

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
June 14, 2001

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

**SUMMARY OF THE JUNE 14, 2001, MEETING MINUTES**

**Joint Meeting of Planning Commission and Parks & Recreation Board – Tree Preservation**  
Public Works Director Vlcek and staff presented and discussed the proposed Tree Preservation Ordinance Revisions.

**193<sup>rd</sup> Place Annexation**

After a brief presentation by Associate Planner Amrine, the Commission moved to accept staff's recommendations for the most appropriate City Zoning and Comprehensive Plan designations for 193<sup>rd</sup> Place annexation area and forward to Council for action.

**A. CALL TO ORDER**

The meeting was called to order at 7:35 p.m.

**B. JOINT MEETING OF PLANNING COMMISSION AND PARKS & RECREATION BOARD – TREE PRESERVATION**

B-1: Public Works Director Vlcek introduced staff members that were presenting the proposed Tree Preservation Ordinance. Bill Franz, Engineering Development Services Manager (EDSM), briefed the Commission and Parks Board on the results of meetings held regarding the proposed Tree Preservation Ordinance. He stated that the current Draft Tree Ordinance was a result of comments received from City Council, Planning Commission, Parks Board, and citizens. Jared Bond, Engineering Technician (ET), then gave a presentation outlining the major changes in the Ordinance.

During discussion, the following issues were addressed:

1. Planning Commissioner Hudson asked what comments or concerns were expressed by citizens. ET Bond responded that is has been requested that the wording be strengthened pertaining to undeveloped land that does not have development pending, and clearly identify "pending development" and "undeveloped."
2. Parks Board Chair Agbalog asked if tree replacement was same tree for same tree. EDSM Franz responded that replacement trees would be chosen from the Master Tree List.
3. Commissioner Hudson asked if it has been determined what costs would be incurred to enforce the Ordinance.
4. Commissioner Bigler suggested that the minimum diameter for significant trees be increased to 8 inches or 12 inches. Parks Board member Brown spoke in support of the 6-inch diameter requirement for significant trees.

5. Planning Commissioner Hudson suggested that the Ordinance be written so it is easily understood. Parks & Recreation Director Evans suggested an informational brochure summarizing the Ordinance be developed.
6. Chair Teno requested the Commission be provided a summary of surrounding areas that have Tree Ordinances showing whether or not existing residential lots are exempt. Parks Board Chair Agbalog requested that the Parks Board also receive a copy.

B-2: Adjourn to regular Planning Commission meeting.

Chair Teno adjourned the Joint Meeting at 8:30 p.m.

### **C. APPROVAL OF MINUTES – Meetings of May 15, 2001 and May 24, 2001**

Commissioner Bigler, seconded by Commissioner Hudson, moved to approve the May 15 and May 24, 2001 minutes. Commissioner Hudson requested that Council member Utter's attendance at the May 24, 2001, meeting be noted. Motion passed.

### **D. CITIZEN COMMENTS** – None

### **E. PLANNING COMMISSION MEMBER DISCLOSURES** – None

### **F. PUBLIC HEARING**

#### **193<sup>rd</sup> Place Annexation**

Associate Planner Amrine gave a brief presentation on the proposed annexation of parcels located north of the intersection of 24<sup>th</sup> Avenue W and 196<sup>th</sup> Street SW. At the conclusion of Associate Planner Amrine's presentation, Chair Teno opened the meeting for public comments.

1. Diana Clay, 2002 196<sup>th</sup> Street, SW, Lynnwood – Ms. Clay identified the lots that she owns, and stated that the property was purchased in order to expand a commercial business. Ms. Clay asked that her property not be down-zoned to RS-8 because it will not meet the current use or future needs.
2. Associate Planner Amrine distributed a letter from Scott Parker, 19420 24<sup>th</sup> Avenue W, Lynnwood, requesting certain parcels be zoned commercial.
3. Cynthia Nelson, 2516 193<sup>rd</sup> Place SW, Lynnwood Ms. Nelson is concerned that there are no sidewalks along 24<sup>th</sup> Street, which makes it unsafe for children to be walking. She asked when sidewalks would be added if the area were annexed. Associate Planner Amrine responded that improvements to a public right-of-way could be accomplished by a Local Improvement District (LID) or associated with a larger development where sidewalks would be a requirement of the development. Planning Manager (PM) Hough added that in developed areas without sidewalks, the City has a priority list of sites that are in need of sidewalks and would not know the priority of sidewalks in this area.
4. Scott Parker, 19420 24<sup>th</sup> Avenue W, Lynnwood – Mr. Parker stated he is the person Associate Planner Amrine referred to earlier. He wanted to add that many of his neighbors are also in favor of the commercial zoning and that he was not the only one favoring that zoning.
5. Kate Miyasato, 19430 24<sup>th</sup> Avenue West, Lynnwood – Ms. Miyasato stated she is undecided on the zoning, but definitely wants to be annexed.
6. Monty Mechling, 19424 24<sup>th</sup> Avenue West, Lynnwood – Mr. Mechling is curious to see what the zoning will be for this area and how it will affect everyone. He stated he would probably be in favor of the commercial zoning as proposed by Mr. Parker. Commissioner

