

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**JULY 25, 2002**

Commissioners present:

Dave Johnson  
Brian Bigler  
Patrick Decker  
Tia Psycheff  
Jacqueline Powers

Absent: Olson

Staff present:

Ron Hough, Comprehensive Planning Manager  
Dennis Lewis, Senior Planner

Others present:

Ruth Ross, Councilmember Liaison

**SUMMARY OF THE JULY 25, 2002, MEETING MINUTES**

**Development Regulations Update – Public Hearing**

After a brief presentation by Senior Planner Lewis, the Public Hearing was opened for comment. After receiving public testimony and deliberating, the Commission moved to forward to City Council a recommendation to approve the Development Regulations Update - Phase 1 as presented.

**2002 Comprehensive Plan Amendments – Public Hearing**

A public hearing was conducted on ten 2002 Comprehensive Plan Amendments. After receiving public testimony and deliberating, the Commission moved to forward to City Council a recommendation to approve the Comprehensive Plan amendments and related zoning amendments Numbers 2, 3, 4, 7, 8, 9, and 10 as presented.

**CALL TO ORDER**

Chair Johnson called the meeting to order at 7:00 p.m. Chair Johnson acknowledged the attendance of Council member Ruth Ross at the meeting.

**APPROVAL OF MINUTES**

Commissioner Decker moved to approve the June 27 and July 11, 2002, minutes as written. The motion was seconded by Commissioner Bigler, and carried unanimously.

**PUBLIC HEARING**

**Development Regulations Amendments** – Hearing was continued from the June 27 Planning Commission meeting.

Senior Planner Lewis briefly explained the purpose of tonight's public hearing on the Development Regulations Update. These proposed amendments are to correct regulatory inconsistencies with the Comprehensive Plan; and, to make the regulations more effective or efficient. Mr. Lewis also advised that there is a prospect that there will be a Phase 2 of this process that will be more detailed and probably propose more significant changes to the Development Regulations. City Council will discuss going forward with Phase 2 on Monday, July 29.

At the conclusion of Mr. Lewis' presentation, Chair Johnson opened the public hearing on this matter and the following testimony was given:

David Toyer, Master Builders Association of King and Snohomish Counties, 2155 112<sup>th</sup> Avenue NE, Bellevue, WA 98004. Mr. Toyer served as a representative from the development community on the Development Regulations Committee and he thanked staff for their effort during this process and noted that most of the changes represent what he considers to be ministerial changes. Mr. Toyer noted that Phase 2 of this process may provide more flexibility and increase ease and use of the City's development regulations and give the City the ability to develop into a more positive community. He encouraged the Council and the City to move forward with the Phase 2 process and suggesting those interested should participate in the process.

At the conclusion of Mr. Toyer's testimony and with no other comments received, Chair Johnson closed the public hearing.

Commissioner Decker moved that the Commission forward to City Council a recommendation to approve the Development Regulations Update - Phase I as presented. Commissioner Bigler seconded the motion and the motion passed unanimously.

## **2002 Comprehensive Plan Amendments**

Planning Manager Hough provided a summary of the ten proposed 2002 Comprehensive Plan Amendments to be considered for recommendation to City Council.

At the conclusion of Mr. Hough's presentation, Commissioner Decker suggested amending the Manufactured Homes chapter with the following:

Section 21.70.200.3 – Allow visiting recreational vehicles.

Section 21.70.300.4 – “All new structures to the park shall meet the requirements...”

Section 21.70.400 – Wording should allow stick-built dwellings as a replacement option.

Commissioner Peycheff raised concerns about replacing manufactured homes with stick-builts in a mobile home park.

Chair Johnson opened the public hearing and the following comments were received:

### ***Environmental Element (new)***

David Toyer, Master Builders Association of King and Snohomish Counties, 2155 112<sup>th</sup> Avenue NE, Bellevue, WA 98004. Mr. Toyer advised that he would like to be considered as a party of record for the Parks Element and the Transportation Element. Mr. Toyer then suggested language that would clarify various areas of the Environmental Element. He also suggested eliminating the section on Environmental Enforcement stating that it might be better to have this as a resolution rather than part of the Comprehensive Plan. Chair Johnson requested that Mr. Toyer provide the Commission with a summary of his requests so that the Commission can address his issues.

