

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
May 25, 2000

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

Community Dev. Director Cutts
Planning Manager Hough
Senior Planner Lewis
Engineering Svcs. Mgr. Dahm
Traffic Engineer Adams
Traffic Consultant Robert Bernstein

SUMMARY OF THE MINUTES

- **Transportation Improvement Program – Public Hearing:**
Engineering Manager Dahm and Traffic Engineer Adams presented the 6 year Transportation Improvements Plan (TIP). Following discussion, the Commission forwarded the TIP to the City Council with a recommendation for approval.
- **College District Plan and Implementation Program – Public Hearing:**
Planning Manager Hough and traffic consultant Robert Bernstein gave an overview of the College District Plan and Implementation Program. Following discussion, the Commission forwarded the plan, with amendments, to the City Council with a recommendation for approval.
- **Buildable Lands Analysis – Work Session:**
Senior Planner Lewis continued the discussion of buildable lands. The analysis will evolve into more specific land use alternatives, which will be brought back to the Commission for review and comment.

A. CALL TO ORDER

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

B. APPROVAL OF THE MAY 11, 2000, MEETING MINUTES

Commissioner Hudson moved to approve the minutes of the May 11, 2000 meeting. The motion was seconded by Commissioner Nelson and passed unanimously.

C. CITIZEN COMMENTS

No comments were offered.

D. PLANNING COMMISSION MEMBER DISCLOSURES

Chair Johnson disclosed that he is employed part-time as an Edmonds Community College instructor, but that his employment will not interfere with his discussion of the College District Plan – Item # E-2.

E. PUBLIC HEARINGS

Item E-1: Transportation Improvement Program (TIP) - Annual Update.

Engineering Manager Dahm introduced Traffic Engineer Adams and informed the Commission that I-695 will have a significant effect on projects that had a combination of City and federal funding since there may not be any new funding until year 2004.

Dahm and Adams then presented the projects included in the annual revision of the six year TIP. Only two projects were added to the TIP since last year. It was explained how funding works for grant projects. If a grant is received for a project, the project is worked on until the grant funding is gone. At that point the City goes back to the Federal Government and asks for another grant to complete the project.

Chair Johnson opened the public hearing and asked anyone in the audience to come forward.

Brian Bigler - 6426 - 178th Pl., as for clarification as to when the City characterizes a job as unfunded on the TIP. Mr. Dahm responded that it is unfunded when no money has been committed to the project.

Cynthia Olson - 6401 - 172nd St SW., asked about partial grants and reapplying when the grant was gone. Mr. Dahm explained again how the federal funding process works.

Following all public testimony, Chair Johnson closed the public hearing and opened the discussion to the Commissioners. A discussion followed about various projects listed on the TIP, the available funding, and the priority listing of projects. The Commission generally felt it was a good plan.

Commissioner Hudson moved that the Planning Commission recommend City Council approval of the Transportation Improvement Program. The motion was seconded by Commissioner Temples and passed unanimously.

Item E-2: College District Plan and Implementation Program.

Planning Manager Hough presented an overview of the College District Plan, including how the project began as a campus master plan for Edmonds Community College and grew into a subarea, or neighborhood, planning process. This project has been in progress for about three years. The Planning Commission conducted work sessions on it a year ago and held a public hearing in June 1999. Progress was delayed nearly a year to meet the request for a Traffic Analysis of eleven intersections, as requested by the Environmental Review Committee (ERC).

Mr. Hough explained the growth options that were available to the college and that they decided the best option was to continue to cluster future growth in and around the existing campus, rather than growing beyond the campus into the neighborhood. Hough also explained a Plan proposal to create a small college-related mixed-use business district across 68th Avenue from the central part of the campus. This district would help integrate the college with its neighborhood, would provide goods and services to the neighborhood, and would provide new redevelopment opportunities for an older area that is feeling the adverse impacts of college traffic.

Hough also talked about the zoning proposals for the college and surrounding area that are designed to implement the College District Plan. A new "CDM (College District Mixed Use)" zone is proposed for the two block area east of 68th Avenue, and the entire study area would be covered by a "CDO (College District Overlay)" zone that will help guide the design of new development and also help ensure the development of pedestrian and other non-motorized transportation facilities.

Following the staff presentation, Chair Johnson called for a five minute recess at 8:45. The meeting reconvened at 8:53 PM and Chair Johnson opened the public hearing.

Ray Badorn - 6335 - 121st St SE Bellevue, was interested in the zoning of the property along 68th Avenue north of 200th Street and wanted to know if the zoning could change to include that area in the mixed use district. He asked what determined the borders that were drawn for that district. Chair Johnson, with assistance from staff, explained the boundaries and that the CDM zoning was intended to allow the creation of a relatively small neighborhood-scale business district directly across the street from the central campus. Extending that district too far could result in an undesirable "strip commercial" type development along 68th Street.

Robert Metcalf - 2001 76th W Lynnwood, was concerned about the parking situation. He wanted to make the Commission aware of the problems that citizens are having on the west side (Edmonds side) of the golf course. He was afraid that the proposed new developments could bring similar parking problems to the east side of the campus.

