

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
November 9, 2000

CHAIR JOHNSON (absent)
COMMISSIONER FERGUSON
COMMISSIONER HUDSON
COMMISSIONER OLSON
COMMISSIONER POWERS
COMMISSIONER TEMPLES
COMMISSIONER TENO

PLANNING MANAGER HOUGH
ASSOCIATE PLANNER AMRINE

SUMMARY OF THE NOVEMBER 9, 2000, MEETING MINUTES

Public Hearings – Heritage Park Annexation – Plan & Zoning Recommendations

Associate Planner Amrine briefed the Commission on the Heritage Park Annexation and staff's recommendation for Comprehensive Plan and Zoning to forward to City Council. After discussion, Commission agreed upon Comprehensive Plan and Zoning recommendations to forward to City Council.

Comprehensive Plan Review – Gearing up for Council's final hearing on November 13, 2000

Planning Manager Hough outlined the Comprehensive Plan's five-year update process to date. He stated that staff would like to discourage partial adoption of the Plan and ask for full adoption of the entire Plan.

Plan/Zone Process – Preview of the task ahead.

Planning Manager Hough briefed the Commission on the tasks that lay ahead with the primary concern for next year being Comprehensive Plan/Zoning map consistency.

A. CALL TO ORDER

The meeting was called to order at 7:30 p.m.

B. APPROVAL OF MINUTES – Meeting of October 26, 2000

Commissioner Hudson moved, seconded by Commissioner Teno, to approve the October 26, 2000, minutes. Motion passed unanimously and the minutes were approved.

C. CITIZEN COMMENTS – None

D. PLANNING COMMISSION MEMBER DISCLOSURES – None.

E. PUBLIC HEARINGS

Item E-1: Heritage Park Annexation – Plan & Zoning Recommendations

Associate Planner Amrine gave a presentation regarding the annexation of property for the future development of Heritage Park. This area includes recently purchased property located at the southeast corner of Poplar Way and Alderwood Mall Parkway (2.5 acres) that is adjacent to a city-owned wetland mitigation area (4 acres). He stated that within the 2.5 acres are three single-family residential dwelling units; two of which are proposed to be demolished. The Parks and Recreation Department is proposing to keep one residence for inclusion in the future park improvements.

Associate Planner Amrine further stated that currently the annexation area is within the jurisdiction of Snohomish County and designated as Urban. He added that based on proposed land uses within the area, staff recommends that the future land use designation be "Recreation/Open Space (RO)" for the proposed 2.5 acre Heritage Park site and "Public Facility (PF)" for the wetlands mitigation area.

Associate Planner Amrine advised the Commission that the remaining steps in the annexation process are: 1) City Council to hold two public hearings to determine the Future Land Use and Zoning upon annexation into the City, and 2) the final adoption of the annexation.

After Associate Planner Amrine's presentation, Acting Chair Temples opened the meeting for public comment.

Marian Reed, lives at the corner of Birch and Poplar. Ms. Reed stated that she is hoping that one of the livable houses would be preserved for a resident caretaker or something, because it is an isolated area. There is nothing around there except freeway, main streets, and the wetland area. She stated she would also like to talk to the Planning Commission and the Parks Board about restoring the well house and the caretaker's cottage, which she thinks is just horrendous. They would have to be rebuilt almost totally and her thought is the expense of rebuilding them and the upkeep would not be worthwhile. Her opinion is that it would make a very nice miniature demonstration farm where people could see how it worked without going to all the expense. Not only expense, but maintenance of an actual demonstration farm.

Commissioner Temples responded to Ms. Reed's comments by stating that is the direction the Heritage Park Committee is taking; restoring most of those buildings as much as possible, bringing them up to or exceeding their original construction standards. In addition, the Alderwood Historical Society may convert the old cottage to a museum and historical center. He further stated he is sure they would like to hear from other interested parties.

As there were no further comments from the public, the meeting was opened for discussion among the Commissioners and staff.

Commissioner Hudson:

- ✓ Agreed with the suggestion that the entire area, from a Comprehensive Plan standpoint, be designated RO, Recreation and Open Space, which would be consistent with other parks within the City.
- ✓ Asked whether this area was included in the Parks and Recreation Element of the Comprehensive Plan. Planning Manager Hough responded that it may already be calculated in the total Parks and Recreation area, but was not certain. Commissioner Temples recalled that he had seen this area mentioned in the Parks and Recreation Table, and noted if it is not in there, it will be used to meet Parks and Recreation's level of service.