Commissioner Bigler asked if Mr. Toyer was recommending that the City not follow through with mitigation (Wetlands – page 11). Mr. Toyer assured him that was not the case, but that he would like a mention of the relationship with the GMA and the balance. Mr. Bigler added that the language as presented is standard language and he does not believe the City can alter that manner of policy towards wetlands. Mr. Bigler also stated that the City does not have an option to not adopt the new Washington State Department of Ecology Stormwater Manual. Mr. Toyer stated that the City would not preserve their opportunity to negotiate during the NPDES permit process on particular points that may not be right for the City. Mr. Bigler suggested that the Commission discuss Mr. Toyer's issues at a future work session.

***Mobile Home Parks – policy, map, zoning and code text amendments***

Don Potter, 7304 192<sup>nd</sup> Place SW (owner of Kingsbury East Mobile Home Park). Mr. Potter spoke in opposition to changing the Comprehensive Plan designation from MF to SF. He explained that the park is bordered on one side by apartments and commercial on the other. However, he was in favor of rezoning from RS-8 to RS-7.

Walt Olsen, Olsen Law Firm PLLC, 604 W. Meeker Street, Ste. 101, Kent WA 98032. Mr. Olsen represents Jeff Palmer (Kingsbury West and Kingsbury Annex) and spoke to preserve the property rights of Mr. Palmer. Mr. Olsen stated that they are opposing the down zoning from RMM to RML, but do not oppose the up zone to RS-7. Mr. Olsen stated that Mr. Palmer is requesting (in preferred order):

1. Both parcels, Kingsbury West and Kingsbury Annex, zoned as RMM; or
2. The Annex remain as RMM and Kingsbury West zoning as RS-7; or
3. Include a higher density for the mobile home parks by allowing ten units per acre rather than eight units per acre if a mobile home park zone is adopted to preserve mobile home parks.

Linda Eisenhower, Assistant Manager of Medo-Lynn Mobile Home Park. Ms. Eisenhower originally was opposed to the proposed change of the Comprehensive Plan designation from Regional Commercial to Industrial. After receiving an explanation that this would not change the way the park currently operates, she was no longer in opposition to this proposed change.

***College District Plan***

Planning Manager Hough gave a brief background of the proposed College District Plan and the Commission's recommendation to City Council on May 25, 2000, to adopt the Plan and its implementing zoning and development guidelines. To date the Council has not taken any action on this proposal.

Kevin Hostbjor, 6721 202<sup>nd</sup> Street SW. Mr. Hostbjo referred to questions and comments that he and some neighbors (Cheryl Harper and Geof Nunn) have presented to Planning Manager Hough. Some of their concerns were: 1) the effect on property values; 2) whether or not the people who gave their opinions and ideas in 2000 live in the neighborhood; and 3) mixed-use area proposed to reduce traffic issues. Mr. Hostbjo concluded that he and his wife (Terry) are opposed to sending the proposal back to the Council. When asked what recommendations he might suggest, he recommended not changing the residential area. Mr. Hostbjo is not convinced that changing the area would make it better. In response to a question about what traffic he observes during the day, Mr. Hostbjo responded that he is normally not home during the day and the traffic he witnesses is to and from the apartment buildings. He has also observed students parking on the street in his neighborhood.

Rita Smither, 19704 69<sup>th</sup> Place W. Ms. Smither stated that the neighborhood has been waiting for a determination on the zoning. She added that the houses are old and many of the neighbors want to sell but are waiting to see if the zoning will change from single family to multi family. Ms. Smither is in favor of the proposed low density, multi-family zoning as recommended to Council in May 2000.