Bigler asked when the houses in this area were built. Mr. Parker and Mr. Mechling responded that most of them were built in the late 1960s.

PM Hough asked the reasoning behind wanting commercial zoning in this area, as it is unusual for homeowners to request that their property be rezoned. Mr. Parker answered that it would increase the value of his property if zoned commercial. He also stated that his property is surrounded on two sides by commercial property and his property would be easier to sell if zoned commercial. Chair Teno explained the drawbacks to rezoning residential properties to commercial and problems associated with being non-conforming that would occur if rezoned.

Mr. Parker concluded by saying he just wanted his views on record and he would take the information provided into consideration.

Chair Teno closed the public hearing and the Commission discussed the annexation issues. In response to questions by the Commissioners, Associate Planner Amrine gave the following:

1. Owners of commercial property did not sign the annexation petition; it was signed solely by single-family homeowners.
2. Water and sewer services are currently provided by Alderwood Water District and it is difficult to say when or if that would change with the annexation.
3. As far as additional burdens on the City, street improvements are expensive and will be required at some later date.

PM Hough added that the City would receive approximately \$23,000/year in additional tax revenues.

Commissioner Hudson, seconded by Commissioner Bigler, moved to accept staff's recommendations for the most appropriate City Zoning and Comprehensive Plan designations for 193<sup>rd</sup> Place annexation area and forward to Council for action. Motion passed.

#### **G. DIRECTOR'S REPORT:**

Planning Manager Hough reported on the following City Council meetings:

- May 29 – Discussion of Area 1 sites.
- June 4 – Discussion on Moratorium. A Petition for Review was filed on June 8 with the Growth Management Hearings Board asking them to review the Moratorium.
- June 11 – Discussion of Area 2 sites. Received a considerable amount of public testimony and did not complete the public hearing on all sites.
- July 11 – An extra hearing has been scheduled on this date to complete unfinished business relating to Plan/Zone Consistency
- July 30 and September 17 – Work sessions
- No hearings scheduled for August

#### **H. WORK SESSION** – None

#### **I. NEW BUSINESS**

Commissioner Hudson reported that he attended the May 14, 29, and June 11 City Council meetings. He presented testimony on the Moratorium, the College District Plan, the Planning Commissioners recommended Work Plan, the Area 1 and 2 sites, and the Six-Year TIP and the Commission's recommendations.

In honor of Commissioner Temples' service and resignation from the Planning Commission, Chair Teno presented him with Resolution 2001-3, A Resolution in Appreciation of Voluntary Services of Robert Temples to the Lynnwood Planning Commission.

Commissioner Bigler, seconded by Commissioner Olson, moved to adopt Resolution 2001-3. The motion carried.

**J. OLD BUSINESS** – None

**K. INFORMATION ITEMS**

**K-1: Upcoming Commission Meeting Agenda**

- June 28 – Residential Accessory Space – Code Amendment
- July 12 – TBA
- July 26 – TBA
- August 9 – Tree Preservation Ordinance Amendments

**K-2: Southbound I-5 Connection to Westbound SR-525 – Design Proposal**

PM Hough advised the Commission that the Public Works Department would like a letter in support of this proposal. He added that Public Works Director Vlcek would draft a letter for review and signature.

Commissioner Hudson advised the Commission that he would not be attending the June 28 meeting.

Commissioner Hudson remarked that he found an article provided by staff, “The Value of a Planning Commission,” interesting, and asked if Council had been provided a copy. PM Hough stated that copies would be placed in their boxes, courtesy of the Planning Commission.

**L. ADJOURNMENT**

Commissioner Bigler, seconded by Commissioner Hudson, moved to adjourn. The motion passed and the meeting adjourned at 9:37 p.m.

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**Mick Teno, Chair**