

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
July 27, 2000

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

SUMMARY OF THE MINUTES

- **Off-site Parking Code Amendment – Public Hearing**
Director Cutts presented the Off-site Parking Code Amendment to the Commission explaining the purpose for this request. The Commission recommended adoption.
- **Comprehensive Plan Amendment – Sound Transit Application – Public Hearing**
Linda Sullivan, Sound Transit, presented this item to the Commission. One citizen commented at the hearing. Following discussion, the Commission voted to recommend City Council approval of this amendment.
- **Parks, Recreation & Open Space – Public Hearing**
Parks and Recreation Director Bill Evans presented the staff report on the update of this Plan element. Public comments were accepted and the hearing was continued to Aug. 10.
- **Cultural and Historic Resources – Public Hearing**
Planning Technician Celeste Carlson gave an overview of this new optional element. A public hearing and discussion followed. The hearing was continued to August 10.
- **Economic Development Element – Public Hearing**
Associate Planner Amrine introduced this new optional element. Following public testimony and related discussion, the hearing was closed.
- **Land Use, Transportation and Housing – Continued Public Hearing**
Land Use: Senior Planner Lewis advised the Commission of further revisions to the Land Use Element and gave a brief account of the July 25 public open house.
Transportation: Engineering Services Manager Harry Dahm presented the Commission with a revised goal and flow chart of the permitting process related to concurrency.
Housing: Associate Planner Amrine described some minor modifications to the objectives and policies of the Housing Element.
Public testimony followed the staff presentations. Following the comments, the public input portion of the hearing was closed and the hearing was continued to August 24 for further testimony.
- **Land Use Plan – Work Session**
Senior Planner Lewis invited comments on all Land Use Alternatives and presented a Plan that was derived from comments received during earlier discussions and public hearings. The Commission was asked to select one of the alternatives, or a combination, for staff to concentrate on as the "preferred alternative". After deliberation, the Commission selected a Preferred Alternative which staff will finalize and return for further discussion and public hearing.

A CALL TO ORDER

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

B APPROVAL OF THE JULY 13, 2000, MEETING MINUTES

Commissioner Hudson noted an error in the minutes of July 13 at item F-2 and asked that it be corrected. Chair Johnson clarified that Councilmember Utter was in attendance and representing the City Council on July 13, and should be noted in the minutes. Also, a portion of Item F-1 should be changed from “provide Lynnwood with a downtown” to “provide Lynnwood with a downtown core.” Commissioner Hudson moved to approve the minutes of the July 13, 2000, meeting. The motion was seconded by Commissioner Temples and passed unanimously.

Chair Johnson thanked Commissioners Temples and Teno for attending the Short Course on Local Planning held July 17 in Shoreline.

C CITIZEN COMMENTS - No comments.

D PLANNING COMMISSION MEMBER DISCLOSURES

Commissioner Teno disclosed that he is employed by Olympic Capital Group as a Corporate Controller. He represented them at the Central Business District Charrette held June 28. He assured the Commission that his employment would not influence any decisions he makes as a City of Lynnwood Planning Commissioner.

E PUBLIC HEARINGS

Item E.1: Off-site Parking Code Amendment

Director Cutts explained that a request was made by the Public Safety and Public Works Work Group to draft an ordinance changing the existing code regarding off-site parking. Currently, off-site parking is not allowed by code unless it abuts the property it serves. This amendment was proposed primarily to meet the parking needs of the proposed expansion of the Justice Center. However, if adopted, it would be applicable to other similar situations. The Work Group discussed the possibility of acquiring property across 194th Street SW for the additional parking.

Following the public hearing and discussion, Commissioner Powers moved to recommend City Council adoption of the proposed code amendment. Commissioner Teno seconded the motion. The motion carried with four ayes (Teno, Temples, Powers, Hudson) and two nos (Johnson and Ferguson).

