

Lynnwood Planning Commission
Meeting of February 13, 2003

Staff Report

Agenda Item: **E**

Informal Public Meeting: 2003 Comp. Plan Amendment Process

- Public Hearing
- Informal Public Meeting**
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

Background:

Lynnwood's Comprehensive Plan was designed for a 20-year period of time. To help keep it intact and current, State law allows us to make changes – but only once each year. And, all changes must be processed together so that cumulative impacts can be evaluated.

The City Council has approved the process for 2003. The deadline for new proposals is April 1. Prior to that date, the following activities are being conducted:

- Notices have been placed in local newspapers to explain the process, timing, and to announce upcoming informational public meetings.
- Notices have been placed on the City's website.
- Persons and/or organizations that may be interested in a Comprehensive Plan amendment are being notified in writing of the process and deadlines.
- The **Planning Commission** will host a community public meeting in February to explain the process and assist potential applicants.
- Staff will conduct pre-application conferences to discuss potential amendments, options, and the steps in the process.
- January - March: City boards, commissions and the City Council are being informed of the amendment cycle. Staff is available to assist.

Open House & Informal Public Meeting:

To help ensure public awareness of this process, a public **Open House** will be held on February 13 from 6:00 to 7:00 PM in the foyer of the City Council Chambers. The public is invited to attend to pick up application forms, general informational brochures, or to talk to staff about the Comprehensive Plan or the amendment process.

Following the Open House, the Planning Commission will conduct its regular meeting, which will include an opportunity for the public to address the Commission directly.

Initiating a Change:

There are three primary ways to initiate a change to the Comprehensive Plan, as listed below. The City actively advertises and solicits amendment proposals that will make the Plan better and we don't want to miss any good ideas or leave anyone out of the process.

1. Formal Application:

A formal application for a Comprehensive Plan Amendment may be submitted prior to April 1. The application requires a \$3,000 deposit and a SEPA review fee. All formal applications are processed through the Planning Commission and City Council, and approval of the request is never guaranteed.

2. Suggested Amendment:

Anyone may suggest a Plan Amendment by filling out a "Suggested Comprehensive Plan Amendment" form and paying a \$50 processing fee. All suggested amendments are considered for inclusion on the "Study List." The City Council may include some or all of the suggestions on the Study List for processing this year.

3. Indirect Suggestion:

A citizen, organization or other party may attend the Planning Commission's informal public meeting and verbally request a particular change. Or, he/she may offer the suggestion to the Mayor, a member or the City Council or Planning Commission, or to a staff member. That person, in turn, may offer the suggestion for Study List consideration.

Tentative Schedule: [subject to adjustment, as needed]

Feb. 13	Planning Commission public meeting to solicit ideas and input.
Apr. 1	Deadline for new applications and suggested amendments.
Apr. 10	Planning Commission public hearing & recommendations to Council.
Apr. 21	Council work session on Study List.
May 5	Council work session on Study List (if needed).
May 12	Council approves Study List for processing.
June 12	Planning Commission public hearing & recommendations.
July & Aug.	Council work sessions (to be scheduled).
Sept. 8	Council public hearing.
Sept. 22	Adoption of 2003 Plan Amendments and related zoning adjustments.



**Lynnwood Planning Commission
Meeting of February 13, 2003**

Staff Report

Agenda Item: I-1

City Center Plan

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett (425) 670-6292

Recommendation:

Discussion only; no action at this work session.

Background/Discussion:

The City Center Planning Project is issuing a Draft Plan for a new central business district in Lynnwood. The new City Center is envisioned as a dynamic place to live, work and play while ensuring that the surrounding neighborhoods would be largely unaffected. It would provide the opportunities and amenities of a central business district that includes pedestrian friendly streets in a park like environment. As part of issuing the Plan, City staff is meeting with City boards and commissions to discuss the Draft Plan and to hear comments on the Plan.

The Introduction to the Plan states,

“The Lynnwood City Center has extraordinary potentials as part of a dynamic regional market. Adjacent to two major freeways and surrounded by strong, stable residential neighborhoods, it contains numerous properties that have remained vacant or underdeveloped.

“As one of the officially designated “urban centers” in the metropolitan area, it can attract major new investment providing jobs, retail shops and services, entertainment, public spaces, and cultural attractions that do not now exist in the area. It has potential for a considerable amount of new housing. The City Center can emerge over time as a lively, diverse and appealing place to live, work, shop and play.

“To achieve this, the physical setting of the City Center would need to be altered to attract both new development and redevelopment. Additional traffic would warrant the widening of some streets and construction of new ones providing safe and appealing sidewalks. Upgrading the infrastructure and new public spaces and

amenities would be needed. Finally, entirely new codes and standards would be necessary.

