

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
November 8, 2001

CHAIR TENO
COMMISSIONER BIGLER
COMMISSIONER HUDSON
COMMISSIONER JOHNSON
COMMISSIONER OLSON
COMMISSIONER POWERS

SUMMARY OF THE NOVEMBER 8, 2001, MEETING MINUTES

Poplar Way Annexation – Public Hearing

No citizens were present to participate in this hearing. After lengthy discussion between staff and the Commissioners, the Commission forwarded staff's recommendation to City Council.

City Center Project Update

Discussion was held on plan and intensity alternatives for the City Center Project. The CBD Oversight Committee will consider the Commissioners' suggestions, along with others, on November 29, 2001, for final discussion and agreement on a preferred alternative.

Initiation of Zoning Code Amendment

Following Planning Manager Hough's presentation, the Commission moved to direct staff to review the Comprehensive Plan designation and zoning of the Lynnwood sewage treatment plant and consider adjustments to resolve identified problems.

A. CALL TO ORDER

Chair Teno called the meeting to order at 7:30 p.m.

Council member Lisa Utter was in attendance as City Council Liaison to the Planning Commission.

B. APPROVAL OF MINUTES

Minutes of October 11, 2001 Meeting

Commissioner Hudson, seconded by Commissioner Bigler, moved to adopt the minutes as submitted. The motion passed unanimously.

Minutes of October 25, 2001 Meeting

Commissioner Bigler, seconded by Commissioner Powers, moved to adopt the minutes as submitted. The motion passed unanimously.

C. CITIZEN COMMENTS – None

D. PLANNING COMMISSION MEMBER DISCLOSURES – None

Chair Teno announced that the Agenda for this evening has been revised. The Mobile Home Park Zoning item included under Work Session will be moved to December 13 to allow more time for the City Center Project Update this evening.

E. PUBLIC HEARING Poplar Way Annexation – for municipal purposes

There were no citizens in the audience to participate in this public hearing. Chair Teno asked if the Commissioners had read the staff report included in the Agenda packet. Discussion took place between the Commissioners and staff about various aspects of the property. Commissioner Hudson inquired about the elevation of the property and asked whether the proposed Comprehensive Plan designation of Regional Commercial (RC) and General Commercial zoning are appropriate for this parcel. Community Development Director Cutts informed the Commission that this property was, at one time, being processed for a senior housing project by Snohomish County, but was withdrawn due to the close proximity to the freeway and the noise and air pollution problems. That was one consideration given to the proposed staff recommendation.

Commissioner Hudson asked for discussion on the pros and cons of this property being used for multi-family residences. Director Cutts responded that he did not feel this property was suited for residential due to noise and pollution factors. He feels light industrial or commercial is a more appropriate use for this property. Commissioner Hudson noted that there is residential property to the south and a park [Heritage Park] across the street from this property and it is difficult for him to accept a commercial designation.

Chair Teno stated that he was in general agreement with Commissioner Hudson, although he does see a transition between Eagle Hardware and the park across the street. He visualizes a small strip mall on the subject property. Associate Planner Amrine added that development of this property will be subject to landscaping requirements and a design review process.

Commissioner Olson asked why it could not be used as part of the park. Planning Manager Garrett responded that the Parks and Recreation Dept. has no plans beyond the existing site for Heritage Park nor do they have additional funds. He added that this property is owned by the LID that underwrote the interchange. If the City wanted to use the property for a park, they would need to purchase it from the LID, and no funds are budgeted for that purchase.

Commissioner Johnson expressed opposition to removing the trees on the property for commercial development. Chair Teno responded that the Commission needs to look out for Lynnwood's assets and in this case, strive to get the highest and best use out of the property.

After discussion, Commissioner Hudson suggested zoning the property multi-family and if there is no interest, change the zoning at a later date. He is not ready to zone this property commercial. Chair Teno thinks it is prime for transitional commercial. Commissioner Powers agreed with a commercial zoning for the property due primarily to noise levels. Multi-family residents could find the noise level intolerable, whereas, commercial development would be less affected by noise.

Commissioner Bigler favored the transitional commercial. He was not in favor of a park because of the air quality due to vehicles on the freeway.