E-2: Comprehensive Plan Amendment – Sound Transit Application

Senior Planner Lewis introduced Linda Sullivan, Sound Transit, who then gave an overview of the Regional Express Lynnwood Project. This project consists of three elements: 1) construction of a new transit center; 2), construction of new transit HOV lanes connecting the transit center directly with the center lanes of I-5; and 3) construction of improvements and some expansion of the Park-and-Ride lot. Sound Transit proposes to acquire a five-acre parcel northwest of the existing Park-and-Ride lot and an industrial building also known as the Lynnwood Technical Center, and the Carver Building. This location was chosen due to its proximity to I-5 and budget considerations. The existing Park-and-Ride lot is the hub of Community Transit’s service in South Snohomish County. Ms. Sullivan described various timelines that Sound Transit must meet in order for this project to go forward. Sound Transit is hopeful that construction can begin

at the Lynnwood Technical property as early as next September. If this is successful, they will need the Comprehensive Plan Amendment designation they are requesting in place at that time.

Commissioner Temples questioned whether traffic signals will be installed at the intersection of 46th to assist with traffic flow. Harry Dahm, Engineering Services Manager, replied that there is potential for a traffic signal to be installed as well as increasing the radiuses of the intersections at 48th Avenue and 46th Avenue.

Following the presentation, Chair Johnson opened the hearing for public comments.

Dawn Misawic – 4920 - 200th Street SW, #1-206 (Cedar Creek Complex). Ms. Misawic stated she has many of the concerns other residents of the complex brought forward at the last meeting such as safety issues and preserving the value of the property. She related an incident experienced by a friend whose car was stolen from the park-and-ride and, using information found in the car, her house was burglarized. The car was trashed and then abandoned in Seattle. She feels there is an on-going problem of vandalism at the park-and-ride. She spoke with Sound Transit at their public meetings and was given some options regarding safety that may or may not be implemented. She also expressed concerns about an increase in noise and traffic on 46th Avenue and 48th Avenue.

Chair Johnson suggested that Ms. Misawic speak with the Sound Transit representative regarding her concerns. He then closed the public hearing portion of this item, as there were no further comments from the public. The Commission discussed the proposal and asked for clarification of the Plan and Zoning matters. Planning Manager Hough reminded the Commission that the Plan can be amended only once each year, but a rezone can be approved any time. He noted that four consistency options were included in the staff report, including an option to amend the Plan this year, but phase in the zoning at a more appropriate time later so that the subject property would not be left as a nonconforming use in the interim.

Commissioner Hudson moved to recommend City Council approval of the requested Comprehensive Plan Amendment to "Public Facility (PF)", as proposed by Sound Transit, but predicated on Option B which would retain the current zoning until such time as the site is acquired for public use. The motion was seconded by Commissioner Ferguson and passed unanimously.

E-3: Parks, Recreation & Open Space Element

Parks & Recreation Director Bill Evans first recognized two Park Board members who were in attendance; Chair Kathy Agbalog and Commissioner Bob Brown. Director Evans gave a presentation on the proposed revisions to this element, outlining the main issues discussed in the element: summary of the issues, existing conditions, and demand and needs assessment for the City of Lynnwood.

Commissioner Temples noted that the level of service formula (10 acres per 1,000 population) is based on the population of Lynnwood, but there are many citizens using our facilities from outside the City. This is true of most cities. Evans noted that funding sources include State and Federal grants, and it is stipulated that the facilities be available to everyone.

Following the presentation, Chair Johnson opened the hearing for public comments.

Bob Brown – 17705 58th Place West. Mr. Brown stated that the Parks Board has been actively involved over the last several years in taking a very intense look at the Comprehensive Plan. This evening's presentation was the result of a lot of hard work of citizens who serve on the seven-person Parks and Recreation Board. Boardmembers ask questions of staff and staff does a very complete and thorough job of answering their questions. Mr. Brown pointed out that this

presentation is a dramatic change from the past Comprehensive Plan Element for the Parks, Recreation, and Open Space. The Parks Board and staff appreciate the support the Commission has given to the Parks & Recreation Department. As an individual citizen, he is very proud of the fact that Lynnwood has an outstanding Parks & Recreation Department and outstanding facilities. He encouraged the Commission to continue to provide support because it adds to the high quality of life to the citizens of Lynnwood.

