

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
June 8, 2000

Chair Johnson	Planning Manager Hough
Commissioner Ferguson	Senior Planner Lewis
Commissioner Hudson	Planning Technician Carlson
Commissioner Nelson	
Commissioner Powers – Absent	
Commissioner Temples	

SUMMARY OF THE MINUTES

- **Comprehensive Plan "Introduction" section - Public Hearing:**
Planning Manager Ron Hough described the contents of the introductory section of the Comprehensive and the Commission accepted public testimony before continuing the public hearing to June 22. Following discussion and suggestions for minor changes in wording, the Commission gave tentative approval to this section.
- **Land Use Element – Continued Discussion:**
Senior Planner Dennis Lewis reviewed progress on the Land Use Element, including a summary of buildable lands, based on alternative plan scenarios. A public hearing is scheduled for June 22.
- **Cultural and Historic Element:**
Planning Manager Hough provided an overview of this new "optional" element of the Comprehensive Plan. Work will continue with staff, the Historic Commission, Arts Commission and Plan Update Task Force prior to a public hearing in July.
- **Calendar Update:**
The June 22 Commission agenda will include public hearings on Land Use and Housing Element. A special Housing Workshop will be conducted on June 15 in the Council Chambers. It will be conducted by architect William Kreager. Commissioners were urged to attend.

A. CALL TO ORDER

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

B. APPROVAL OF THE MAY 25, 2000, MEETING MINUTES

Commissioner Temples asked that the title of item "B" in the minutes of the May 25 meeting be corrected to include the date May 11, rather than April 13.

Commissioner Hudson moved to approve the minutes for May 25, 2000 meeting as corrected. The motion was seconded by Commissioner Temples and passed unanimously.

C. CITIZEN COMMENTS – No comments were offered.

D. PLANNING COMMISSION MEMBER DISCLOSURES – None

E. PUBLIC HEARING

Item E-1: Comprehensive Plan Update - INTRODUCTION section.

Planning Manager Ron Hough made an introductory presentation of the comprehensive plan update process. He explained to the audience that the plan was adopted in t 1995 and may be amended once each year. In addition to the annual amendments, Hough described the more indepth process of the five-year review and update which is intended to also update basic statistics, facts, assumptions, goals, objectives and other aspects of the Plan. Hough explained that this is the first of four Planning Commission public hearings. Since each hearing will address different parts of the Plan, he urged citizens to attend all four hearings, if possible. This update process began in October 1999. The revised Plan is scheduled to be adopted in December.

Manager Hough described the different elements of the Introduction section. He explained the purpose of the Comprehensive Plan, the growth and development of the City of Lynnwood and State planning requirements and goals. He noted the 2020 Vision statements that were developed by the Commission in late 1999 and reviewed by the Plan Update Task Force and City Council. He also talked about the need for consistency between the plans of various jurisdictions, particularly Snohomish County which provides our population allocations every ten years.

Commissioner Hudson suggested changing the wording on page 3 in the paragraph describing the "Background Reports" to read "The Comprehensive Plan is goal- and policy-oriented". It was also noted that not everyone knows what "SEPA" stands for. When mentioned for the first time in a document, it should be spelled out as "State Environmental Policy Act". Staff agreed.

Commissioner Temples distributed a proposed change to page 1, Introduction to Lynnwood. He proposed changing the last sentence of that section to replace the clause "an abundance of jobs and services and a wide variety of retail and other business opportunities." Following further discussion, his suggested wording was adjusted to read: "Lynnwood has matured into a full service city of stable neighborhoods, attractive parks and recreational facilities, quality educational facilities, professionally staffed administrative/police/fire/public works facilities, all of which are providing a wide range of opportunities to the residential and business communities at large."

Chair Johnson opened the Public Hearing:

Armondo Chilelli - 17819 44th Ave W., stated his opinion that the City should look into the development of more duplexes, as an alternative to apartment buildings. While apartments bring problems into the City, Armondo felt that duplexes could have the owner living in one unit to control and maintain the property.

He than shared his concerns regarding the intersection of 144th Street and Highway 99. He feels this area will be annexed into Lynnwood in a few years and he wants to see a traffic light installed. He feels a signal is necessary at this "dangerous" location.

