

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
October 25, 2001

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

**SUMMARY OF THE OCTOBER 25, 2001, MEETING MINUTES**

**Mobile Home Park Zone – Continuation of discussion.**

During discussion, the Commissioners requested staff develop an interim concept, review the existing sites, and examine the City's development standards for mobile home parks and perhaps propose changes to the regulations to allow existing parks to make improvements.

**Municipal Urban Growth Area (MUGA)**

Planning Manager Hough reported on the October 23 MUGA Open House. Representatives from the Martha Lake neighborhood expressed their concerns about their neighborhood being split between Lynnwood and Mill Creek.

**A. CALL TO ORDER**

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

Commissioner Hudson advised that Commissioner Johnson was absent tonight because his mother-in-law is very ill.

**B. APPROVAL OF MINUTES Minutes of October 11, 201,**

Meeting minutes not yet available for review and approval.

**C. CITIZEN COMMENTS** None

**D. PLANNING COMMISSION MEMBER DISCLOSURES** – None

**E. PUBLIC HEARING** – None Scheduled

**F. DIRECTOR'S REPORT**

Planning Manager Hough reported on the following:

- October 22 – Public Hearing for 193<sup>rd</sup> Place Annexation. Associate Planner Amrine reported that the City Council approved the Planning Commission's recommendation for the proposed zoning and Comprehensive Plan designation for the properties in the annexation area.
- 204<sup>th</sup> Annexation – Was appealed by the fire district on the 45<sup>th</sup> and final day of the Boundary Review Board's process. The BRB has scheduled a public hearing on Dec. 11.
- October 22 – College District Plan was discussed at a City Council Work Session. Council is still concerned as to whether or not mixed use is needed across from the campus entrance. Council has requested staff to develop an option that would save most of the existing houses.

- Planning Commission Vacancy – Interview panel made recommendations to fill the current vacancy as well as Commissioner Hudson’s position after his resignation at the end of the year. After the Mayor makes her appointments, Council will confirm the appointments – probably sometime in November.
- October 23 – MUGA Process Open House. Commissioners urged to attend.
- New Comprehensive Plans will be distributed to the Commissioners within the next two weeks.

## **G. WORK SESSION**

**Mobile Home Park Zone** – continuation of discussion.

Associate Planner Amrine gave a brief presentation on the continued issue of the mobile home park zone, outlining four alternatives. At the conclusion of his presentation, Association Planner stated that staff is requesting direction from the Commissioners to modify the code. He added that City Council is striving to retain as much single-family housing as possible and is not receptive to the idea of rezoning some of the existing mobile home parks. Discussion was held between staff and the Commissioners about the economics involved if these properties were zoned single family. Chair Teno expressed his opinion as being against this proposal and would like the mobile home parks to remain as stated in the Comprehensive Plan.

Commissioner Bigler asked about the possibility of setting up newer mobile homes in parks that were developed in the early 1970s. Planning Manager Hough responded that in parks that were designed for double-wides, there isn’t much of a problem. The problem is with those parks that were designed for the single-wides and the newer models do not fit in those parks. He added that single-wides are still made, but they are 12-15 feet wide rather than 8-10 feet wide as they were in the 1970s.

Commissioner Hudson inquired about the City Council’s action on the zoning for existing mobile home parks during the Comprehensive Plan update. Planning Manager Hough responded that the Council took no action on the parks, with the exception of Seattle Heights which was changed to General Commercial. Commissioner Hudson expressed his concern with the proposed zone and possible elimination of mobile home parks. He wants the mobile home parks to remain and provide affordable living space, but would also like to make some provision that would allow the mobile home parks to develop and improve. Associate Planner Amrine added that the Housing Conference emphasized that manufactured/mobile homes are considered affordable housing for many different types of families.

Commissioner Hudson asked staff why only mobile home park owners and not residents attended the last Planning Commission meeting. Planning Manager Hough responded that only the owners were invited to that “informal public meeting” and that everyone will be invited to a public hearing later in the process. Commissioner Hudson felt that a significant number of senior citizens would be very opposed to having their parks redeveloped, as they would lose their affordable housing.

Chair Teno expressed his views and based them on his personal experience in the banking field and having a relative who lived in a mobile home. He pointed out that Lynnwood is no longer a suburb. Lynnwood is talking about redeveloping downtown, it is becoming more of an urban area, and Lynnwood is no longer a mobile home park city. The land value is too great. Down zoning properties to single family will also present other problems as far as services for seniors is concerned. For instance, alzheimer’s facilities and assisted living facilities are not allowed in single family zones. Lynnwood has a large senior citizen population and assisted care facilities and senior care has potential. He also feels that condos are viable if the parks were to redevelop.

Commissioner Hudson had two concerns with redeveloping the parks into condos: 1) increased cost of living for senior citizens, and 2) senior citizens wanting a more private residence.

Commissioner Bigler does not have any problem with preserving mobile home parks. He feels that there is a place in Lynnwood for these types of facilities as an alternative. Commissioner Bigler asked if the Planning Department had a preferred alternative. Planning Manager Hough responded that there is middle ground that could be considered. He suggested taking a closer look at how the parks are currently located and zoned and it may make sense not to change some of them.

