

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**May 11, 2000**

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

Comprehensive Planning Manager Hough  
Senior Planner Lewis  
Associate Planner Amrine  
Engineering Svcs. Mgr. Dahm

**SUMMARY OF MINUTES – MAY 11, 2000 meeting**

**Public Hearing: Study List for 2000 Comprehensive Plan Amendments**

Associate Planner Amrine presented this item. Commission conducted a public hearing. There were no comments, questions or additions to the Study List.

**Public Hearing: 204th Street Annexation - Comprehensive Plan and Zoning**

Planning Manager Hough reviewed the options for Comprehensive Plan designations and zones. Petitioner Steve Olds testified and showed concepts of possible office development. The Commission was comfortable with the "Regional Commercial" Plan designation but will look for additional information from the SEPA process before deciding which zone to recommend.

**College District Plan and Regulations**

Planning Manager Hough updated the Commission on the College District Plan and Implementation Program, which had been continued since June, 1999 to complete a traffic analysis and the SEPA process. The Commission asked about the transportation-related addition to the Plan document and indicated that they would like to continue that discussion at the May 25 public hearing.

**Land Use Element Update**

Senior Planner Lewis continued the series of work sessions on land use and buildable lands. He reviewed the sites designated for further analysis in each of the sectors and used slides to supplement specific area maps. The Commission will continue this discussion, leading to a Land Use public hearing on June 22.

**A. CALL TO ORDER**

This meeting was called to order at 7:30 PM

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

Commissioner Hudson pointed out an error and asked that "Hanson" be corrected to "Hudson". He then moved to approve the minutes for the April 13. The motion was seconded by Commissioner Nelson and carried.

**C. CITIZEN COMMENTS**

Harry Dahm, Engineering Services Manager, gave an introductory overview of materials that would be considered at the upcoming public hearing on the Transportation Improvements Plan (TIP) on May 25. He highlighted the past changes and offered to answer questions. Commissioner Hudson asked for a line on each project sheet to indicate how much funding was already in hand for each project, and how much was hoped for. He also suggested a spreadsheet to show the funding (and its sources) for all projects. Dahm indicated that this could be done.

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

Chair Johnson disclosed that he is employed as a part-time faculty member by Edmonds Community College, but that this association would not interfere with his discussion of the College District Plan proposals – Item #G-1.

## **E. PUBLIC HEARINGS**

### **ITEM E-1: 2000 Comprehensive Plan Amendment Study List**

Associate Planner Amrine reported that the April 1 deadline for filing an amendment to the Comprehensive Plan had passed. This hearing is a required step in the City's process and an opportunity for the Commission to receive any recommendations for the 2000 Study List. The amended List would then be forwarded to the City Council for approval. Chair Johnson opened the public hearing and asked for suggestions or comments. None were offered and the public hearing was closed. Amrine informed the Commission that the City Council will be informed of the status of the Study List.

### **ITEM E-2: 204<sup>th</sup> Street Annexation - Comprehensive Plan and Zoning**

Planning Manager Hough explained the requested annexation and how it was reduced to six lots. He reviewed the existing and surrounding land uses, County zoning, and the rationale behind the staff recommendation to apply the Comprehensive Plan designation "Regional Commercial (RC)". He indicated that two zones are being considered, either one of which might be appropriate for this site. They are "Community Business (BC)" and "Planned Commercial Development (PCD)". He read a letter into the record from William and Ina Williams supporting commercial zoning for the area. Chair Johnson opened the public hearing.

Steve Olds, PO Box 527, Lynnwood (Petitioner). Mr. Olds supported the staff recommendations for the Annexation Area and presented artist renderings of an office concept. He felt that either the BC or PCD zone could accommodate the office concept. Olds was asked about the strength of the office concept and whether or not it would be carried out following annexation. Olds couldn't guarantee any specific project but the site appears to be suitable for a high quality office development. He previously considered the possibilities of retail development but traffic counts on 204<sup>th</sup> Street do not support retail use, nor does the difficult access to and from I-5. As the developer, Olds indicated that he was prepared to do any traffic improvements that might be required for a project at this site. The BC zone contained fewer 'hoops' to jump through than the PCD zone, but he was comfortable with the process and didn't object to either zone.

Sam Ahn (sp?), of the Kaddyshack Driving Range, commented that he supported the proposed zoning and Mr. Olds' office park proposal.

A motion was made that the Commission settle on a preliminary recommendation for the "Regional Commercial (RC)" Plan designation, and continue to consider both zones. The Commission directed staff to consider both zones during the SEPA environmental review process and, following that review, return to the Commission with a more specific explanation of the pros and cons of both zones. A zoning recommendation will be made at that time. The motion was seconded and passed unanimously.

