposed amendment, and that the change would increase revenue to Lynnwood.

Bruce Vanderwall, 19401 40th Ave W., Lynnwood: Mr. Vanderwall introduced himself as the person who initiated the letter requesting the code amendment. He presented letters from owners of properties in this zone that support the amendment. He asked that if the amendment goes to the City Council, he would like copies of the letter to be forwarded to the Council as well, along with letters from surrounding business owners who are in favor of the code change.

The public hearing was closed to public input and opened for Commission discussion.

Commissioner Nelson, seconded by Commissioner Temples, moved to adopt the recommendation of the staff, forwarding the proposed code amendment to the City Council for approval. Motion passed unanimously

### **ITEM F-2 DOWNTOWN INTERIM USE CODE AMENDMENT**

Planning Manager Garrett gave an overview of the proposed code amendment. The City can promote assembling smaller properties by providing flexibility in the allowable uses. This will assist in the redevelopment of the core area that will be the known as downtown. He reported

that the interim use would be allowed for no more than five years. This is controlled by an agreement between the City and the property owner.

Chair Johnson applauded the work and effort that went into the planning and development of this code amendment. He then opened the public hearing and invited comments from those in attendance. There were no citizen comments, and the public hearing was closed.

Commissioner Hudson, seconded by Commissioner Nelson, moved that the Planning Commission recommend the adoption of this interim use code amendment 00-CAM-002 to the City Council for favorable action. Motion passed unanimously.

#### **G. DIRECTOR'S REPORT**

Planning Manager Hough noted that the City Council had adopted the revised Signs Code. He also offered a brief summary of the joint City Council/Planning Commission meeting that was held on April 19. Commissioners Temples, Powers and Nelson shared their thoughts about the meeting as well. Hough reminded the Commission that the next joint meeting is tentatively scheduled for July 19<sup>th</sup>. He asked them to inform him of any known conflicts as early as possible.

#### **H. WORK SESSIONS**

##### **ITEM H-1: INTRODUCTION TO THE CAPITAL FACILITIES AND UTILITIES ELEMENT**

Planning Manager Hough briefed the Commission on this element of the Comprehensive Plan, stating that it includes two of the five mandatory Plan elements (Capital Facilities Plan and Utilities). Since this element deals with the City's streets, sewer and water systems and other infrastructure, it has more impact on the Public Works Department than on Planning. Hough pointed out that the element includes many objectives and policies that need to be reviewed and updated. Many of the policies would probably be combined or possibly eliminated. The "draft" element is scheduled to be brought back to the Commission in June for a work session.

##### **ITEM H-2: SECTOR ANALYSIS - CONTINUED DISCUSSION**

Senior Planner Lewis presented slides to show the current land uses and character of development within the "Further Analysis Areas" of Sector A. He reported that additional information about each area had been collected and was presented in handouts that were distributed to the Commission. Lewis presented a slide show of "Further Analysis Areas" in Sector B and will continue the review at the next regular meeting.

#### **I. NEW BUSINESS**

None.

#### **J. OLD BUSINESS**

None.

#### **K. INFORMATION ITEMS**

Commissioner Hudson informed the Commission that he would not be in attendance on June 22nd nor July 13th.

Planning Manager Hough noted that the May 11 agenda will include both the College District Plan and its implementing regulations – carried over from tonight's meeting. That meeting will also include public hearings on the 2000 Study List and the Plan and Zone designations for the 204<sup>th</sup> Street Annexation.

Hough reminded the Commission of the Tuesday, May 23 special meeting on housing. He would like to invite elected and appointed officials from neighboring jurisdictions, in addition to our own Commission and Council members.

**L. ADJOURNMENT**

Commissioner Hudson moved for adjournment. The motion was seconded by Commissioner Nelson and the meeting was adjourned at 10:37 PM.

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**Dave Johnson, Chair**