Commissioner Bigler agreed that it would be a reasonable exercise to examine each park on an individual basis. Associate Planner Amrine asked what criteria the Commission would want staff to use in this examination. Community Development Director Cutts suggested using the same criteria as was used for the Plan/Zone Consistency review – look for the most appropriate underlying zoning and at compatibility with surrounding land uses and zone(s).

Commissioner Powers expressed concern about the income level of the residents in the parks and if the parks are eliminated it could be difficult for them to find affordable housing without assistance. The information provided in the Rental Housing Study should be very helpful. She added that the Comprehensive Plan states that Lynnwood must provide housing for people of all economic levels.

Associate Planner Amrine reported on the sessions he attended at the Affordable Housing Conference. The 'Preserving Mobile Home Parks' session was presented by representatives from California and Vermont; no representation from Washington. California has very stringent laws dealing with preservation. They also have a mobile home residency law and a mobile home park act. It was noted that Washington State has been dealing with the same frustrations for the past 10-15 years that staff and the Commission are dealing with at the present time. He suggested that it might be beneficial to contact state representatives on this matter, as this is becoming a larger problem in Washington. Amrine added that manufactured homes have improved dramatically over the years.

After discussion between staff and the Commissioners, it was decided that staff should develop an interim concept to evaluate, review the sites and report on the findings, and look at the City's development standards for mobile home parks and perhaps change the regulations so the parks can make improvements. Commissioner Hudson suggested forming a task force that would include park owners, park residents, Planning Commissioner(s), and Planning staff.

Commissioner Powers suggested scheduling an open meeting to hear the opinions of park residents. After discussion, it was decided not to do that at this time.

Commissioner Olson agreed with Chair Teno in leaving the parks at their current zoning, but understands that a well-thought out and comprehensive report needs to be compiled for the City Council so that they understand that this was thoroughly considered. CDD Cutts agreed that the Commission will need findings that are based on fact to present to Council.

Chair Teno asked that staff provide a listing of the parks with the parks they reviewed during the Comprehensive Plan update at the top so they can focus on parks they can consider preserving. He also asked that the listing be emailed to the Commissioners so that they might have time to take a closer look at some of the parks.

### **Municipal Urban Growth Area (MUGA) – Input from Open House**

Planning Manager Hough reported that 30-40 people attended the MUGA Open House on October 23. Representatives from the South Martha Lake Neighborhood expressed concerns about having their neighborhood split between Lynnwood and Mill Creek. This came as a surprise as the options Lynnwood has developed for this area would indeed split their neighborhood. They asked when the next opportunity would be for them to have input in the process. Hough indicated that a public hearing will be held, possibly in January. In response to a question from Commissioner Hudson about a work session, Planning Manager Hough stated that a work session is scheduled for December 13. Commissioner Hudson suggested that the new Commissioners be invited to the December 13 meeting so they will be aware of this process. Chair Teno suggested that they be invited to the December 8 meeting as well. Planning Manager Hough agreed and will add them to the distribution list for the agenda packets for both of those Planning Commission meetings.

Commissioner Olson inquired about fire protection in the Martha Lake Area and Planning Manager Hough advised that Fire District One has a large fire station in that area. Commissioner Olson reminded staff that she had requested a larger map at a previous meeting. Planning Manager Hough stated that larger maps will be provided the next time this issue is addressed.

### **H. NEW BUSINESS**

#### **Development Regulations Update – Technical Oversight Committee**

Planning Manager Hough asked for volunteers to serve on the Oversight Committee. He explained that this committee will assist staff by reviewing the existing development regulations and identifying issues to be studied. Commissioner Hudson advised that Commissioner Johnson has expressed an interest in serving on this Committee. Planning Manager Hough will contact Commissioner Johnson. There were no other volunteers.

### **I. OLD BUSINESS – NONE**

### **J. INFORMATION ITEMS**

#### **J-1 – Upcoming Commission Meeting Agenda**

Planning Manager Hough outlined the following upcoming Commission Meetings:

- November 8
  - Poplar Way Annexation for Municipal Purposes – Public Hearing
  - City Center Plan Update
  - Mobile Home Park Zone – continued discussion
- November 22 – Canceled (Thanksgiving holiday)
- December 13
  - Mobile Home Park Zone – continued discussion
  - Formalize MUGA Proposal – and schedule public hearing
  - Recognition of Mayor Roberts-Martinez' Service to the City
- December 27 – Canceled (Holiday season)

Chair Teno announced that he will be the presenter for the City Center Plan Update on Nov. 8. Discussion will follow the presentation. He is requesting that if the discussion becomes lengthy that the Mobile Home Park Zone Work Session be rescheduled to December 13. It is important that the Commission voice their opinions on the City Center Plan in order for the Committee to make a recommendation on November 29.

During discussion about Mayor Roberts-Martinez's recognition, it was suggested and decided by consensus that Commissioner Hudson would make the motion and present a Resolution to the Mayor at the Dec. 13 meeting.

**J-2 Snohomish County Rental Housing Study**

Planning Manager Hough distributed copies of excerpts from the "Snohomish County Rental Housing Study, Spring 1996-2001 Rental Data" report and spoke briefly on the contents.

**K. ADJOURNMENT**

Commissioner Hudson, seconded by Commissioner Bigler, moved to adjourn. The motion carried and the meeting adjourned at 9:30 p.m.

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**Mick Teno, Chair**