“Both public and private sectors will need to exercise leadership in directing resources to achieve the vision and address the challenges. The result will be a greatly enhanced tax base and new choices for Lynnwood residents, workers and visitors.”

The Preliminary Draft Plan:

- Expands on the Vision for the City Center from the CBD visioning project in 2000;
- Provides for mixed use development in three districts (West End, Core and North End), with different intensity, building size and primary land uses in each district;
- Finds that maintaining adequate traffic circulation will require major street improvements, with funding from all available sources (grants, developers, property owners and the City);
- Envisions public-private partnerships in all aspects of the redevelopment program;
- Calls for revised zoning standards and other codes to promote redevelopment of the City Center into an urban area; and
- Commits the City to taking a leadership role in jump-starting redevelopment by dedicating both staff and funding for capital improvements.

Purpose of this Work Session:

Commissioner Decker and staff will present the Draft Plan for the City Center to the Planning Commission, focusing on the major elements of the Plan and the challenges to implementing the Plan. The Commission will then have the opportunity to ask questions about and discuss the Plan.

Next Steps:

During the Reality Check, staff will gathering comments on the Draft Plan from the public. Staff will report on these comments to the City Council on March 3. At that time the City Council will be asked to authorize Phase II of the planning project – preparation of documents to implement the Plan (zoning code, design guidelines and standards, capital facilities program, Final EIS). Commissioner Decker and staff will keep the Commission up-to-date on the project.

Attachments:

Draft City Center Plan (separate cover)

**Lynnwood Planning Commission
Meeting of February 13, 2003**

Staff Report

Agenda Item: I-2

Population & Employment Targets

- Public Hearing
- Joint Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron Hough, Planning Manager

Background:

A priority of Washington's Growth Management Act of 1990 (GMA) was to preserve "resource lands", specifically lands for agriculture, forestry and mineral extraction. The GMA was also intended to make development more sensible and cost effective. Both objectives are furthered by efforts to contain urban development in concentrated areas, rather than allow it to sprawl over the countryside.

To implement those objectives, the GMA required most counties to establish urban growth areas (UGA) "*within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.*" Rural areas would be appropriately down-zoned and major roads and utilities provided only in urban areas.

In the early 1990s, Snohomish County prepared a new Comprehensive Plan. Population growth was projected over the next twenty years and urban growth areas were established to accommodate most of that growth to the year 2012. Part of the projected growth was allocated to the existing cities. Lynnwood was given about 4,000 new residents as our share of the County's twenty-year growth and most of it has already been accommodated.

Counties must review their urban growth areas and densities every ten years to keep current. This is usually done after a major U.S. Census. The review is now in progress. The State Office of Financial Management (OFM) has provided twenty-year population projections for Snohomish County and it's the county's job to figure out where this new growth will occur. Ideally, it will be accommodated within existing UGAs. However, if that's not feasible, UGA boundaries may have to expand. Determining exactly how much and where expansion will occur can be a difficult and politically influenced task.

For the past couple years, the cities and Snohomish County have been working together to measure our "buildable lands" and assess our capacity for additional growth. Lynnwood completed a major update of its own Comprehensive Plan in 2001. This helped determine our growth capacity – based on our own community vision and goals. We are now at the point of assisting Snohomish County in its 10-year Plan Update and in determining where the new growth will go.

The Challenge:

Snohomish County is beginning a ten-year update of its Comprehensive Plan. The County is responsible for accommodating future growth and must coordinate its Plan with the Plans of its 20 cities. It must also address UGA expansion and other issues.

The following population projections were made by OFM.

2025 Projections – for Snohomish County:

618,600 – 2002 population

1,062,903 – high growth	(+72% growth)
929,314 – intermediate	(+50% growth)
795,725 – low growth	(+29% growth)

Most new growth should occur in urban areas. The following is a summary of the current population distribution in Snohomish County:

Snohomish County – Population Distribution:

37% live in cities in the Southwest Urban Growth Area (SWUGA)
24% live in unincorporated portions of the SWUGA
21% live in other cities and UGAs
18% live in rural/resource unincorporated areas

Lynnwood is not located at the outer edge of the Southwest Urban Growth Area, so UGA expansion is not necessary for our growth. However, if the UGA cannot be expanded sufficiently, other “reasonable measures” have been identified to help us accommodate the growth in other ways. Such measures might include clustering, smaller lots, higher densities, etc. If such measures are necessary, we will be affected. In turn, if the cities can accept more development and people, the need for UGA expansion will be lessened.

