

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
SPECIAL MEETING
May 15, 2001

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

SUMMARY OF THE MAY 15, 2001, MEETING MINUTES

Work Session – Plan & Zoning Deliberations and Recommendations

Final Recommendations on Area #2 Sites and Hold-over Sites

The Commission discussed the proposed changes and made recommendations on all the remaining sites that were scheduled for discussion.

Comprehensive Plan & Zoning Code Text Amendments

The Commission discussed the proposed text changes and finalized its recommendations to the City Council on those changes.

Review and approve formatting of recommendations report to City Council.

The Commission reviewed and approved the formatting of the recommendations to the City Council, as presented by staff.

A. CALL TO ORDER

The meeting was called to order at 6:40 p.m.

B. WORK SESSION

Plan & Zoning – Deliberations and Recommendations

Plan/Zone recommendations for remaining Area #2 sites.

Senior Planner Lewis asked for clarification on Site #10, which was previously recommended to remain in the RML zone. A lengthy discussion followed concerning Site #10 and Site #11 due to split zoning on these sites. Staff and the Commission agreed that the recommendation for Site #10 will remain as previously recommended.

Site #11 – Proposal: Change zone from Single-family (RS-8) to Low-density Multi-family (RML). Commissioner Powers, seconded by Commissioner Johnson, moved to accept the recommendation to change the zoning to RML. Motion passed

Commissioner Johnson moved, seconded by Commissioner Bigler, to accept the staff's proposed recommendations on the following sites: **#24, #32, #44, #45, #49-A, #69-A, and #69-B**. Motion passed.

Site #25 – This item was determined during a previous meeting.

Site #33 – Proposed: Change from Medium-density Multi-family (RMM) to Single-family (RS-8). Commissioner Johnson, seconded by Commissioner Powers, moved to retain the RMM zoning per the owner's request. Motion passed.

Site #46-C – Proposal: Change the Adopted Comprehensive Plan designation from Low-density Multiple-family (MF-1) to Low-density Single-family (SF-1).

Commissioner Bigler, seconded by Commissioner Johnson, moved to retain the Comprehensive Plan Designation of MF-1 and change the zoning to RML to be consistent. Motion passed.

Site #47-A – Proposal: Change the zoning from Single-family Residential (RS-8) to Medium-density Multiple-family (RMM).

Commissioner Johnson, seconded by Commissioner Bigler, moved to accept the proposal to bring this site into consistency with the Plan and change the zoning from RS-8 to RML. Motion passed.

Site #47-B – Proposal: Change the zoning from Single-family Residential (RS-8) to Low-density Multiple-family (RML).

Commissioner Johnson, seconded by Commissioner Powers, moved to accept the proposal to bring this site into consistency with the adopted Plan by changing the zoning from RS-8 to RMM. Motion passed.

Site #64 – Proposal: Change the zoning from Restricted Business (B-4) to Public Use (P-1).

Commissioner Johnson, seconded by Commissioner Powers, moved to change the zoning to P-1, contingent upon approval of related changes to the text of the Zoning Code that will permit legal and professional services within the P-1 zone. Motion passed.

Site #67 – Proposal: Change the zoning from Business Technical Park (BTP) to Planned Commercial Development (PCD).

Commissioner Johnson, seconded by Commissioner Bigler, moved to change the zoning to PCD. Motion passed. The intent of the motion was to also change the Comprehensive Plan designation of this site to RC to maintain Plan/Zone consistency.

#90-A – Proposal: Change zoning from Business Technical Park (BTP) to Limited Business (B-2)

#90-B – Proposal: Change zoning from Restricted Business (B-4) to Limited Business (B-2)

#90-C – Proposal: Change zoning from Community Business (BC) to Limited Business (B-2)

Commissioner Bigler, seconded by Commissioner Johnson, moved to adopt the proposed B-2 zoning designation for Sites 90-A through 90-C. Motion passed.

Commissioner Hudson, through a written statement, asked that the Commission reconsider the previous action on Area 3, Site 35 to rezone to RML. He asked to retain the RMM zone and change the Comprehensive Plan to MF-2. The Commission discussed this Site and chose not to make any changes to their earlier recommendation.

Comprehensive Plan & Zoning Code Text Amendment recommendations.

Introduction Section:

Commissioner Johnson, seconded by Commissioner Powers, moved to accept the text changes to the entire Introduction Section, as proposed in the staff report. Motion passed.

Land Use Element:

4. Preservation

Commissioner Johnson requested that the word “protection” be changed to “maintenance” on page 97, in the paragraph pertaining to “Amend the 12th issue statement as follows: “ After discussion, Commissioner Powers, seconded by Commissioner Johnson, moved to change the sentence to read: “Preservation and enhancement of single-family neighborhoods are high priorities.” Motion passed.

3. Annexation

The Commission felt that annexations are opportunities for the City to grow and should not be considered problems or threats to the community. Commissioner Bigler, seconded by Commissioner Powers, moved to delete the words “problems or threats.” The sentence would then read: “There are annexation challenges to the north and east of the current City limits which could create an increase in public service demands.” Motion passed.