Commissioner Teno:

- ✓ Asked if it was the Commission's role to recommend to the City Council to annex this parcel and recommend a land use. Planning Manager Hough explained that the Commission's only concern is with the Comprehensive Plan and Zoning designations and not whether or not the area is annexed, which is a decision to be made by City Council.

After discussion was complete, Commissioner Teno moved, seconded by Commissioner Hudson, that the Planning Commission forward these Comprehensive Plan and Zoning recommendations to the City Council for application upon annexation: 1) That the entire Heritage Park Annexation Area be designated "Recreation/Open Space (RO)" on the Future Land use Plan map of the

Lynnwood Comprehensive Plan; and, 2) That the zoning of the area be designated "Public and Semi-public Uses (P-1)" on the official Zoning map.

The motion passed unanimously.

F. DIRECTOR'S REPORT

Planning Manager Hough reported the following:

November 6 – City Council meeting

- ✓ 204th Street Annexation Public Hearing: City Council passed a resolution to adopt the zoning as recommended by the Planning Commission for Regional Commercial Plan Designation. It is hoped that the annexation process will be completed by March barring any appeals.
- ✓ College District Plan Public Hearing: After about two hours of discussion, the City Council closed the hearing on this matter without any resolution. The next date this will be heard before the Council will be in February. If the City Council adopts the Comprehensive Plan, this will be adopted by default.

November 8 – Joint Planning Commission and Public Facilities Board meeting

November 13 – City Council

- ✓ Final Comprehensive Plan public hearing.

December 4 – City Council

December 11 – City Council

- ✓ Adoption of Comprehensive Plan

G. WORK SESSIONS

Item G-1: Comprehensive Plan Review – Gearing up for council's final hearing on November 13

Planning Manager Hough reviewed the scheduled meetings on the Comprehensive Plan leading up to the adoption meeting on December 11. Planning Manager Hough also spoke about the possibility that the City Council would adopt Option Three, which would continue the Comprehensive Plan into next year. The Comprehensive Plan would then be sent back to the Planning Commission for public hearings on the Plan and Zoning, together. At the present time, it is not certain how much of the Comprehensive Plan will be continued into next year.

Planning Manager Hough stated that staff would like to discourage partial adoption of the plan and ask for full adoption of the entire plan. If changes need to be made, they can be made next year during the annual amending process.

Item G-2: Plan/Zone Process – Preview of the task ahead.

Planning Manager Hough stated the magnitude of the challenge could be zoning changes resulting from the new plan, and leftovers from the 1995 plan because the zoning was never adjusted to be consistent with that Plan. The primary concern for next year is getting the zoning map consistent with the Comprehensive Plan.

Commissioner Hudson expressed his concern about the length of time that this process will take. Planning Manager Hough explained that the logistics of public hearings requiring 20-25 days notice and other issues the Planning Commission might be dealing with during this time period being the causal factors contributing to the lengthy time frame.

H. NEW BUSINESS

Commissioner Temples opened the meeting for public comments regarding the Joint Meeting with the PFD, Central Business District Task Force, and Planning Commission held on November 8. Commissioner Olson stated that she was very impressed with the enthusiasm and agreement for the development of the Central Business District. She also stated that she is in favor of this project. Commissioner Teno encouraged everyone to attend the November 27th Council meeting in support of this. Commissioner Hudson added that he feels this is a very exciting and challenging opportunity and will require a partnership between the public and private sectors.

I. OLD BUSINESS – None

J. INFORMATION ITEMS

Item J-1: Upcoming Commission Meeting Agendas

Commissioner Olson moved, seconded by Commissioner Hudson, to cancel the November 23 and December 28, 2000, Planning Commission meetings due to holidays.

Motion passed unanimously.

December 14

- ✓ Planning Manager Garrett will introduce the citywide design program and the code amendment for administrative setback variances
- ✓ Review sector hearing strategy.
- ✓ Commissioner Hudson moved, seconded by Commissioner Teno, that Chair Johnson and Vice Chair Temples act as a subcommittee and assign Commissioners foods to bring to the December 14, 2000, meeting. Motion passed unanimously.

In response to a question by Commissioner Temples, Planning Manager Hough advised the Commission that elections would take place during the first meeting of the New Year.

K. ADJOURNMENT

Commissioner Powers moved, seconded by Commissioner Teno, to adjourn. The motion carried and the meeting adjourned at 8:45 p.m.

Dave Johnson, Chair