Commissioner Hudson inquired how Lynnwood's level of service per 1,000 population compares to standards used by other communities. He also asked for clarification of the needs and what method was used for determining future needs. Director Evans stated that surveys were conducted on a national and local level and it was found that 10 acres per 1,000 populations is an average number. In response to the future needs, he responded they were based on surveys and projections of population for the next six years. Director Evans also responded to Chair Johnson's concerns about areas that are within the proximity of Lynnwood but not considered open space and recreation. He is concerned that funding may be difficult to obtain unless we expand our viewpoint of available areas outside the city limits. Mr. Evans stated that properties, such as Edmonds School District properties, are recognized as having recreational facilities and available to the public; however, they are not included in the inventory or boundaries because they are not within the control of Lynnwood Parks & Recreation Department.

Chair Johnson continued this hearing to August 10.

E-3: Cultural and Historic Resources Element

Planning Technician Celeste Carlson introduced this new optional element and explained that much of the information was previously included in the Parks & Recreation Element. Ms. Carlson then gave a brief presentation to the Commission stating the goals, objectives, and issues for Cultural and Historic Resources.

Commissioner Temples expressed concerns that the historical portion of this element appears to address only buildings and property. He would like to see family history included in this element. Parks Planner Cowan stated that it is Parks & Recreation's intent to preserve artifacts as well as buildings, properties, and structures. Historical artifacts have been offered to be included at Heritage Park and the Alderwood Manor Heritage Association has quite a collection that they plan to display at Heritage Park.

Chair Johnson continued the public hearing on this element to August 10.

E-3: Economic Development Element

Associate Planner Amrine stated that this is also a new optional element intended to consolidate economic issues and policies that are currently contained in the Land Use and other elements. He presented the Commission with an overview of this element outlining the goals, objectives, and policies. The goal of this element is to achieve a productive balance of Lynnwood's commercial, industrial and residential sectors that will maximize livability, high productivity and quality jobs while minimizing adverse environmental impacts. These goals will be achieved through the objectives outlined in the element.

Commissioner Powers asked how the City might implement Objective E-3, which encourages mixed use developments that offer a mix of housing, commercial, office, and public opportunities and spaces. Planning Manager Hough responded that this would be implemented primarily through changes in zoning – both the map and the text of the zones – so that mixed use development could be more easily accomplished, from the permitting perspective, and in the most

appropriate locations. Director Cutts added that providing developers with incentives, such as shortcuts for high quality development, could be another option.

Following the presentation, Chair Johnson opened the hearing for public comments.

Loren Simmonds – City of Lynnwood Councilmember – PO Box 2193. Councilmember Simmonds expressed his support of this element. He feels that this element is probably the most significant element being discussed at this time because of its far-reaching implications. Mr. Simmonds expressed hope that a long-range economic plan would be developed that would actively recruit those kinds of entities that will provide a living wage employment for the people living in our area.

Following testimony and Commission discussion, Chair Johnson closed this public hearing.

E-3: Continued discussion of Land Use, Transportation and Housing

Land Use: Senior Planner Lewis advised the Commission of revisions to the Land Use Element. The format was adjusted to include a Background Report containing pertinent information on the goals, subgoals, and objectives that are being proposed for adoption, as well as information on each of the Land Use Plan Alternatives that are being considered. In addition, some policies were moved to other elements, when appropriate. Mr. Lewis discussed the public open house that was held on July 25 and noted that there was considerable opposition to Alternative 4 – the option that proposed extensive land use changes to expand the City's inventory of industrial land. Planning Manager Hough presented the Commissioners with a letter from William Lindsay opposing Alternative 4.

Transportation: Engineering Services Manager Harry Dahm advised the Commission that the Public Works Department and the Planning Department continue to meet on the Transportation Element and will have a second draft for the August 10 meeting. Mr. Dahm presented the Commission with a revised goal that will be included in the new draft as well as a flow-chart of the City's permitting process, as it pertains to concurrency management. He also briefed the Commission on a system that would determine two levels of service for the City – one for arterial streets and one for neighborhood streets.

