

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
August 10, 2000

Chair Johnson	Planning Manager Ron Hough
Commissioner Ferguson	Senior Planner Dennis Lewis
Commissioner Hudson (Absent)	Associate Planner Marc Amrine
Commissioner Powers	
Commissioner Temples	
Commissioner Teno	

SUMMARY OF THE MINUTES

- **Comprehensive Plan – 5-year Update (continued from July 27) – Public Hearing**
Planning Manager Hough briefed the Commission on the Plan Update process and a pilot program for non-SEPA review. Nobody testified at the hearing. Chair Johnson closed the hearing and the Commission discussed the draft Plan and SEPA process, with input from representatives of the Dept. of Ecology.
- **Land Use Plan – the “Preferred Alternative” – Work Session**
Senior Planner Lewis reviewed the process the Commission used in selecting the “Preferred Alternative.” Following discussion, the Commission voted to reaffirm their original recommendation of the “Preferred Alternative.”
- **Citywide Zoning – to achieve Plan/Zone Consistency – Work Session**
Planning Manager Hough briefed the Commission on methods to achieve Plan/Zone Consistency. A recommendation was forwarded to the City Council to wait until the Comprehensive Plan Update revisions have been adopted before undertaking the Plan/Zone Consistency process.
- **Implementation – general discussion of optional Plan element – Work Sessions**
Senior Planner Lewis gave an overview of this optional element to the 5-Year Comprehensive Plan. Chair Johnson encouraged the Commissioners to be prepared to discuss this element on August 24.

A. CALL TO ORDER

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

B. APPROVAL OF THE JULY 27, 2000, MEETING MINUTES

Commissioner Temples moved to approve the minutes for July 27, 2000. The motion was seconded by Commissioner Teno and passed unanimously.

C. CITIZEN COMMENTS - No comments.

D. PLANNING COMMISSION MEMBER DISCLOSURES - No disclosures.

E. PUBLIC HEARINGS

Item E.1: Comprehensive plan – 5-year Update (continued from July 27)

Planning Manager Hough advised the Commissioners that the City of Lynnwood is participating in a pilot program for non-SEPA review and that a copy of the new format and process were

included in their packet for examination. This new format will allow for documentation as the project progresses and will be beneficial in the decision making process.

Chair Johnson invited public testimony at the continued hearing on the Comprehensive Plan 5-year Update (Parks, Recreation & Open Space element; Cultural and Historic Resources element; and Land Use element). No one came forward. The public hearing was then closed and the Commission was asked for their comments.

Councilmember Temples requested that wording in the Land Use Element, 2.8, "pleasing appearance using a balance between horizontal and vertical design elements and coordinating colors" be changed to "pleasing appearance using a balance between materials, styles, colors and design elements." Further discussion was held regarding other wording in the document. Planning Manager Hough explained that some of the design guidelines language was included in the 1995 Plan and was not revised. Since the City may soon be contracting with a consultant to develop citywide design guidelines, this section of the Plan will be more easily updated following that project.

Chairman Temples noted that the wording, "does not substantially comply" appears in various places in the Land Use document. Planning Manager Hough explained that by using "substantially", some leeway is given and the provisions are less rigid.

Chair Johnson introduced Marvin Vialle and Pam Sparks from the Department of Ecology who have been working with City staff on the non-project SEPA document. Mr. Vialle gave a brief overview of the non-SEPA review report that is currently being tested in six pilot areas throughout the state - Lynnwood being one. He explained the goal of this new format is to make the environmental analysis more useful to Planning Commissions and elected officials. It is projected to be adopted early next year.

Planning Manager Hough submitted a letter for the record from Gary Klokstad, President, Klokstad Properties, L.L.C. Mr. Klokstad, 5151 – 208th Street SW, explained to the Commission that his letter reflected his misunderstanding of the Plan proposal. After discussing it with staff, he is in support of changing the Plan designation on his property from Business/Technical to Light Industrial, which will be consistent with the existing Light Industrial zoning.

Commissioner Powers asked for clarification on LU-5.2 and whether or not it proposes an Environmental Review Board. Planning Manager Hough replied that an RFP had been sent out and the process is now with the City Council. The project is in the budget.

F. DIRECTOR'S REPORT

F-1: Review of Council Actions on Commission Recommendations

Planning Manager Hough announced that Cynthia Olson was nominated to fill the Planning Commissioner's position vacated by Carl Nelson. The nomination will be on the City Council consent agenda for August 14. He also advised that City Council had approved a schedule of meetings that is included in the Commissioner's packet. Planning Manager Hough encouraged the Commissioners to support the Plan they recommend to the City Council by attending future Council meetings and representing their proposed Plan.