Chair Johnson invited Mr. Chilelli to come back and speak at the June 22nd public hearing on the Land Use and Housing Elements where his issues would be discussed in greater detail.

Denis Murphy - 5804 168th St SW. Stated that this was the first time he has looked at the Introduction document. He is concerned about the future of Highway 99. If it is widened to six lanes with a middle turn lane, the City needs to look at more stop lights so pedestrians will be able to cross. He said he has taken his concern to the City Council and has asked the Council to

consider pedestrian overpasses. He understands that they are very expensive and not always well used. However, there is a need to protect the pedestrians trying to cross Highway 99, so maybe the addition of more stop lights is the answer.

Chair Johnson informed Mr. Murphy that these issues would be brought up at the July 13th public hearing on the Transportation Element and invited him to return at that time for a more detailed and extensive discussion with the Commissioners.

There were no other speakers, so Chair Johnson continued the public hearing to June 22, 2000.

The Commission continued its discussion. Commissioner Hudson moved to except the changes suggested earlier by Commissioner Temples. The motion was seconded by Commissioner Nelson and carried.

F. DIRECTOR'S REPORT

Planning Manager Hough informed the Commissioners that the City Council, at a special meeting on June 5, approved a Memorandum of Understanding (MOU) with the Department of Ecology, and a related ordinance, allowing Lynnwood to test a new SEPA non-project form and process – to be used for the Comprehensive Plan Update.

Also at the June 5 Work Session, staff and the Council discussed Land Use and Housing, including a brief discussion of Urban Growth Areas and the lack of available housing for a particular segment of the population. Planner Mark Amrine's research concluded that Lynnwood ranks as one of the three most affordable cities in Snohomish County, along with Everett and Mountlake Terrace.

Hough noted that the next quarterly joint meeting with the City Council is approaching. He asked for direction on whether or not the Commissioners would be able to attend, their levels of interest in meeting, and what kinds of topics they might like to discuss. Discussion followed but there was no consensus on topics for the next joint meeting and, since the meeting date had not yet been set, they could not determine whether or not they would be able to attend.

G. WORK SESSION

Item G-1: Land Use Element - Continued Discussion

Senior Planner Lewis indicated that he is waiting for feedback on the draft plan and would share those comments with the Commission as soon as they are available. He then reviewed a handout on land use mapping categories and noted that there were no significant changes other than in the names of some categories. A high density category has been added as MF-3, and it is still unclear if there should be a maximum limit set for that category or not. He also mentioned some changes to the "Industrial" category for greater efficiency.

An overview of the buildable land alternatives followed. Mr. Lewis pointed out that Option #1 had no changes from the present Comprehensive Plan. Option #2a showed a different approach exploring vacant land and single-family development, and Option #2b included underutilized land. Lewis explained three land use alternatives in the Sector D area and that there may be a number of mix and match alternatives to consider. This item will return to the Commission in a few weeks for further review.

Item G-2: Cultural & Historic Element

Planning Manager Hough informed the Commission that this item is an early preview of a new optional Plan element. Since it needs more work, staff will continue working with the Arts and Historic Commissions to ensure their input.

Hough introduced Planning Technician Celeste Carlson who prepared the first draft of this element. She provided a more detailed review of what has been developed to date and what will be forthcoming. She has received the Historical Goals, but had yet to receive the Goals of the Arts Commission. They will be incorporated as soon as they arrive. In the meantime, she will continue to use the older policies of the Arts Commission.

The Commissioners noted some redundancy and asked that information not be repeated in the document. They also asked to have acronyms spelled out when they are first used in the document so the public is better able to understand the text. Staff agreed.

H. NEW BUSINESS – No new business

I. OLD BUSINESS – No Old Business

J. INFORMATION ITEMS

Item J-1. Upcoming Planning Commission Meeting Agendas.

Planning Manager Hough noted that the next meeting will include public hearings on the Land Use and Housing Elements. He also reminded the Commission of the June 15th Housing Workshop from 7:00 - 9:00 PM in the Council Chambers and urged their attendance.

K. ADJOURNMENT

Commissioner Temples moved for adjournment. The motion was seconded by Commissioner Hudson and carried. This meeting was adjourned at 9:35 PM.

Dave Johnson, Chair