

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
October 11, 2001

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

SUMMARY OF THE OCTOBER 11, 2001, MEETING MINUTES
Mobile Home Park Zone Informal Public Meeting

Representatives from 12 of the 17 mobile home parks located in Lynnwood spoke before the Commission on the proposed mobile home park zone. All were opposed to the proposed mobile home park zone and shared their problems and concerns with the Commission.

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES Meeting of September 27, 2001

Commissioner Hudson made the following requests/comments:

Inquired as to when copies of the related code amendments to the Citywide Design Guidelines would be available. Planning Manager Hough advised he would distribute copies to the Commissioners as soon as they are available.

Page 4, third paragraph from the top, second sentence. He would like that to reflect that he had requested a system, such as a notebook, for retaining documents for items that will be heard at more than one meeting.

Chair Teno requested the following changes:

Page 5, second paragraph, changed to read, "Chair Teno responded to Hudson's comment, stating that some of his comments may have been more appropriately provided off the record and he apologized for possibly offending anyone. Chair Teno stated that his comments were spoken directly towards Mr. Frame, a representative of SHAG, and Mr. Toyer of the Master Builders Association. Chair Teno recognized Mr. Frame and Mr. Toyer as experts in their field, and noted that they are neither citizens of this community nor are they property owners."

Commissioner Johnson, seconded by Commissioner Bigler, moved to adopt the meeting minutes of September 27, 2001, as amended. Motion passed unanimously.

C. CITIZEN COMMENTS None

D. PLANNING COMMISSION MEMBER DISCLOSURES

Commissioner Johnson announced that he has contracted with the City of Lynnwood to teach cooking classes through the Recreation Center and stated it would not affect his ability to make any decisions on any items before the Commission this evening.

E. INFORMAL PUBLIC MEETING – Mobile Home Park Zone

Planning Manager Hough advised that the Five-year Comprehensive Plan Update and Plan/Zone Consistency Review had recently been completed. During that process it was noted that the category "single-family" includes mobile homes and manufactured housing, most of which are contained within our 17 mobile home parks. The City Council has placed a high priority on

protecting single-family housing and, therefore, directed staff to develop a new zone that will preserve our mobile home parks.

Associate Planner Amrine gave a brief presentation on current mobile home regulations and issues that have been raised relating to a new mobile home park zone. Our 17 mobile home parks contain a total of 547 units. Amrine outlined four possible alternatives the Commission might consider. At the conclusion of his presentation, he reviewed the schedule necessary to complete this process by September 2002. The Commissioners asked for clarification on the following matters:

Commissioner Bigler – referring to Alternative 4, asked for clarification of “...development opportunities that are equal to those of ‘conventional’ homes.” Planning Manager Hough responded that the manufactured housing industry wants to be treated essentially the same as conventional housing. Site built homes are not required to be in “parks” and they have a certain amount of density and design flexibility. Likewise, manufactured housing should also have options other than being locked into parks and in their present configurations.

Commissioner Hudson – asked if currently manufactured homes can be built in single-family home zones, and if so, don’t they have equal development opportunities. Planning Manager Hough responded that they may be built on individual lots in single-family zones, but that’s not what the Mobile home park zone is designed for. This zone would be developed to preserve existing parks. The preservation of the parks would help the City achieve the 60% single family/40% multiple family housing ratio, as recently adopted by City Council as a long-term goal.

Commissioner Johnson understands that most of these mobile home parks are zoned for multiple family development. If it was contemplated before the adoption of the Comprehensive Plan that the use of these parks was to be transitional, is this the transitional step? He feels the City Council is meddling with the zoning by creating this zone. Planning Manager Hough responded that the Council’s membership has changed since 1995 and the current Council has different zoning ideas.

