

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
July 13, 2000

Chair Johnson	Community Dev. Director Jim Cutts
Commissioner Ferguson	Planning Manager Ron Hough
Commissioner Hudson – ABSENT	Senior Planner Dennis Lewis
Commissioner Nelson	Associate Planner Marc Amrine
Commissioner Powers	Engineering Svcs. Mgr. Harry Dahm
Commissioner Temples	Park Planner Laurie Cowan
Commissioner Teno	Councilmember Lisa Utter (Council Liaison)

SUMMARY OF THE MINUTES

- **Comprehensive Plan - Public Hearing:**

Planners Ron Hough, Dennis Lewis and Marc Amrine presented an introduction to the Comprehensive Plan Update process and overview of the three Plan elements that were the subject of this public hearing. Mr. Lewis also described a proposal by Sound Transit for a change in designation of a property north of the Lynnwood Park-n-Ride Lot. Representatives of Sound Transit were invited back on July 27 to give a more detailed presentation of their proposal and related transit facility plans. Public testimony followed the staff presentations. Following the comments, the public input portion of this hearing was closed and the hearing was continued to July 27 for further testimony at that time.
- **Parks, Recreation and Open Space Element – Work Session:**

Park Planner Laurie Cowan presented the latest draft of the Parks, Recreation and Open Space Element and the related Background Report, pointing out the proposed changes from the 1995 Plan. This element will be the subject of a public hearing on July 27.
- **Economic Development Element:**

Associate Planner Marc Amrine described the new Economic Development Element, pointing out significant characteristics of Lynnwood. He noted our imbalance of commercial to industrial lands, the loss of manufacturing jobs, and the wide difference in retail jobs compared to higher paying manufacturing jobs. It was noted that the findings of this element are reflected in two of the Land Use Plan alternatives that promote an expansion of lands designated for Business/Technical and Light Industrial. A public hearing will follow on July 27.
- **204th Street Annexation:**

Planning Manager Hough updated the Commission on the recently completed Environmental Review of the Plan and Zoning options for properties within this annexation area. The ERC made approved a DNS for both zones, but recommended the PCD zone. The Commission accepted that recommendation and forwarded its Plan and Zone recommendations to the City Council.

A. CALL TO ORDER

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

B. APPROVAL OF THE JUNE 8, 2000, MEETING MINUTES

Commissioner Temples moved to approve the minutes of the June 8, 2000 meeting. The motion was seconded by Commissioner Ferguson and passed unanimously.

C. CITIZEN COMMENTS –

Robert Rud had a concern about a specific property on 180th Street. He claimed it was a designated wetland and not developable, but its value and taxes keep rising. Engineering Services Manager Harry Dahm offered to meet with him and review the situation.

D. PLANNING COMMISSION MEMBER DISCLOSURES – None

E. PUBLIC HEARING

Item E-1: Comprehensive Plan Update – Land Use, Transportation and Housing Elements.

Planning Manager Ron Hough made an introductory presentation of the comprehensive plan update process. Senior Planner Dennis Lewis then presented the Land Use Element of the Plan, including details and potential impacts of the four citywide land use alternatives that are currently be considered. Associate Planner Marc Amrine presented housing and affordability statistics for Lynnwood and the proposed revisions to the Housing Element. He noted that approximately 36 percent of Lynnwood's housing sales were purchased by lower-income households. In comparison with most other communities in Snohomish County, Lynnwood is affordable. Ron Hough introduced the Transportation Element, explained Levels of Service (LOS) standards, issues, and other aspects of traffic and multimodal objectives.

Chair Johnson presented two letters to be included in the record. One letter was from Denis and Francis Murphy pertaining to motorists running caution and red lights on Highway 99. The other letter was from Debbie Robinson and it, too, pertained to traffic problems such as running caution and red lights on 196th Street near the freeway on ramp.

Following the staff presentations, Chair Johnson opened the hearing for public comments.