Rita Smithe - 19704 - 69th Pl Lynnwood, wanted a clarification of the access road proposal into the college from 196th Street, and asked about the proposed change in zoning in the 69th Place area. She was concerned that higher densities would create more traffic going into the area. Mr. Hough responded that some minor improvements may be made to the driveway, but it is not intended to become a primary entrance into the college. The proposed "RML" zoning for the 69th Place neighborhood was proposed in response to comments from local residents at earlier public meetings. It would allow the existing homes to remain, or give the owners some higher density options (to 12 units per acre) should they wish to redevelop their properties. Hough also noted that, because of the relatively small lots in that area, several lots may have to be consolidated before a new project could be built.

Pia Thrasher - 20025 68th Ave W Lynnwood, questioned the zoning proposals along 68th Avenue in the mixed use area. She was concerned that the City might "chase" her out of the area with the rezoning. Mr. Hough explained that the existing single-family homes in the area could remain under the proposed zoning and that there would be no pressure from the City. However, if there is a market for a mixed use district, as proposed in the Plan, it's possible that developers would eventually come to visit her and possibly offer to buy her property. It would then be her decision to sell – or not.

Chair Johnson closed the public hearing and continued the discussion with staff.

Consultant Robert Bernstein reviewed the traffic analysis which he prepared at the request of ERC. He explained that the report was prepared for Edmonds Community College and the City of Lynnwood and was turned over to both for review. The City's Public Works and Planning staff reviewed the document and worked with the consultants and college to draft some additional traffic-related proposals, which were added to the Plan document as Chapter 6.

The Commissioners asked additional questions about the streets and other traffic-related Plan proposals. Mr. Bernstein was asked whether or not a pedestrian overpass was considered, as an option to trying to slow down traffic on 68th Avenue. Bernstein responded that pedestrian overpasses are very expensive, are usually considered only as a last resort, and were not considered for this location.

Some members of the Commission were opposed to the possibility of vacating a portion of 64th Avenue, south of 200th Street. It was pointed out that some citizens have been using this street as a short cut for over twenty years and it would be more difficult and less convenient to have to go through the signalized intersection at 200th Street to get onto Highway 99. Staff explained that the 64th Street vacation was proposed primarily because of its acute angle intersection with Highway 99 and to improve the traffic flow at the 200th /64th Avenue intersection.

Commissioner Hudson moved to recommend City Council approval of the College District Plan and Implementation Program, as presented in the staff document dated May 25, 2000. The motion was seconded by Commissioner Temples.

Commissioner Temples then moved to amend the motion to include removing the proposed street vacation of 64th Avenue, between 200th Street and Hwy. 99 from the Plan. The motion was seconded by Commissioner Hudson and carried.

Roll call vote on main motion to recommend Council approval of the Plan and Implementation Program, and including the street vacation amendment: Yes - Hudson, Nelson, Powers and Johnson; No - none; Commissioner Temples abstained from the vote. Motion as amended carried.

F. DIRECTOR'S REPORT

Planning Director Cutts informed the Commission that there was no testimony at the Commission's public hearing regarding the Comprehensive Plan Study List for 2000, and nothing was put on the list by the Commissioners. The empty list went to the City Council, which took action to terminate the process.

Comprehensive Planning Manager Hough stated that all candidates for the vacancy on the Planning Commission had been interviewed and that a recommendation will be forwarded to the Mayor. It was noted that all three candidates were in the audience, observing tonight's meeting.

G. WORK SESSION

Item G-1: Buildable Lands Analysis

Senior Planner Lewis presented an update of the buildable lands analysis. He indicated that the Commission had a brief staff report in their packets that shows the progress in measuring the possible number of new dwelling units that could be added on either vacant land or underutilized parcels.

Lewis distributed a revised report to the Commissioners and pointed out the short table of the report for sectors A, B, C and D. He talked about the build-out projections for new single family units on underutilized land and indicated that a more realistic build-out situation is being looked at under the existing plan designation.

The Planning Commission's involvement in the Sector Analysis process has been completed and the results will be incorporated into the Plan. Plan alternatives are now being prepared and will be presented to the Commission at a future meeting.

H. NEW BUSINESS

None.

I. OLD BUSINESS

None.

J. INFORMATION ITEMS

Item J-1: Upcoming Planning Commission Meeting Agendas.

Mr. Hough informed the Commission that the Housing Workshop with architect Bill Kreuger will be held on June 15th from 7:00 - 9:00 PM.

Item J-2: Status of MUGA Program.

Director Cutts briefed the Commission on the status of this new program aimed at establishing specific Municipal Urban Growth Areas, or MUGAs. Cutts noted that 5 areas in Snohomish County are in conflict with each other regarding their own Urban Growth Areas. The cities have designed a process to settle the conflicts by the end of 2001 and are moving ahead with that program.

K. ADJOURNMENT

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

Dave Johnson, Chair