After responding to questions from the Commission, the meeting was opened for public comment. Chair Teno advised that the Planning Commission is an advisory board comprised of residents from the City of Lynnwood and confirmed by the City Council. The Commission makes recommendations to the Council, but has no judicial power

Les Stuart, owner Squire Mobile Home Park, 17404 176th SW. Mr. Stuart and his partner, Mr. Potter, built three mobile home parks in 1973 – Kingsbury West, Kingsbury East, and the Squire. Mr. Stuart feels this proposed zone would be spot zoning, which he does not think the Council had in mind. His property is surrounded by two arterial streets, an auto dealership and high-density multiple family development. Mr. Stuart inquired when the last park was built. Mr. Amrine responded that Evergreen has the majority of the newer units, but a majority, if not all, of the mobile home parks were built before the City was incorporated. Mr. Stuart added the he and Mr. Potter helped design the original ordinance for a mobile home park zone. That ordinance has been revised many times to the point mobile home parks cannot be built. Mr. Stuart went on to explain that there is a life span for mobile homes and that many of the homes in his parks do not have the insulation, plumbing, etc. of the manufactured homes today. In the past, mobile homes were a way of low-cost housing, but they cannot be kept forever that way. Mr. Stuart explained that he has a minimum of 2-4 new tenants every month and that should be taken into consideration. The people living there that the Council is trying to protect, have the opportunity of leaving whenever they want to. In conclusion, he stated that each park should be considered on its own merits and locations.

- Commissioner Johnson – Asked if it would be fair to say that from his testimony he would be against this new ordinance. Mr. Stuart replied, “Yes.”
- Commissioner Hudson – Asked two questions: 1) When the tenants move, do the units stay in the park; and 2) when a unit ages to the point that it’s no longer livable, is it replaced with a

manufactured home? Mr. Stewart responded that when the tenants leave the unit stays there. As far as replacing units, Mr. Stewart does not own the coach, he owns the property. The older coaches cannot be replaced with new manufactured homes because they would not fit in the same space and if the old units cannot be replaced, it is not economically feasible.

Commissioner Hudson then asked what becomes of the property after the coach outlives its usefulness or livability? Mr. Stewart responded that it's usually followed by zoning changes and higher and better uses. Where the Safeway is at 236th and Highway 99 there was once a large mobile home park. Safeway bought the park. The tenants had a year to move or sell their coaches and Safeway bought those coaches that did not sell.

Commissioner Hudson also asked Mr. Stewart, as a property owner, what his desires are as far as this zone, recognizing he wants to make a reasonable return on his investment. Mr. Stewart responded that, as the City grows up around the park, the property becomes more valuable for a higher and better use, and then you sell it and make money. It's a matter of money. It would be worth far more as a high-density multiple, which is what the adjacent property is, than it would as a mobile home park. He does not plan on changing right now but he doesn't want to be stamped with a special zoning. Commissioner Hudson asked if he would like a zone that would allow him flexibility at a future date to be able to accommodate a higher density level to improve profitability. Mr. Stewart responded that was correct. He then gave a brief history of the development and zoning of his property.

- Commissioner Powers asked what the rents are on the spaces. Mr. Stewart responded that he rents his spaces at \$440 month, and that is under the market. The space rent includes garbage, water, sewer, and landscaping. He added that the City gives mobile home parks no breaks on utilities or taxes.
- Commissioner Bigler asked if the 2-4 tenant turnover each month refers to people or rental units. Mr. Stewart responded that the tenant owns the coach, but they often sell and move. Some coaches may experience such a turn-over four or five times a year.

Fred Mus, 1661 Harbor Avenue, Seattle, representing the Tally Ho Mobile Home Park located at 5001 180th SW. Mr. Mus and his wife have owned this property and operated it as a trailer park since 1967. The property is and has been zoned commercial for the last 34 years. They are against the City's effort to create a new zone for mobile home parks for the following reasons: 1) they have paid taxes based on highest and best use for 34 years; 2) market value of property would be drastically reduced if the zoning were changed and would appear to constitute an unconstitutional taking of property. Will the City reimburse them for the reduced value caused by the downzone? This park is older and surrounded by other commercial properties. Several spaces are so small that trailers cannot be over 38' by 12'; other spaces cannot accommodate trailers that are over 10' wide. They have been forced to purchase several of these trailers because they are not replaceable with new trailers of the same size. Many of the trailers are over 30 years old and expensive to maintain. The City of Lynnwood site requirements and fire codes regarding the placement of trailers on trailer pads has hastened the obsolescence of the Tally Ho Trailer Park. This park was created in the '50s and has 25 spaces located on 1.67 acres. Redevelopment as a trailer park is out of the question. There is no opportunity to expand this park. The property is surrounded by commercially owned businesses; Seaview Chevrolet on the north and west, States Electric on the west, warehouses and various businesses on the south. This property is definitely in a commercial area. The City Council has directed the Planning staff to exclude the Seattle Heights Trailer Park from this process and allow that property to become commercially zoned. Mr. Mus asked, "Why that park is excluded (from park preservation) and not the Tally Ho? Tally Ho has nearly all the site characteristics of the Seattle Heights location. Isn't this a bit discriminatory? The City should recognize the similarly unique characteristics of the Tally Ho property and retain its zoning as commercial in order to provide a realistic, economic incentive to redevelop when the time arrives."

