

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
January 24, 2002

CHAIR JOHNSON
COMMISSIONER BIGLER
COMMISSIONER DECKER
COMMISSIONER OLSON
COMMISSIONER PEYCHEFF
COMMISSIONER POWERS
COMMISSIONER TENO (absent)

SUMMARY OF THE JANUARY 24, 2002, MEETING MINUTES

Municipal Urban Growth Area (MUGA) – Public Hearing and Recommendations
During a public hearing, comments from citizens were accepted and considered. The Planning Commission agreed to recommend City Council approval of the Lynnwood MUGA Boundary with modifications.

Regional Shopping Center Parking – Code Amendment
Planning Manager Garrett explained the purpose of the Regional Shopping Center Parking Code Amendment. During discussion, Garrett responded to questions from the Planning Commission.

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES

Commissioner Bigler, seconded by Commissioner Powers, moved to approve the January 10, 2002, minutes.

Commissioner Olson noted that the listing of the Commissioners was incorrect and asked that the minutes be corrected.

There were no other corrections to the minutes, and the motion passed unanimously to approve the minutes as corrected.

C. CITIZEN COMMENTS – None

D. PLANNING COMMISSION MEMBER DISCLOSURES

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

E. PUBLIC HEARING: Municipal Urban Growth Area (MUGA)

Planning Manager Hough briefly explained the factors considered in choosing the MUGA boundaries and outlined boundary proposals and two alternatives on the east side of I-5. Hough noted that the proposals had the support of citizens, nearby neighborhoods and communities, and the staffs of Snohomish County and our neighboring cities.

Commissioner Decker asked what input was received from the County for the proposals. Hough responded that the County has not expressed any concern about the boundaries. The long-term expectation is that, eventually, these areas will be annexed into a city. The County is not concerned about which city, as long as the cities arrive at mutual growth boundaries.

At the conclusion of the staff presentation, the testimony portion of the public hearing was opened and the following comments were made:

Micki Gunderson, 1126 Lawton Road, Director of the Hilltop/Locust Group. Ms. Gunderson described her neighborhood organization as a strong active group who have been involved in planning for some time. They had 130 people attend two MUGA neighborhood meetings and also mailed 1,300 newsletters. She stated the Hilltop/Locust Group's opposition to the boundaries that were considered earlier in the process, since they would have followed Damson and split their neighborhood. The current boundaries, as outlined by staff, follow Locust Way along the east side of Swamp Creek. Gunderson felt that was not the best location for the boundary either. Planning Manager Hough responded that it may be possible to adjust the boundary lines along Swamp Creek if there is a more suitable boundary option.

Evelyn Gerard, 19725 28th Avenue West. Mrs. Gerard stated that she would like to retain her Alderwood Manor address. Planning Manager Hough stated that her property is just outside the City limits and would stay that way unless a request was made for annexation. Chair Johnson explained that this hearing is about the MUGA boundaries and not annexation issues.

Bill Trimm, 15728 Mill Creek Blvd., Mill Creek, Community Development Director, Mill Creek. Mr. Trimm commended Planning Manager Hough on the background and history of the work that has taken place to establish the preliminary boundaries. Mr. Trimm stated that the City of Mill Creek supports staff's recommendation that Alternative A (I-5 Freeway) be recommended as the common boundary between Mill Creek and Lynnwood.

Peggy Dare, 22320 Hickory Way, Brier. Ms. Dare explained that she has been very active in her neighborhood north of Brier. She felt some areas north of Brier are in poor condition, need city services and should be annexed as soon as possible. She agreed with Ms. Gunderson on the Swamp Creek boundary issues that she had outlined earlier. Dare pointed out an old abandoned logging road along the west side of Swamp Creek that might make a good trail. The MUGA boundary should follow that old road (referred to as Old Larch Road), if possible.

At the conclusion of public comment, Chair Johnson closed the public hearing at 8:37 p.m.

F. INFORMAL PUBLIC MEETING – None

G. DIRECTOR'S REPORT

Planning Manager Hough reported on the following upcoming City Council meetings:

- February 4
 - Joint Meeting with City Council
 - MUGA Work Session
 - 204th Street Annexation – memo
- February 11
 - 204th Street Annexation – Public Hearing and final decision

H. WORK SESSION – Regional Shopping Center Parking Code Amendment

Planning Manager Garrett explained that, as part of plans for a major expansion of Alderwood Mall, the mall owners have asked the City to review and revise certain regulations for off-street parking at the mall. The scope of the code amendment has been expanded to include standards for landscaping in off-street parking areas.