F-2: Council Review of College District Plan

Planning Manager Hough briefed the Commissioners on discussions regarding the College District Plan. At least some members of the Council are concerned about how the plan might affect the citywide housing balance. Mr. Hough had an alternative land use map prepared for the College District that showed residential Plan designation changes that would preserve the remaining single-family dwellings. This option would be discussed during the work session.

F-3: Other Items of Interest

Planning Manager Hough announced that there are two conferences being held in the coming months that may be of interest to some Commissioners. He will prepare summarized agendas for the Commission's review. Staff will be attending one or both of the conferences and Commissioners can decide which conference they would like to attend.

G. WORK SESSIONS

G-1: Land Use Plan – the “Preferred Alternative”

Senior Planner Lewis spoke to the Commission regarding the preliminary selection they made of the Preferred Alternative at the July 27, 2000, Planning Commission meeting. He stated that they could reaffirm, modify, or change their decision if they felt it necessary. The final recommendation will be made on August 24 and that recommendation will be presented to City Council. Councilmember Temples made a motion to reaffirm the Commission's original recommendation of the “Preferred Alternative”. The motion was seconded by Commissioner Teno and passed unanimously.

Planning Manager Hough offered the College District alternative map for the Commission's consideration and suggested that it might most appropriately be included on Alternative 2. Following discussion and consideration of the staff proposal, the Commission concluded that, following many months of study, public meetings and hearings on the College District Plan, it had arrived at its best recommendation, which had already been forwarded to the City Council. The Commission decided that its earlier recommendation for this area was valid and should be included on all land use alternatives. A motion was made by Commissioner Temples to not accept or include in any way, or on any of the alternatives, the new land use option for the College District. Commissioner Teno seconded the motion and the motion passed unanimously.

Commissioner Teno spoke about his concerns regarding the apparently spotty zoning of light industrial in the residential area of the Preferred Alternative. He feels it is not in the best interest of the future of the City. He would also like to see some other land use options considered, such as buffers between commercial and residential, or moving light industrial to areas where industrial zoning already exists. Staff added that most commercial and industrial developments are already there and some have been buffered, either naturally through topography and landscaping, or as a result of zoning requirements. Minor buffers between different land uses are generally handled through the design and permitting processes and are not shown on the Comprehensive Plan Map.

G-2: Citywide Zoning – to achieve Plan/Zone Consistency

Planning Manager Hough briefed the Commission on two methods to achieve Plan/Zone consistency: 1) complete the zoning consistency process simultaneously with the Comprehensive Plan or 2) complete the Comprehensive Plan and then the zoning consistency. Chair Johnson suggested that the City wait until the Five-Year Comprehensive Plan update has been adopted before undertaking the zone consistency project. That was the consensus of the Commission and staff was asked to pass that recommendation along to the City Council.

G-3: Implementation – general discussion of optional Plan element

Senior Planner Lewis explained to the Commission that this is an optional element and not mandated by state law. However, it would be very useful to have such an element to cover the process of growth management. He also understands that there may not be enough time to consider this element or the Capital Facilities Element of the Plan by August 24. Chair Johnson

encouraged the Commissioners to read over the material and be prepared to consider making a recommendation on August 24th.

H. NEW BUSINESS – None.

I. OLD BUSINESS – None.

J. INFORMATION ITEMS

J-1: Upcoming Planning Commission Meeting Agendas

Planning Manager Hough announced the following meetings:

- August 24 - final public hearing on the Plan. However, the Capital Facilities Element is still being prepared; a draft should be available on August 24.
- September 14
 - ✓ public hearing on Heritage Park Annexation
 - ✓ work session on Code Amendments
 - ✓ information report on the CBD subarea plan

J-2: Capital Facilities Plan – scheduled for public hearing on August 24

Planning Manager Hough advised the Commission the information included in their packet is an update of last year's Capital Facilities Plan and is for their review. Public Works has scheduled a public hearing on August 24, 2000.

J-3: Non-project SEPA Review – for Comprehensive Plan Update

Planning Manager Hough noted that this item was covered earlier and no further comments are necessary. He also stated that this document will continue to evolve and a new version will be forthcoming.

K. ADJOURNMENT

Commissioner Temples moved for adjournment and was seconded by Commissioner Teno. The motion carried and the meeting adjourned at 9:20 p.m.

Dave Johnson, Chair