7. Land Use Subgoals

Commissioner Johnson, seconded by Commissioner Bigler, moved to accept the Development Balance subgoal and substitute the following for the Residential Balance subgoal as proposed by Chair Temples: “Residential Enhancement: To enhance our residential communities through quality redevelopment, the careful balancing of family unit types, and the preservation of the environment, while complying with the projections of the GMA.”

8. Retain Policy 2.14.

Commissioner Johnson, seconded by Commissioner Powers, moved to delete Policy 2.14 which suggests that Lynnwood’s housing stock mix should become more like that of our neighboring communities. Motion passed.

Commissioner Johnson, seconded by Commissioner Powers, moved to adopt the proposed changes, as described in the staff report, for the following sections of the Land Use Element: **#1**, **#2**, **#3** as amended, **#4** as amended, **#5**, **#6**, **#7** as amended, and **#8** as amended. Motion passed.

9. New Residential Land Use Policy

Commissioner Bigler, seconded by Commissioner Johnson, moved to change Policy LU-2.13 to read: “No single-family residential property (SF) shall be rezoned to multi-family (MF) use; except upon a showing of clear and convincing evidence.” Motion passed.

10. College District Plan

Commissioner Powers, seconded by Commissioner Johnson, moved to change the amended sentence to read: “The Planning Commission recommended Council adoption of the College District Plan on May 25, 2000 and continues to support that recommendation as of May 15, 2001.” Motion passed.

11. Residential Density

Commissioner Johnson, seconded by Commissioner Powers, moved to accept the staff proposal, as stated in the staff report. Motion passed.

Transportation Element:

1. Protection – Transportation Element, P.3

Commissioner Johnson, seconded by Commissioner Powers, moved to amend the amended text to read, “It is the City’s policy to preserve and maintain the quality and character ...” Following discussion on the motion, Commissioner Johnson amended his motion to read as follows: “It is the City’s policy to preserve and enhance the quality and character...” Commissioner Bigler seconded the motion. Motion passed.

Housing Element:

1. Housing Goal:

Commissioner Bigler, seconded by Commissioner Johnson, moved to adopt the proposed change, as stated in the staff report. Motion passed.

2. Housing Balance Policy:
Commissioner Johnson, seconded by Commissioner Powers, moved to delete this policy. Commissioner Johnson based his recommendation on testimony received by experts in the field (Master Builders Association of King and Snohomish Counties) that a 60/40 housing ratio is unachievable and without legal or scientific foundation.

Chair Temples read Commissioner Hudson's suggestion for substitution of this Policy:
"Maintain a balance between single family and multiple family units consistent with the City's demographics, employment goals, neighborhood preservation, protection goals, and affordable housing goals recognizing the City's role as the regional hub/urban center in south Snohomish County."

Planning Manager Hough explained that the intent was to simply add a statement to the summary listing of housing issues to show that the 60/40 housing ratio was an issue during the Plan amendment process. It is not intended that this issue be resolved through this particular amendment. The original proposal was accepted by the Commission.

3. Housing Tenure:
Commissioner Johnson suggested that if Table 1: Housing Tenure: 1960-1990 is to be included that it be updated. Associate Planner Amrine stated that updated information should be available soon from the Census Bureau.
4. Wording Adjustment:
Commissioner Johnson moved to adopt the amended sentence. There was no second.
5. Protection:
Commissioner Johnson, seconded by Commissioner Powers, moved to change Housing Element, P. 6 Subgoal to read: "Preserve and enhance..." and on the Housing Element, P. 6, Policy H-2.2 to read: "Adopt and apply code enforcement regulations and strategies that will promote neighborhood, preservation, property maintenance, public safety and welfare." After discussion, Johnson amended his motion on the portion of Policy H-2.2 to read: "Adopt and apply code enforcement regulations and strategies that will promote neighborhood quality redevelopment, preservation, property maintenance, public safety and welfare." Commissioner Powers seconded the motion. Motion passed.
6. Downtown:
The Commission accepted this proposed amendment as written.

Economic Development Element:

Commissioner Johnson, seconded by Commissioner Bigler, moved to adopt the proposals to this element as amended. Motion passed.

Implementation Element:

The Commission had no comments on this Element.

C. NEW BUSINESS

Resolution 2001-1 – Plan & Zone Recommendations:

Commissioner Hudson, by written statement, submitted the following suggestions:

- Include the date the Plan 'draft' was submitted to Council.

- Add a statement indicating the text has been amended .
- Revise text in the fifth WHEREAS to state that the CBD Study Area and the College District Plan have been excluded, per the Council's direction.
- Recommended that the entire Commission sign the Resolution. However, after further discussion of the logistics involved in a mass signing, it was decided that only the Chair would sign the resolution.

D. ADJOURNMENT

Commissioner Bigler, seconded by Commissioner Johnson, moved to adjourn. The motion passed and the meeting adjourned at 9:04 p.m.

Mick Teno, Chair