

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**OCTOBER 10, 2002**

Commissioners present:

Dave Johnson  
Brian Bigler  
Patrick Decker  
Rosemary Melomey  
Tia Psycheff  
Jacqueline Powers

Absent: Walther

Staff present:

Ron Hough, Comprehensive Planning Manager

Liaison:

Council member Ruth Ross

**SUMMARY OF THE OCTOBER 10, 2002, MEETING MINUTES**

**Housing: Types, Trends, Affordability and Infill**

A brief presentation was given by staff to familiarize the Commission on housing types, development types, current conditions in Lynnwood, project capacity for new housing, and growth allocation process.

**Growth Allocation Program**

Staff presented a short program prepared by Snohomish County outlining the proposed process for allocation of population growth for the next 20 years as projected by the state.

**CALL TO ORDER**

Chair Johnson called the meeting to order at 7:00 p.m.

**APPROVAL OF MINUTES**

Commissioner Powers moved to approve the September 12, 2002, minutes as written. The motion was seconded by Commissioner Bigler, and carried unanimously.

(Commissioner Melomey arrived at 7:02)

Chair Johnson introduced new Commissioner Rosemary Melomey. She was recently appointed to fill Position #7 which was vacated by the resignation of Cynthia Olson. After the Commissioners introduced themselves, Ms. Melomey provided a summary of her interests and background.

**DIRECTOR'S REPORT**

Planning Manager Hough reported on the following Council activities:

September 9

2002 Comprehensive Plan Amendments – Council conducted a public hearing, then gave preliminary approval to proposed amendments to the Parks and Recreation Element, Historic and Cultural Element, and the Transportation Element.

October 14

2002 Comprehensive Plan Amendments – Council is scheduled to act on all amendments.  
Secure Community Transition Facilities Ordinance – Public Hearing scheduled.

Mr. Hough added:

- Commissioners Decker and Peycheff took part in the city center tours of Bellevue and Renton.
- Volunteer Recognition Dinner issues have been resolved. In the future anyone currently serving on a Board/Commission will be invited to the dinner.
- Growth Allocation Retreat will be held Oct. 26 at Everett Station. It's open to the public.

Chair Johnson recognized Councilmember Ross in attendance this evening.

### **WORK SESSIONS**

1. Housing: Types, Trends, Affordability and Infill

Planning Manager Hough gave an informative PowerPoint presentation to familiarize the Commission on housing types, definitions, residential development types, current economic conditions related to housing in Lynnwood, projected capacity for new housing, and the growth allocation process. At the conclusion of his presentation, he responded to questions from the Commission. In response to a poverty level question from Commissioner Peycheff, Council member Ross offered to provide information she recently received relating to poverty levels.

(Commissioner Decker arrived at 7:45 p.m.)

2. Growth Allocation Program – a PowerPoint presentation

Planning Manager Hough presented a short program prepared by Snohomish County outlining the proposed process for allocation of population growth for the next 20 years as projected by the state Office of Financial Management (OFM). Mr. Hough pointed out that population may be allocated to the County, individual cities, Urban Growth Areas and Municipal Urban Growth Areas (MUGA). Since the County is required to coordinate the process with the cities and to consider their input, he felt the County would be receptive to recommendations made by the cities pertaining to population allocations within cities or their MUGAs.

### **NEW BUSINESS**

1. September 30 - City Council/Planning Commission Dinner

Chair Johnson reported that he felt there was an open and clear discussion during the meeting on the College District Plan issues. Manager Hough inquired about an issue that came back to staff that indicated staff had not responded to some of the Council's questions on this matter. Chair Johnson responded that Council member Gough felt that seven or eight questions were not addressed in the consultant's report and until those questions were addressed that some of the Councilmembers were not prepared to continue on. Mr. Hough noted that, in May 2001, a 16-page report was provided to the Mayor and Council addressing concerns that had arisen. If the issues were not addressed in that document, he was unclear what issues remained.

2. City Center Tour – Bellevue and Renton

Commissioner Peycheff felt the tour was very useful. Presentations were given in both cities on how they built up their city centers. Renton was a good example of quick transactions with less than exemplary results, whereas Bellevue's approach was long term. Commissioner Decker also found it very informative and added that Mark Hinshaw, LMN Architects, made a

point that 20 years ago Bellevue was very similar to Lynnwood today. In all, they learned from both cities what they are struggling with and where they had challenges.

3. Tree Ordinance

Commissioner Decker has been asked by Council to ascertain the progress of the Tree Ordinance. He advised that the Commission had made their recommendation and asked that it be passed on to Council, but perhaps because of Council's busy schedule it had not made it to their agenda. Planning Manager Hough believes that it is scheduled for Council review in the next couple of months. Commissioner Decker volunteered to urge Council President Smith to schedule this on Council's agenda so they can move forward with the process.

4. Lot Sizes

Commissioner Decker advised that Lynnwood has 62 lots that are less than 16,801 square feet and cannot be subdivided because they are zoned RS-8. Commissioner Decker noted that if the lot size in RS-8 was decreased from 8,400 to 8,000 sq. ft., there would be 62 lots that could be considered for subdivision, thereby increasing the single-family ratio without reducing the number of trees, without annexing, etc. Chair Johnson advised that this matter is being considered in the Development Regulations Phase 2 process and will come to the Planning Commission through that process.

5. Volunteer Recognition Dinner

- Chair Johnson noted it was the singular effort by Commissioner Bigler that brought about the changes and resolving the issue of invitees for the Volunteer Recognition Dinner.

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

Upcoming Commission Meetings

October 24 -

Draft Historic Preservation Amendment  
Part 2 of the Housing Discussion

December 12 -

Chair Johnson requested that a brief discussion on the election process for the Planning Commission be included.

**ADJOURNMENT**

Commissioner Bigler, seconded by Commissioner Powers, moved to adjourn. The motion carried, and the meeting adjourned at 8:20 p.m.

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**Dave Johnson**, Chair