Denis Murphy - 5804 168th St SW. Mr. Murphy talked about housing quality and "expanding the goose egg" around the City of Lynnwood. He also was concerned about the inability of pedestrians to cross major arterial streets – particularly Highway 99. He suggested the addition of several new signals to assist pedestrians. He was also concerned that an ever-increasing number of "scoff-laws" are running red and amber signals at intersections. He suggested hiring a few additional enforcement officers to focus on this problem and levy harsh fines.

William Lindsey III – 20823 – 59th Place W: Mr. Lindsey is a 23-year resident of Lynnwood and was concerned that Land Use Plan Alternative No. 4 was too aggressive in its industrial expansion.

Christine and Mark Hebert – 5902 207th Place SW. Mrs. Hebert and her husband recently moved into the neighborhood and are very concerned about the possibility of rezoning and losing their home.

Robert Rud – 5830 17th – Mr. Rud spoke to the traffic issue and noted that no mention was made of alternative work hours such as 4-10s or other variable hours to alleviate some of the traffic congestion now facing the City.

Tom Stephens (Connelly Skis) – 20621 52nd Avenue W. Mr. Stephens presented the Commission with a copy of a letter that speaks to the rezoning of the area where his business is located. The Comprehensive Plan adopted in 1995 changed the land use designation from Light

Industrial to Business Technical. The proposed zoning for Business Technical made the use of the property nonconforming. They approached the Planning Commission and City Council prior to the adoption of the plan. The City represented that the Business Technical category and the new Implementing zone would incorporate uses and activities consistent with the Connelly Skis business. However, the zoning regulations were not implemented. Mr. Stephens would like to see the land use changed back to the original Light Industrial land use zone.

Richard Lee – 15802 36th Ave SE, Mill Creek – Mr. Lee will be forwarding a letter to the Planning Commission in the coming weeks. He has concerns about the zoning for property located at 20016 Cedar Valley Road. His organization would like to open a private Jr/Sr school at this location but understands the use of the property is subject to restriction through PUD Ordinance 757 to professional and office use. He understands the current description does not list a private school as a principle use; although it does list public and semi-public uses in the facilities. Mr. Lee would like the language in the Comprehensive Plan be amended to list private schools as one of the principle uses.

Sheila G. Houghland – 4820 200th Street SW (Cedar Creek Condominiums). Mrs. Houghland is a new resident to this complex that is located across the street from low-income housing. She and her husband have attempted to sell his condo in the same complex for the past two months with no luck. Some of the reasons given for this is the low-income housing across the street and the proposed expansion of the Park and Ride. She feels that the probability of crime and negligence to the property will increase because of these factors. She asked whether there will be enhancements to the Park and Ride such as fences and more safety patrols.

Harvey Gilkerson – 4820 200th Street SW (Cedar Creek Condominiums). Mr. Gilkerson requested that the representative from Metro Transit give an overview of the Park and Ride plan so the residents of Cedar Creek will have a better understanding of the project. Mr. Gilkerson also wanted to know what role the Planning Commission had in this project. Chair Johnson advised Mr. Gilkerson that the Planning Commission's role is to consider the application received for the one-year Comprehensive Plan Update and suggested he speak directly with Metro Transit personnel regarding his concerns about the Park and Ride.

Judi Martin – 4916 192nd Street SW. Ms. Martin voiced her concerns about the loss of open space and residential density. She also distributed an article from the March/April edition of Audubon, *The Race to Save Open Space*. Ms. Martin recently attended a Planning Commission Meeting where Architect Bill Kreager presented his designs for housing. She feels that he is advocating warehousing people and this is not healthy for people or the environment. She agrees with the 10 acres of open space for every 1,000 people that has been proposed by the Lynnwood City Council.

Pat Kelly – 1240 NE 92nd Street, Seattle. Mr. Kelly is the owner of the Bently Office Center which is just north of the proposed transit center. He is concerned about the HOV traffic lane creating another stream of traffic on to the freeway down 46th Avenue. He suggested distributing the Park and Rides along the freeway instead of building one Park and Ride and thereby shortening the distance necessary to commute to the Park and Ride.

Sue Goans – 5125 194th Street SW. Ms. Goans spoke in favor of maintaining the neighborhoods. She does not want the neighborhoods to be destroyed by developers.