## **F. DIRECTOR'S REPORT**

Planning Manager Hough distributed the document A Citizen's Vision and Statement of Values for our Community which had been recently approved by the City Council.

Hough reviewed the Comprehensive Plan public hearings calendar and noted that the City Council had cancelled its August 28<sup>th</sup> meeting. That meeting was scheduled to be the kick-off meeting for a series of Council hearings on the Plan amendments. He also noted that the hearings schedule was previously reduced to allow more time for Council deliberation on the budget during October and November. These reductions in Plan review opportunities may lead to other options such as a greater emphasis on work sessions or possibly joint work sessions or hearings with the Planning Commission in August or September.

Hough informed the Commission that the City has three applicants who are interested in filling the position vacated by Steve Hanson. Hough will be scheduling interviews very soon and asked for volunteers to assist in that process. An interview board was formed, consisting of Hough, Chair Johnson, Commissioner Ferguson, and former Commissioner Steve Hanson. Commissioner Temples agreed to be available as a back-up if needed. Hough advised that the interviews will be scheduled during the late afternoon of either May 22<sup>nd</sup> or 25<sup>th</sup>.

## **G. WORK SESSIONS**

### **ITEM G-1: College District Plan and Regulations**

Planning Manager Hough reviewed the work that the Commission had done to date on the College Plan, and recapped the issues that originally led to the study, as well as the delay required to complete a traffic analysis for the Environmental Review Committee. He reviewed the existing land uses and explained the general concepts involved in the new Plans. He also explained the proposed zoning, the new College District Overlay (CDO) zone, and highlighted previous public testimony heard by the Commission.

The Commission asked staff to add the names of previous commission member participants to the "acknowledgements" page of the Plan document.

Concern was expressed that there was no earlier interaction between NBBJ and the Commission regarding the transportation recommendations resulting from the traffic analysis. Hough explained that the analysis was completed this past December and required another couple months for staff and ERC review. The two-page transportation recommendations were not drafted until recently and were not available for review. The Plan document is still in "draft" form and all proposals are subject to discussion and adjustment.

The Commission indicated an interest in discussing the transportation proposals further and asked staff to invite the transportation consultant Rob Bernstein to the next meeting. Hough indicated that Bernstein was a subcontractor to NBBJ but that he would ask him to attend. If Bernstein cannot attend, the City's transportation staff are also familiar with the analysis and resulting proposals and should also be able to answer the Commission's questions.

### **ITEM G-2 Land Use Element Update - Continued Discussion**

Senior Planner Lewis presented staff findings and recommendations on each of the special study areas within each sector of the City. A slide presentation showing the characteristics of the areas in question assisted in the Commission's understanding of each area.

With few exceptions, staff recommended leaving the Comprehensive Plan designations intact for the immediate future. The following table is a summary of the results of the initial review by staff and the Commission's general concurrence:

Site A-1	Leave As Is
Site A-2	Leave As Is
Site A-3	Potential redevelopment with daylighting of Scriber Creek
A-4	Possible change to Low-density MF on North, and Lg. Lot SF on South
A-5	Leave As Is
B-1	Leave Designation as is
B-2	Leave As Is
B-3	Leave As Is?
B-4	Change zoning to match FLUP
B-5	Leave As Is
B-6	Leave FLUP, and change zoning to match
B-7	Leave As Is
B-8	Leave As Is
B-9	Leave As Is for now
B-10	Leave As Is for now
D-1	Leave As Is for now
D-2	Leave As Is
D-3	Leave As Is for now
D-4	Leave As Is for now

**H. NEW BUSINESS**

None.

**I. OLD BUSINESS**

None.

**J. INFORMATION ITEMS**

**ITEM J-1: Upcoming Planning Commission Meeting Agendas**

Planning Manager Hough reported that he had not yet received confirmation for the May 23<sup>rd</sup> presentation on housing from Mr. Kreuger and, due to timing and advertising considerations, may have to cancel or reschedule that presentation. He will advise the Commission when more information is available.

**ITEM J-2: Urban Growth Area Planning - Status of MUGA Program**

Planning Manager Hough explained that this is an informational item about a new process for the designation of "Municipal Urban Growth Areas" in Snohomish County. However, in consideration of tonight's long meeting and the late hour, he suggested that the Commissioners read the staff report at their leisure and staff will be ready to answer any questions at the May 25 Commission meeting. The Commission agreed.

**K. ADJOURNMENT**

Commissioner Nelson moved for adjournment. The motion was seconded, carried, and the meeting was adjourned at 11:00 PM.

---

**Dave Johnson, Chair**