Housing: Associate Planner Amrine described some minor modifications that were made to the objectives and policies. He had nothing more to add to this Element at this time.

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

Andrew Zenick – 20813 58th Place West. Mr. Zenick had the following comments:

- ✓ Suggested that a left-turn lane be installed at 48th and 196th Streets.
- ✓ Inquired about the source of the population data. (staff responded)
- ✓ Stated he was in opposition to the development of the Adair Plat and that it should be an acquisition for the Parks system.
- ✓ Agreed that there is a need for the City to provide higher wage jobs for those who live in the area, but does not want that to come at the expense of residents.
- ✓ Disagreed with the statement that "over time neighborhoods decline." The City has the means to prevent the decline of the neighborhoods through strong code enforcement.

Chair Johnson closed the public hearing on Land Use, Transportation, and Housing Elements. These matters will be heard again on August 24.

F DIRECTOR'S REPORT

F-1: Review of Council Actions on Commission Recommendations – Nothing to report.

F-2: Update of CBD Subarea Planning Activities. Director Cutts reported that the second session of the vision study will occur in mid-August. A presentation will be made to the City Council in mid-September regarding the findings from that session.

F-2: Other Items of Interest. – Director Cutts reported that a filing has been made with the Boundary Review Board for North Gateway. The County is invoking jurisdictions and is requesting a hearing on two main issues: 1) City of Lynnwood to absorb 164th and cover the costs of improvements on 164th, and 2) the boundaries to go eastward to I-5.

G WORK SESSION

Considering the late hour and the need to provide direction on the preferred Land Use Alternative, Chair Johnson removed Items G-1, G-3, and G-4 from discussion. Staff suggested that the Commissioners read those reports and bring comments to the Aug. 10 meeting.

Item G-2: Land Use Plan – developing the “Preferred Alternative.

Senior Planner Lewis advised the Commission that a "Preferred Alternative Land Use Plan" map needs to be selected and fine-tuned for recommendation to the City Council. Commissioner Hudson stated his concerns about the quality of life in Lynnwood and would like more information regarding transportation, population, and environmental impacts related to each of the alternatives. Commissioner Temples expressed his opinion that Alternative 1 and 2 are not strongly based alternatives. In addition, he concurs with public comments that Alternative 4 is not a viable alternative. He leans toward Alternative 3.

Senior Planner Lewis referred the Commission to previous information presented to clarify some of the issues brought to light. Mr. Lewis presented the Commission with a hybrid plan (Preferred Alternative) created from a combination of public input received during the hearings and related Commission discussions. This plan is basically Alternative 3 with the exception of the northeast area which is now designated Low Density Single Family.

Following further discussion, Commissioner Temples moved that the most recent plan presented by staff be used as the Preferred Alternative. Commissioner Teno expressed opposition to this alternative due to the apparent sporadic placement of light industrial in the southern portion of the City. He felt that development pattern would lead to future problems. Commissioner Hudson seconded the motion. Commissioners Hudson and Teno voted ‘no’; Commissioners Johnson, Temples, Ferguson, and Powers voted ‘yes.’ The motion passed 4 to 2.

H NEW BUSINESS – No New Business

I OLD BUSINESS – No Old Business

J INFORMATION ITEMS

J-1: Upcoming Planning Commission Meeting Agendas

Chair Johnson announced that there will be Commission Meetings on August 10 and 24. Planning Manager Hough advised that there will be Public Hearings on items continued tonight on August 10 and the Commission's final public hearing on all elements of the Plan on Aug. 24.

J-2: Non-project SEPA Review – for Comprehensive Plan Update.

This item was continued to the August 10th meeting.

K. ADJOURNMENT

Commissioner Hudson moved for adjournment. The motion was seconded by Chair Johnson and carried. This meeting was adjourned at 10:25 PM.

Dave Johnson, Chair