Andrew Zenick – 20813 58th Place West. Mr. Zenick expressed concern about the Industrial rezone that is one of the alternatives to the plan. He would like his neighborhood to remain

residential and hopes that the Lynnwood Planning Commission and City Council will listen to the homeowners with regard to additional development.

Chair Johnson announced that the Public Hearing will be continued until the July 27, 2000, meeting of the Planning Commission.

Planning Manager Hough announced that there will be a special meeting on July 25, 2000, at 7:30 p.m. in the City Council Chambers. This will be an open house meeting that will allow the public to discuss concerns with staff and again view the proposed zoning maps.

Planning Commissioners discussed in work-session fashion the concerns presented and the testimony of the public participants.

Chair Johnson asked Tom Stephens, Connelly Skis, if any of the four alternative land use designations addressed his concerns regarding Light Industrial Use. Mr. Stephens responded that he would prefer Alternative 3.

Chair Johnson asked Denis Murphy, Bill Lindsey, Christine Herbert, and Andrew Zenick of the area generally around 59th and 207th, if there was one alternative preferred over another. Mr. Lindsey preferred 1 or 2. Mark Hebert stated he is not in favor of Alternative 4 and if it comes to fruition, he would not have a home left. Mr. Zenick expressed his opposition to Alternative 4 and would vote for Alternative 2a or 2b. Ms. Goans stated she preferred Alternative 2a or 2b.

Chair Johnson addressed Staff regarding Mr. Lee's concerns relating to his private school. Commissioner Temples pointed out that Mr. Lee's private school does not fall into an E category based on the education being provided at the school. Associate Planner Amrine advised that Mr. Lee may need to go through an amendment process for the existing PUD. Chair Johnson suggested that Mr. Lee speak with Mr. Amrine regarding the matter. At this point it is not a matter for the Planning Commission.

Associate Planner Amrine responded to a question regarding the availability of the maps. He replied that citizens could send a letter requesting a map be mailed to them or they could pick them up at Community Development.

Commissioner Temples expressed his concern that areas were being introduced at this time as industrial growth and asked why they were not being considered for higher density single or multi-family use at this time.. Senior Planner Lewis responded that Alternative 4 (the most aggressive) identified a sizeable portion of a residential area being converted to industrial. This alternative was prepared due to a desire in the community to create more opportunity for manufacturing business or industrial employment. He further stated that industrial is not being introduced. The area is being utilized substantially as industrial at the present time. The southwest portion of the community is commercial and industrial interspersed with residential. Staff felt this was an option that the Commission should examine as to viability of those areas over the long term. Staff recognizes that this will impact residences and landowners and was not done lightly. The intent of proposing this Alternative was not to suggest that people would lose value during the conversion of property. It is not proposed that the City acquire the property but that it be a private market acquisition that would occur on a willing seller/willing buyer basis and be at fair market value. Alternative 3 also shows some expansion/conversion to industrial use and some areas that are presently Business Technical going to Light Industrial. The Commissioners will need to weigh these alternatives in terms of the potential benefits to the community vs.

impact on private property owners. Director Cutts stated that these alternatives were also suggested in order to minimize complaints that have been received in the past about single family residential and the industrial uses.

Linda Sullivan, Sound Transit, agreed to come back on July 27, 2000, for a brief presentation.

F. DIRECTOR'S REPORT

Item F-1: Review of Council Actions of Commission Recommendations

Community Development Director Cutts reported to the Commission that Commissioner Temples and Powers attended the charrette Central Business District workshop on June 28. Commissioner Temples stated that the focus of the workshop was to provide Lynnwood with a downtown core. There will be a follow-up to this workshop in August to narrow the focus to two alternatives. After a final selection has been made from the alternatives, a presentation will be made to City Council.

Director Cutts briefed the Commission on a housing workshop presented by Bill Kreager, AIA, and attended by Commissioners Temples, Johnson, Hudson and Powers.

Item F-2: Council's Review of the College District Plan

Director Cutts reported that on June 14, 2000, the Council had a work session on the College District Plan. Presentations were made by Planning Manager Hough and NBBJ, consultants. The matter was continued to a further workshop.