Commissioner Olson agreed with Commissioner Powers.

Commissioner Bigler, seconded by Commissioner Powers, moved that the Planning Commission forward the following Comprehensive Plan and Zoning recommendations to the City Council for application upon annexation:

- (1) That the Comprehensive Plan designation for the Poplar Municipal Annexation Area be Regional Commercial (RC), and
- (2) That the Annexation Area be zoned General Commercial (CG).

The motion passed. Roll call: Yes – Commissioners Teno, Powers, Johnson, Bigler, Olson. No – Commissioner Hudson

F. DIRECTOR'S REPORT

Community Development Director Cutts introduced David Kleitsch, the City's new Economic Development Director, and gave a brief history of his background.

Planning Manager Hough reported the following:

- There were no City Council activities to report on.
- The Mayor is expected to make the Planning Commissioner appointments very soon.
- Commissioners Johnson and Bigler met with Park Board on November 6 about the Tree Ordinance. Commissioner Bigler added that he was very satisfied with Public Works' efforts in making the Ordinance two-tiered between single-family residences and commercial development. Commissioner Johnson agreed and is confident that the Tree Ordinance that comes back to the Planning Commission will be greatly improved.
- A Boundary Review Board public hearing will be held on December 11 to take testimony pertaining to the Fire District's appeal of the 204th Street Annexation.
- Updated Comprehensive Plans are available and were distributed to the Commissioners.

G. WORK SESSION

City Center Project Update – continuation of discussion.

Chair Teno, as co-chair of the Oversight Committee, briefly described the progress of the City Center Project. He noted that the recommendations of the Planning Commission and other groups will be considered by the Oversight Committee on November 29 when it selects one of the alternatives on which to base the Draft Plan. Planning Manager Garrett outlined the concepts, Plan Alternatives and Intensity Alternatives. At the present time, according to Garrett, there is no market for new office space, but there is some market for retail, and a market for multi-family residential. Public involvement will be the key in getting the CBD started. Planning Manager Garrett then asked for comments and suggestions from the Commission.

Commissioner Bigler

- Asked about attracting light rail or other alternative means of transportation into the area. Garrett responded that a comment was made to include light rail on the maps so when the idea of running light rail from Northgate to Everett is suggested again, it will be shown on our long-range plan. Bigler suggested that the median down I-5 would be a possible route for light rail.
- He prefers Alternative C. He likes the idea of a central park with ground-level retail around it. As far as density, he favors buildings of three or fewer stories.
- Bigler asked if an anchor retail building is being considered. Planning Manager Garrett responded that is not on the list. He suggests some easy access to the Mall from the town center; i.e., monorail, trolley or shuttle.

Commissioner Powers

- She asked if there was a way to eliminate bus fumes to make housing feasible in the transit center area. Garrett responded that that level of detail has not been approached.
- Powers asked if there would be mountain views from any of the buildings. Garrett said views have not been considered.
- Powers suggested that the Gateway location have a background of the mountains behind it. Planning Manager Garrett will include that idea with the comments from the Commission.

Commissioner Hudson

- Hudson was concerned about the traffic impacts of any alternative on 196th and 44th.
- He was uncomfortable with any multi-family on 44th or 196th as depicted in some of the alternatives. He would like to see mixed-use potential shown on the graphics in some way.
- Consideration should be given to pedestrian over-crossings, particularly over 196th and 44th.
- Desirability of three parking structures – east and west ends of 196th, and south end of 44th.
- Favors Alternative B because it shows east-west, north-south pedestrian crossways.

- Hudson asked if similar plans in other areas such as Bellevue and Redmond were being reviewed to determine what they did right or wrong. Garrett indicated that a field trip may be planned to Redmond, Bellevue and Kirkland later in the project, possibly in January.
- Hudson suggested adding the following to the Urban Design and Planning Principles list: 1) Emphasizing a pedestrian-oriented, friendly environment, and 2) Emphasizing the creation of widespread mixed-use opportunities.

Planning Manager Garrett added that a new city traffic model is being built to analyze the traffic issues that will arise with the development of the City Center. This will also be a key piece of the environmental review process for the Plan.