Geof Nunn, 6726 202<sup>nd</sup> Street SW. Mr. Nunn expressed the same concerns as Mr. Hostbjo with respect to their neighborhood. He is not in favor of the proposal as was recommended to the City Council in May 2000. He does not understand how the proposed plan would benefit the neighborhood. He understands how it would benefit the College, developers, and those who have invested in the property for the purpose of developing according to the plan. Mr. Nunn's alternative is to encourage more development of the single-family homes that are in the neighborhood.

Cheryl Harper, 6726 202<sup>nd</sup> Street SW. Ms. Harper has noted that students do not walk to the eating establishments located at the corner of 68<sup>th</sup> and 196<sup>th</sup>. Ms. Harper also stated that she is home on Fridays and the traffic on 202<sup>nd</sup> and 68<sup>th</sup> is horrendous from early in the morning until late in the afternoon. Ms. Harper suggests distributing information about the services available at the college that might encourage more interaction between the neighbors and the college. Commissioner Decker explained that the College District Plan was developed in order to address various issues that have arisen in this area. The Commission needs ideas from the community to remedy the issues to help the neighbors and college district exist together.

Theresa Hostbjoer, 6721 202<sup>nd</sup> Street SW. Mrs. Hostbjoer referenced LMC 11.44.100 with respect to parking on 68<sup>th</sup> Avenue from 196<sup>th</sup> to 204<sup>th</sup> and 202<sup>nd</sup> SW to 68<sup>th</sup>. In April she contacted Mr. VanGiesen and requested parking permits to allow the residents to park in front of their homes and preclude the college students from parking in their driveways and in front of their houses. Mrs. Hostbjoer was notified that this information was forwarded to the traffic engineer in Public Works. She asked if discussion about parking permits for residents has taken place. This may eliminate some of the animosity between the homeowners and the college.

At the conclusion of the public testimony, Chair Johnson closed the public hearing. Commissioner Decker moved to recommend to the City Council approval of the following Comprehensive Plan Amendments and related zoning amendments that are necessary to maintain consistency: Items 2, 3, 4, 7, 8, 9, and 10; as prepared and presented. The motion was seconded by Commissioner Psycheff and carried unanimously.

Chair Johnson then moved the remaining 2002 Comprehensive Plan Amendments (Item numbers 1, 5, and 6) to the August 8 meeting agenda for further discussion and decision.

## **DIRECTOR'S REPORT**

Planning Manager Hough reported:

There will be a July 29, 2002 – City Council Work Session to brief the Council on the Planning Commission's recommendations on the 2002 Comprehensive Plan Amendments.

Interviews have taken place with four applicants interested in the Planning Commission vacancy. Recommendations are being prepared for Mayor McKinnon. Chair Johnson thanked Commissioner Bigler for representing the Commission on the interview panel.

## **NEW BUSINESS**

Planning Manager Hough advised that Commissioner Olson has requested a leave of absence for an indefinite time period due to a physical ailment. Ms. Olson will have a more definite time frame after a doctor's appointment in mid August. After researching this matter, Mr. Hough has determined that the Commission can grant an excused leave of absence if it does not create a conflict with Commission business. Chair Johnson remarked that a leave was granted for a former Commissioner, so a precedent has been set. Mr. Johnson also expressed concern that Ms. Olson had not contacted him or any other member of the Commission regarding this matter.

The Commission will discuss the issue of the vacant Vice Chair position created by the absence of Ms. Olson at the next Planning Commission meeting after conferring with the City Attorney on this matter.

Chair Johnson advised the Commission that the City Council would like to meet with the Commissioners during dinner hosted by the Council. Council President Jim Smith has proposed September 30 as a tentative date. The Commissioners agreed that this would be worthwhile.

**INFORMATION ITEM**  
**Upcoming Commission Meetings**

Chair Johnson reminded the Commission that the Work Session for the 2002 Comprehensive Plan Amendments 1, 5 and 6 was moved to August 8.

**ADJOURNMENT**

Chair Johnson acknowledged that Mayor McKinnon was now in attendance at the meeting.

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

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**Dave Johnson**, Chair