He submits that the Tally Ho property is consistent with commercial zoning and the present value of the property is based on its commercial zoning. They intend to vigorously defend their property rights regarding their property.

- Commissioner Johnson recalled that during the 5-year Comprehensive Plan update, a representative from Seaview Chevrolet, Chris Olson, addressed the Commission and requested that his property remain commercial and that was the Commission's recommendation to Council. Commissioner Johnson related that the Commission considered a number of sites and made recommendations based on what the Commission felt was consistent zoning for that site. Commissioner Johnson asked if one of the alternatives is to leave it as it is. Associate Planner Amrine responded that Alternative 4 would be the closest to that.
- Chair Teno suggested adding an Alternative 5 for not making any change.
- Commissioner Powers asked if Mr. Mus has been paying taxes as if it were commercial property rather than residential property. Mr. Mus responded that as far as he knows it has been zoned commercial from the time he purchased it. He presumes that he has been paying taxes based upon that rate. Associate Planner Amrine added that the Assessor's office determines taxes for mobile home parks in two ways: 1) commercial assessment value based on the raw property and also by the income stream, zoning of the property and 2) an assessment of each individual unit. The total of these assessments become the assessed valuation of the property.

John Peel, 8820 194th Street, Edmonds, broker and owner of Mr. 99 and Associates, speaking on behalf of Fred and Marilyn Mus. As the name implies, Mr. 99 specializes in properties along Highway 99. He served on a task force with the City 1987-90 with the widening of Highway 99 and recently was interviewed for one of the stakeholders on what is happening in Lynnwood. Mr. Peel feels he has expertise in local commercial real estate. Regarding Fred's property, because it is commercially zoned, he concurs with what has been said. The Assessor's Office looks at the property both with what the improvements are on the property and also the value. The value is because it is commercially zoned. Fred asked Mr. Peel to analyze his property for value. As a mobile home park it is worth about \$750,000. Based on the commercial value of just the land alone it would be \$1 million – \$1.3 million. Mr. Peel added the he has sold 4.5 million square feet of property on Highway 99, has 4 or 5 appraisers calling each week to verify comps on some of the properties he has sold on Highway 99, and many times they ask him what the value is. If their zoning is changed, Fred and Marilyn will probably suffer a 50% loss in value and that's what the City should look at. Another thing, as Mr. Stewart said, these properties have been used as a holding and were out there when nothing else was there. The City needs to look at this as a major tax base and with the development and widening, the properties will be enhanced further. Properties that sold in Lynnwood and Edmonds for \$12-\$14 square foot are now going for as high as \$30 square foot. This is a tax base that needs to be nurtured. That's where you will get the most money for the City.

Ray Massey, 1810 Lola Beach Lane, Oak Harbor, is the owner of Center Mobile Home Park. Mr. Massey stated that he definitely does not have any intentions of selling his park or changing its use. However, one of things park owners have run into recently with an older park and high-density park is that it is very difficult to get replacement units. You can special order 56' mobile homes. The lots in his park are about 60' in length, with a 5' setback. Older mobile homes are difficult to find that are in decent condition and this creates a problem with replacement. Everyone in his park owns their mobile home; they don't rent to anybody. The other aspect that should possibly be considered is the State Landlord Tenant Act with respect to mobile homes and the effects that it has on the ability to sell and remove older units. By law, they cannot tell a person they must remove their unit because it is dilapidated and rundown. There is some ability in rules and regulations to try to get the owners to improve their properties. We can seek to evict them if they let it go too far, although that is not an easy thing. Given the fact that the people own their homes, judges are very reluctant to grant an eviction. Some of these homes are locked in and we cannot remove them and