The Commissioners had the following questions and comments:

Commissioner Olson

- Is the reduction in parking requirements intended to utilize more of the land or has there been a reduction in parking? Garrett responded that the peak parking period is very short and if the mall was required to maintain 5 spaces per 1,000 sq. ft. of gross floor area, parking structures would be required to meet that criteria.

Commissioner Bigler

- Noted that the size of the parking area is not being reduced – just the number of spaces per 1,000 sq. ft.

Commissioner Decker

- Has discussion about off-site parking during peak usage occurred? Barry O'Connor, General Manager of Alderwood Mall, responded that during the peak usage this year, employees parked on site rather than off site, and there was no need for customers to park off-site. He contributes this to the fact that there are other sources of shopping nearby. If, however, parking for customers was inadequate, employees could be asked to park off site.
- Was there security in the off-site parking areas? Mr. O'Connor responded that Mall Security patrolled the area, supplemented by the City of Lynnwood Police Department.
- In response to the possibility of landscaping on the street frontage, Decker prefers that landscaping be low so that shoppers will be able to see into the parking areas from the street.

Commissioner Powers

- Has there been any consideration of expanding mass transit to the mall? Garrett answered that discussion has taken place with Community Transit on this matter. Currently, Community Transit operates primarily as a commuter service rather than local service.
- Landscaping at the Mall is fine. No need to change anything.

Commissioner Psycheff

- Noted walking is sometimes difficult when shrubs are placed at the crosswalks.
- In response to her questions on parking structures, Doug Schoemaker, Mall Architect, responded that the parking structures would be grade plus two, perhaps three levels.
- Asked about the security in the parking structures. Mr. O'Conner responded that they would be well lit with security cameras and call boxes installed.

I. NEW BUSINESS – MUGA Recommendations

Commissioner Bigler, seconded by Commissioner Psycheff, moved that the Planning Commission recommend to City Council preliminary approval of the Recommended Lynnwood/Mill Creek MUGA boundary, as shown in Attachment "C" of the staff report for the Planning Commission's January 24, 2002 public hearing, and for the reasons described in the text of that report, with the following modification(s): The Bothel/Lynnwood boundary follow Locust south to Old Larch Road and then south to Larch Way, and that the MUGA boundaries be processed to adoption as a 2002 Comprehensive Plan Amendment.

Planning Manager Hough noted that the proposed boundary follows Swamp Creek along Locust Way. The proposal from the citizen was to cross the creek and follow Old Larch Way on the west side. Crossing the creek should not be a significant problem. If a creek preservation program is undertaken in the future, a creek corridor would be established and both Lynnwood and Bothell would be involved in that process.

Commissioner Decker noted that Ms. Gunderson had two issues: 1) protection of the creek, and 2) keeping the neighborhood together. He feels the Commission is leaning more towards preserving the creek and less towards preserving the neighborhood. For that reason, he is in favor of staff's recommendation to follow Locust Way for two reasons: 1) seems likely the City of Lynnwood will be able to manage that area in a sooner time frame than annexations from the east would occur. Preservation of the creek would more likely happen, and sooner, with Locust as a boundary. 2) It is a stronger physical boundary (Locust is an active street. Old Larch is an abandoned roadway.)

Chair Johnson expressed his appreciation to those citizens who spoke to the Commission with their thoughts and concerns about the proposed boundaries.

A vote was taken on the motion, and it passed with Commission Olson abstaining.

Chair Johnson advised that a motion would be required in order to change the Planning Commission meetings to 7:00 p.m. in the Commission's Scope and Rules. Commissioner Olson, seconded by Commissioner Bigler, moved that the Lynnwood Planning Commission begin their meetings at 7 o'clock PM. Motion carried.

Commissioner Decker announced that he would be attending the Monday City Council meeting as Planning Commission liaison.

J. OLD BUSINESS

Commissioner Powers reported on the progress of arranging a celebration to honor Dave Hudson. After discussion, the Commission decided to celebrate on Thursday, February 7, at Elmer's Restaurant. Commissioner Powers and Planning Manager Hough will coordinate the purchase of a gift. A Special Meeting will be held that evening prior to dinner in order to act on a resolution that will then be presented to Mr. Hudson.

K. INFORMATION ITEM – Upcoming Commission Meetings

No discussion was held.

L. ADJOURNMENT

Commissioner Bigler, seconded by Commissioner Olson, moved to adjourn. The motion carried and the meeting adjourned at 9:10 p.m.



Dave Johnson, Chair