Patrick Decker (member of audience)

- Asked what size streets are envisioned for the “special streets” on Alternatives A and B. Planning Manager Garrett responded that there would be few driveways because driveways do not work well with pedestrians, but he envisions on-street parking on each side and then one travel lane each way – approximately 44 feet curb to curb.
- Decker suggested avoiding tall buildings next to the sidewalks so it would be more pedestrian friendly. He favored the four-spine alternative because of the ease of internal movement.
- He suggested moving the City offices into the core area.

Chair Teno explained that the areas designated as “park” are not necessarily large green lawns, but may be other things that would draw people in.

Discussion was held about mixed-use and accessibility options for residents and those working in the same building.

Director Cutts mentioned the possibility of joint projects, possibly involving the Library and private businesses.

Commissioner Johnson stated that he favored Alternative B.

Commissioner Olson

- She asked for clarification on what could be included in the areas designated as civic/public. Planning Manager Garrett responded that it could be anything involving a public agency, such as the proposed Public Facilities District (PFD) convention center, library, a community college building, etc. Director Cutts further explained that most of the discussion now is centered on the PFD and the convention center with three phases.
- Olson favors Alternative B with alterations like a more centralized park area.
- She agreed with Commissioner Hudson’s suggestion for parking at east/west ends of 196th and south 44th, with a shuttle that would run into the center.

Planning Manager Garrett explained that a preferred alternative will soon be chosen and will become the subject of further analysis. The other two alternatives will be evaluated in relationship to the main alternative. He invited the Commissioners to contact him if they have anything more to add. He also reminded them of the November 14 workshop and the November 29 Oversight Committee meetings. They are welcome to attend and offer more ideas.

H. NEW BUSINESS

Initiation of Zoning Code Amendment - Sewage Treatment Plant in P-1 Zone

Planning Manager Hough briefly explained that the Comprehensive Plan designates this area as Public Facility (PF), but there was no zoning on the property. The City applied “Public and Semi-public (P-1)” zoning to the property, which is consistent with the Comprehensive Plan. However, since a sewage treatment plant is not allowable in the P-1 zone, the proposed improvements would not be allowed. Therefore, staff is asking the Commission to initiate a Zoning Code Amendment to correct these problems.

Commissioner Johnson, seconded by Commissioner Bigler, moved that the Planning Commission direct staff to review the Comprehensive Plan designation and zoning of the Lynnwood sewage treatment plant and its site and consider adjustments to resolve the identified problems.

Commissioner Hudson noted in the staff report the possibility that the City of Edmonds would de-annex this area. Planning Manager Hough responded that was a possibility but probably not too likely. Director Cutts added that, based on a meeting with the Edmond's Community Development Director, he was not optimistic about de-annexing this parcel but would put it before a sub-committee of the Edmond's City Council for their reaction. Commissioner Hudson asked, "If de-annexing is a possibility, would that allow Public Works expansion opportunities in the future? If Lynnwood is going to grow, that treatment plant will need to be expanded."

The motion passed unanimously.

Commissioner Hudson asked staff to explore the de-annexation possibility further with the City of Edmonds.

I. OLD BUSINESS - None Scheduled

J. INFORMATION ITEMS

J-1 – Upcoming Commission Meeting Agenda

Planning Manager Hough briefed the Commission on upcoming meetings:

- December 13
 - Formalize MUGA Proposal – and schedule public hearing
 - Mobile Home Park Zone – continued discussion
 - Recognition of Mayor Roberts-Martinez' Service to the City
- December 27 – Canceled (Holiday season)
- January 10
 - P-1 Zone Amendments – Public Hearing
 - Election of Officers for 2002
 - Planning Commission Annual Report
 - Mobile Home Park Zoning
 - Development Regulations Update
- January 24
 - MUGA – Public hearing
 - Mobile Home Park Zoning

J-2 Preparation for December 13 Commission meeting

Planning Manager Hough distributed a draft resolution to present to Mayor Roberts-Martinez for review and comments. It was decided that the presentation would take place after the MUGA discussion, at about 8:30 pm.

K. ADJOURNMENT

Commissioner Johnson, seconded by Commissioner Hudson, moved to adjourn. The motion carried and the meeting adjourned at 10:25 p.m.

Mick Teno, Chair