cannot force them to be repaired. We try very hard to do that and have spent a lot of money in the past to improve the park. As far as taxes and whether or not they pay according to the current zone, his understanding is that the assessor by state law must assess according to the highest and best use. Mr. Peel showed, on the overhead projector, a view of the park to indicate how tight his park is. The lots are 25' wide, including the driveway. There is 16' available to place a mobile home and 60' in length. So far this is working fine, but 15-20 years from now it will be quite different and it would be in the city's interest as well as theirs to change out of that type of use for the property. By then many of units will begin to dilapidate and replacements will be difficult to obtain. This park was built in 1959 so the infrastructure is old, so there is a certain duration it can last and then it will not be economically feasible to continue to operate as a park. The State Landlord/Tenant Act also includes protection for tenants and requires a minimum of two years notice of a park closing. The tenants have certain rights that protect their interests as well and it is not an easy thing to close a park, and not something they would want to do because the park is a good business. The only reason he can foresee that they would want to close the park is because it would not support new units or the water lines or sewer lines would deteriorate and the situation is not workable. He is concerned that locking him into a new mobile home park zone is not a good idea for the City or for him, at least in the case of the very old parks.

- Commissioner Johnson asked Mr. Massey about his zoning and specific concerns. Mr. Massey responded that he is currently zoned medium-density, multi-family. When asked by Commissioner Johnson if he wanted to keep it that way, Mr. Massey responded that he wanted to keep the current (RMM) zoning and is against the new ordinance.
- Planning Manager Hough asked Massey to clarify if a two-year notification process was necessary to close a park. Mr. Massey responded that was correct. Hough asked if that was a notification for the owners to move them out, is it their responsibility to move them, and what happens if someone has a unit that they cannot find a place to put their unit. Mr. Massey responded that he is aware of only one park that has been changed to a commercial area in the Seattle area, and other than that he is not aware of any that have been changed. If the park is closed, there is a two-year period for the tenants to find a place to move their homes. Planning Manager Hough asked if in the cases of the units that weren't able to move, the developer would buy out the last remaining units. Mr. Massey responded that was what happened in the Seattle area, as he understands it. He added he thinks it is a pretty difficult process to go through and no one would want to go through it unless there was a very good reason to do so.
- Commissioner Powers asked if all the units are owned by the residents or does he own some of them. Mr. Massey responded that they are all owned by the residents.
- Commissioner Bigler asked if he had ever gone through the eviction process. Mr. Massey stated that he has been through that process several times. Commissioner Bigler asked if reporting units that have fallen into disrepair to the Department of Health is an option. Mr. Massey responded that he has never had an occasion to look into that. He knows that the Landlord-Tenant Act does not allow them to prohibit the sale of any unit regardless of its condition. For example, if they had a unit that was very much dilapidated and they felt it was in the best interest of the tenants and themselves that it should not be there, it is not within their power to deny renewing their lease and telling the tenants they will have to move it out unless they repair it. Chair Teno suggested that he check into 'no fault eviction' procedure. Commissioner Bigler then added that obtaining insurance must be difficult. Mr. Massey agreed stating that there are not very many insurance carriers that will provide insurance and it is getting more difficult to obtain insurance for the older parks.

Jeff Palmer, 5220 176th Street SW, Park Manager at Kingsbury West and Kingsbury West Annex. Kingsbury West was purchased from Mr. Potter in 1971. During previous Comprehensive Plan hearings, the Planning Commission recommended changing lots 4 and 5 from RS-8 to RMM and to leave lot 6 as currently zoned, RMM. It is Mr. Palmer's belief that many of the cities are phasing out the type of special zoning that the City Council is proposing. He also agrees that it represents an unconstitutional taking of property, as Mr. Mus stated previously. In the situation where these

cases have been litigated in court, it has not been to the favor of the cities. Mr. Palmer urges the Commission to talk to the appropriate persons because he feels that what the City Council is proposing will lead to serious jeopardy. Mr. Palmer is a member of the Manufactured Housing Association and they have taken an interest in what the City of Lynnwood is doing because of the possible unconstitutionality of the zoning restriction. In conclusion, his family agrees with the Commission's previous recommendation of rezoning from RS-8 to RMM and questions what the Council has done with respect to their property rights.