Item F-3. Other Items of Interest

Director Cutts announced that Mick Teno was selected as the new Planning Commissioner and welcomed him to the Commission.

G. WORK SESSION

Item G-1: Parks, Recreation and Open Space Element

Parks Planner Laurie Cowan presented the Commission with an overview of the Parks, Recreation and Open Space Element and the related Background Report. Ms. Cowan highlighted the areas that have changed since the last five-year Comprehensive Plan. One major change from the previous plan is that Regional Parks as a classification is being considered for elimination. These facilities are generally provided at the County level in unincorporated areas; whereas, Neighborhood and Community Parks are provided by the cities within the boundaries.

Chair Johnson asked for clarification on the elimination of the Regional Park designation and whether or not it will affect the level of service. Ms. Cowan responded that the 1 acre per 1,000 ascribed to the Regional Parks is being put into open space; the Core Parks category consists of the mini-parks, neighborhood, and community parks and they will retain their 5 acres to 1,000 population level of service recommendation. The level of service for Core Parks would not change, nor would it affect the 24-acre deficit in Core Parks. Another change from the previous plan includes the Senior Center as a Special Use Facility that was not previously included. Chair Johnson announced there is a public hearing on this element on July 27, 2000.

Commissioner Temples asked if the level of service to be maintained is budgeted for the next six years. Ms. Cowan responded that all the priorities that have been indicated based on the level of service are included in the Goals and Objectives and in the Capital Facilities Plan. Whether or not there will be funds to accomplish all these, is not known at this time.

Don Gorman asked if Lynnwood was attempting to acquire the ballfield located on Scriber High School's property adjacent to Wilcox Park. Park Planner Cowan responded that it is not currently part of Wilcox Park but will be included in a Master Plan to be created in the future.

Item G-2: Economic Development Element

Associate Planner Amrine stated that this is a new Element for the Comprehensive Plan. An overview of this element was then presented to the Commission. The issues included in this element will be discussed at the upcoming public hearing on July 27, 2000.

H. NEW BUSINESS

Item H-1: 204th Street Annexation – Plan & Zone Recommendations

Planning Manager Hough briefed the Commission on the background of this process and that the Environmental Review Committee (ERC) had completed its review and issued a DNS. Hough informed the Commission that ERC had also recommended the "Planned Commercial Development (PCD)" zone over the other zoning options (BC zone). Chair Johnson asked annexation petitioner Steve Olds for any additional comments or response to the ERC or staff recommendations. Olds said he had read the staff report and agreed with the recommendation. He felt the PCD zone would allow the type of development he anticipated and would help ensure a better overall project.

Commissioner Temples moved to recommend City Council approval of the "Regional Commercial (RC)" Comprehensive Plan designation and the "Planned Commercial Development (PCD)" zone, to be applied upon annexation. The motion was seconded by Commissioner Nelson and approved unanimously.

I. OLD BUSINESS – No Old Business

J. INFORMATION ITEMS

Item J-1. Upcoming Planning Commission Meeting Agendas.

Planning Manager Hough noted that an additional public meeting has been added to the Comp. Plan Update process – to be held on Tuesday, July 25. It will be an informal open house format and provide another opportunity for the public to review maps, drafts and to discuss proposals with our staff. Also, the Planning Commission hearing schedule has been extended into August to provide for additional time to finalize the documents and complete the environmental review prior to the Commission's recommendations, which will be scheduled for August 24. There may be a little overlap, since the City Council is expected to begin work sessions earlier in August. This shouldn't be a problem.

Item J-2. Non-project SEPA Review

Planning Manager Hough briefed the Commission on the progress of the new SEPA review program and referred to the draft SEPA document in the packet. He pointed out that this document will continue to be expanded and refined and will be helpful to the Commission, ERC and the City Council in reviewing possible impacts of Plan options and alternatives.

K. ADJOURNMENT

Commissioner Nelson moved for adjournment. The motion was seconded by Commissioner Temples and carried. This meeting was adjourned at 10:17 PM.

Dave Johnson, Chair