- Commissioner Johnson recalled that during the 5-year update of the Comprehensive Plan Mr. Palmer addressed the Commission on the two sites that affected him and the Commission made a recommendation to Council to change the zoning from RS-8 to RMM as he requested on one site. And now he has come back before the Commission because the Council came up with this idea. Everyone who has talked with us tonight thinks this is a bad idea. He wanted to assure Mr. Palmer and the others who have testified that their testimony did not go unnoticed. Commissioner Johnson asked for a show of hands of those in the audience who are against this proposed zone and a majority raised their hands. He then recommended that they attend the City Council meetings and express their opinions on this proposed zoning.
- Commissioner Hudson asked how many units and what was the density of this park. Mr. Palmer responded that they have a total of 89 units, including the annex. Chair Teno advised that the density is 7.92 and 7.71 per acre, respectively. Associate Planner Amrine advised that Kingsbury West is currently zoned RS-8 so you would be allowed approximately 5 dwelling units per net acre and they already exceed that density quite a bit.

Jo Gerlach, 18002 Pacific Highway, Ocean Park, WA, owner of Meadowdale Mobile Home Park for the past six years. Ms. Gerlach stated that in the last six years she has received only trouble in trying to maintain and update a mobile home park in the City of Lynnwood. When she does have a tenant move out and the spaces are advertised, she has many people who want to bring new manufactured homes into the area and they don't fit into the spaces. She says to Lynnwood, "I've got two acres, I've got all these big backyards." All they have to do is move this space back and she'd meet all the side requirements and back requirements. But, oh no, we (City of Lynnwood) have an aerial map of your park and if you change one thing in there, we won't let you do it. So, if the homes are situated as they are on her property, they are centered, and the City will not allow her to space them out. So don't tell her the City is trying to preserve and protect mobile home parks. Ms. Gerlach also stated that her park is grandfathered in, which is why, in some cases the density is too high, and she feels that they are just being tolerated. They are not allowed to update and upgrade their mobile home parks. She does not see any help from Lynnwood in trying to make this a better place for economical living for the residents of Lynnwood.

- Chair Teno advised that the staff here are not the ones trying to preserve and protect. They are just doing what they are directed to do and responding to the City Council's proposal.
- Commissioner Johnson echoed the Chair's response. This all originated at the Council. Ms. Gerlach responded that she understands that. Commissioner Johnson asked her if she was against any new zoning. She replied that she was against the mobile home zone. With respect to preserving the mobile home parks, Commissioner Johnson noted that the Council wants to preserve mobile home parks, but they won't let you do anything to preserve it.
- Commissioner Powers asked what Ms. Gerlach foresees as the future of her property. Ms. Gerlach answered that she has owned it for six years and has no intention of doing anything with it other than using it as a mobile home park. Her tenants have gotten together to help each other make some improvements. The biggest restriction is that the City of Lynnwood will not let us rearrange on the same property that she owns to make the tenants happier, to make it look nicer, and to encourage more people to move in.
- Commissioner Hudson asked if a manufactured home occupies more space than a mobile home. Discussion with staff identified 'manufactured home' as being built after 1976. Hudson asked if she wants to accommodate the newer manufactured homes but does not have the space to accommodate an equal number of units. Ms. Gerlach responded that she could

accommodate the same number if she could move the units. Commissioner Hudson added that in her situation she may be able to do that, but in many cases the same number of new units cannot replace the older models. Consequently, to realize the same return on investment the rental cost would need to be increased.

In closing, Ms. Gerlach is opposed to a mobile home park zone to preserve and protect mobile home parks. She does not see Lynnwood promoting the enhancement of mobile home parks.

Planning Manager Hough added that most of the mobile home parks in the City are nonconforming uses, in most cases because they are either smaller than the minimum size allowed, or they exceed the maximum density allowed. In any case, they would not be able to redevelop due to their nonconforming status. To accommodate these older parks and make it possible for them to redevelop, we may need to update our code requirements for manufactured/mobile home parks.

Commissioner Johnson asked why the Seattle Heights Mobile Home Parks was exempt. Planning Manager Hough responded that area has been planned for commercial, but partially zoned for residential use and that it surrounds a small commercial auto repair business. The zoning was changed to commercial to be consistent with the long term Comprehensive Plan and to encourage that park to go away so that the whole intersection corner could be redeveloped. Commissioner Johnson asked why other parks are not exempted and Planning Manager Hough responded that City Council has not examined each park on its own merits. He added that the park owners have consistently expressed a desire for flexibility but the mobile home park zone that is envisioned may not allow much flexibility.

Don Potter, 7304 192nd Place SW, Kingsbury East. Mr. Potter stated that the back of Kingsbury East joins commercial property. There are also apartments across the street and houses on the west side. His park is big enough that he can replace units that move out with about any size unit. He envisions that someday that will probably be commercial because of the adjoining commercial property and for that reason he does not want to have this zoned as a mobile home park.

Jim Symbol, one of the owners of Medo-Lyn Mobile Ranch, 6208 202nd SW. Mr. Symbol stated that this property is approximately 4.5 acres in size. One side faces Litton Industries and multi-family housing exists on the other side. He is against changing the zoning for this property. Associate Planner Amrine asked for clarification on Mr. Symbol's address as mail is returned from the Symbol Trust address. Mr. Symbol gave his address of 6328 121st Avenue SE, Bellevue 98006.

Bill Swanberg, 1431 8th Avenue S, Edmonds, Mark's Mobile Home Park. Mr. Swanberg stated that he and his predecessor have appeared before City Council requesting further development of the property for additional mobile homes because half of the property is developed and half of it isn't. After listening to what has been said today and hearing that the Council is attempting to come up with a zone that will protect the mobile homes, he is struck with the irony that he has been before them twice and they have turned him down twice to put additional affordable housing on his property because he doesn't meet the bulk regulations. He would like to see the mobile home park owners given the opportunity to create more affordable housing opportunities and expand a little more. All he asks is to expand a bit more. He would like the City be more relaxing in some of their bulk regulations and codes that would allow some of the parks to at least temporarily have the opportunity to afford more space for affordable housing.

- Planning Manager Hough added that this particular park is located in an industrial area. Since it is zoned for industrial, that may be part of the reason why he cannot redevelop a mobile home park – it is not allowed in an industrial zone. If we develop the new zone to protect the mobile home park, it might be applied to this one property in the middle of an industrial zone. We would be protecting a residential area of affordable housing surrounded by industrial.

Chair Teno read from a list of mobile home parks to determine if there was anyone else who wanted to speak to the Commission. Commissioner Johnson does not want any inference drawn for the parks that did not have any representatives at tonight's meeting. Associate Planner Amrine added that the owners of the Royalwood Mobile Estates came to the Community Development public counter and expressed their displeasure with the proposed zone.

Chair Teno thanked all who came and spoke before the Commission, adding that their input is valued. He then outlined the options the Commission could take at this time: (1) no conclusion necessary, (2) make a motion on the alternatives, (3) create a new alternative, or (4) make a motion that Council proceed with what was recommended in the Comprehensive Plan and Zone Consistency recommendation and leave as is. Chair Teno noted that there are 16 parks in question, and 12 owners of those 16 parks came forward to object to a new mobile home park zone.

Commissioner Johnson felt that the park owners speaking tonight gave compelling reasons for not wanting this new mobile home park zone. He suggested that the Commission will be in a better position to make a recommendation after a formal public hearing has taken place.

Commissioner Powers noted that one aspect of this topic is affordable housing and mobile homes provide affordable housing in this community. She thinks it would be premature to make a decision on this now with the Affordable Housing Conference taking place next week with Associate Planner Amrine attending. One of the topics to be discussed at the conference will be preserving mobile home parks. She does not want to make any decisions until Associate Planner Amrine reports on his findings from the Conference.

Commissioner Hudson asked Amrine what the population and age level are in the mobile home parks. Associate Planner Amrine responded that by using a multiplier of 2.5 per unit, the population would be approximately 1,200 and according to statistics he has gathered while researching this project, the average age of a manufactured home occupant is 53 years. Commissioner Hudson then asked if this issue was started as a result of the work on the Comprehensive Plan Zoning Consistency efforts and the fact that, as a Commission, we recommended the rezoning of many mobile home parks to a multi-family designation for two reasons: 1) the Comprehensive Plan showed it as multi-family, and 2) from a density standpoint, a single family zone would not work. Consequently, when this was presented to City Council, in their zeal for 60/40 and preserving single-family that's when it hit the fan. Planning Manager Hough agreed and added that, to achieve a 60/40 housing ratio, the City Council must look for ways to discourage multi-family development, as well as preserve single-family.

After Chair Teno asked for the total acreage of all lands in the City, he surmised that the City Council is seeking to impose this special zoning on very small percentage of the City's population.

Commissioner Hudson stated that he cannot make a judgment either way at this time and wants to wait until after Associate Planner Amrine can report on the Affordable Housing Conference, particularly the session on preserving mobile home parks.

Per Chair Teno's request, staff will provide him a listing of the communities contacted with respect to mobile home park zoning.

Commissioner Bigler noted that the majority of the people speaking tonight voiced frustration in not being able to upgrade their park, and it would be his hope that Associate Planner Amrine will have some options from the Affordable Housing Conference for upgrading the parks. Amrine informed the Commission that he has spoken with the Executive Director of the Washington Manufactured Housing Association and she applauded the preservation idea. She was surprised at how many units were in the city, and she recognized the issue of trying to keep or enhance those

parks. She suggested that something needs to be offered to the mobile home park owners to move in that direction.

Commissioner Powers noted that the GMA requires that we provide housing for all levels in the community and in the beginning she saw mobile home parks filling that need, but there may be other ways to house people. We are fulfilling our mission by having hearings and then passing our recommendation on to the Council.

Chair Teno suggested that if they have not already done so, the Commissioners should tour the mobile home parks in Lynnwood. Commissioner Powers does not want this to become a class distinction and the Commission should not pass judgment on the people living in the parks.

Planning Manager Hough suggested that the Commission wait until after Amrine has reported on the Affordable Housing Conference before making any decisions on the mobile home park zone.

Chair Teno requested the following information from staff: pertinent information from the Conference, list of cities contacted, information from communities in Oregon that have mobile home park zones if relevant, and the mobile home park statistics that Amrine referred to. Commissioner Hudson also asked for a copy of the Mountlake Terrace Mobile Home Park zone.

F. DIRECTOR'S REPORT

Planning Manager Hough reported on the following:

- Comprehensive Plan and Zoning Code were adopted by City Council on October 8, 2001.
- Development Regulations Update – seeking volunteers to assist with updating the codes.
- Memo from the Park Board inviting the Planning Commissioners to attend the next Park Board Meeting on Nov. 6, 7:00 p.m. City Council Chambers, to discuss Tree Ordinance.
- Planning Short Course – several sessions available. Worthwhile educational training.
- Letter to the Editor of the Enterprise in response to Council member Ted Hikel's comments of August 16 regarding mobile home issue.

G. WORK SESSION

Mobile Home Park Zone continuation of Item "E" (no separate staff report)
(Discussed during E. Informal Public Meeting)

H. NEW BUSINESS

Commissioner Powers inquired about the rescheduled Municipal Urban Growth (MUGA) Open house. Planning Manager Hough reported that it will be held the afternoon of October 23 at the Fire Station.

Commissioner Hudson asked if the Commission wanted to do something in appreciation or recognition of Mayor Roberts-Martinez. Council member Utter advised the Commission and staff that a recognition dinner will be held on December 6 for the Mayor and the Commissioners will be invited. After discussion, the Commission decided to present the Mayor a resolution and/or plaque and will decide later on the date.

I. OLD BUSINESS – NONE

J. INFORMATION ITEMS

J-1 – Upcoming Commission Meeting Agenda

Planning Manager Hough outlined the following upcoming Commission Meetings:

- October 25 –

- Mobile Home Park Zone – continued discussion
- MUGA (tentative) Meeting with the Council Workgroup on October 17
- November 8
 - City Center Plan Update
 - Mobile Home Park Zone
 - Municipal Annexation – land use and zoning public hearing
- November 22 – Canceled (Thanksgiving Holiday)
- December 13
 - Mobile Home Park Zone
 - Formalize MUGA Proposal

K. ADJOURNMENT

Commissioner Johnson, seconded by Commissioner Bigler, moved to adjourn. The motion carried and the meeting adjourned at 10:00 p.m.

Mick Teno, Chair