Factors to Consider:

- How much room exists now for more growth and people (buildable lands study)?
- What are the current growth patterns and development trends?
- What are the infrastructure and funding issues?
- What are the roles of each jurisdiction in the region? Will they change?
- What reasonable measures can we use to increase our capacity?
- Is it premature to include any City Center units in these calculations?
- Which of the reasonable measures can Lynnwood afford – and not afford?
- Which of the measures will be politically impossible or socially undesirable?
- What are the potential adverse impacts of UGA expansion?

The Process:

The following is a summary of the new process for allocation of projected 2025 growth in which we are now involved. This process includes both population and employment:

- Oct. 2002 – Snohomish County Tomorrow held a retreat at which this project was discussed and direction provided to guide the allocation process.
- Population and employment growth ranges were established for each jurisdiction. Lynnwood can expect from 6,700 to 10,200 new residents by 2025.

- Puget Sound Regional Council (PSRC) also projected pop. and employment. The preliminary population allocations were based on PSRCs subcounty forecasts.
- Cities may recommend countywide policy changes and UGA adjustments.
- Each city will provide its own preliminary growth target by **April 1, 2003**.
- SCT and others will compare the collective totals with OFM population ranges.
- SCT Steering Committee will make recommendations to the County Council.
- County Council will adopt the initial 2025 growth targets into the CPPs.
- Cities and County will revise their Plans to accommodate the 2025 growth.
- A reconciliation process will settle any differences.
- Following reconciliation, the County Council takes final action on the targets.

Lynnwood’s Population Target:

The following is the preliminary target population range for Lynnwood. Our task is to review the range and recommend a specific 2025 population target.

Lynnwood: 2000 Population	33,847	
2025 Low Pop.	40,570	(+ 6,723 or +20% growth)
2025 High Pop.	44,080	(+ 10,233 or +30% growth)

During the five-year update of our Comprehensive Plan, we concluded that Lynnwood’s population could increase to **37,904** based on the land uses of our Comprehensive Plan and related zoning. That’s **4,057** additional residents.

In 2002, figures were derived from the Buildable Lands program, using slightly different methods and calculations. This process determined that Lynnwood could accommodate an additional **4,491** persons, based on the current Plan and zoning.

Since both projections are lower than the “low” end of the range for Lynnwood, we’ll have to determine whether or not to submit a growth target that is outside the range assigned to us. Or, we might consider boosting the target by assuming a certain level of residential development within the City Center during the next two decades.

Snohomish County is asking the cities to accompany their growth target selections with information on potential measures to achieve the growth targets. This might include preliminary information on reasonable measures being considered to increase capacity within our community. One such measure might be the City Center Plan.

Employment Targets:

The employment figures for Lynnwood are as follows:

- 24,493** – 2000 Estimated Employment in Lynnwood
- 39,660** – 2025 **low** employment estimate (within current city boundaries)
- 47,560** – 2025 **high** estimate (within current city boundaries)

The Economic Development Element of the Lynnwood Comprehensive Plan noted that the previous 10-year employment estimate (to 2012) called for 13,227 new jobs in

Lynnwood. By 1998, we had gained about 2,500 new jobs but were 10,700 jobs short of the 2012 target.

The basis for the County's employment projection is employment projections made by the Puget Sound Regional Council. These appear to be straight-line projections based on past trends and such major developments as Alderwood Mall. The current economic malaise adds some doubt to the reliability of these projections. However, even if these projections still make sense, if they are not tied to the City's Comprehensive Plan, zoning, available lands for new commercial and industrial development and other local factors, they may not be reasonable. It would seem that the only possible way for Lynnwood to meet these aggressive employment targets would be development of the Lynnwood City Center.

Our task is to settle on an employment target for 2025.

Next Steps:

This preliminary discussion will be continued to the February 27 meeting for a recommendation. The Commission should think about these growth-related issues and be ready to offer any additional thoughts or ideas. Staff will bring additional information to the Feb. 27 meeting.



Lynnwood Planning Commission
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Staff Report

Agenda Item: **J**

Upcoming Commission Meetings

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

■ The following schedule is for planning purposes – subject to adjustments.

Feb. 13 **Public Hearings:** None scheduled
Public Meeting: 2003 Plan Amendments – Open House & Discussion
Hearing Exam: Annual Meeting with Hearing Examiner John Galt
Work Session: City Center Plan – Presentation & Discussion
 Pop. & Employment Growth Targets

Feb. 27 **Public Hearing:** None scheduled
Business: Pop. & Employment Growth Targets
Work Sessions: Development Regulations – Phase 2
 Subdivision Code Rewrite
 Mobile Home Park Study – Phase 2

March 13 **Public Hearings:** None scheduled
Work Session: City Center Plan – Review & Comment
 Opiate Substitution Treatment Services

March 27 **Public Hearing:** Opiate Substitution Treatment Services
Work Session: Plan Amendment Docket and New Proposals
 Subdivision Code Rewrite

April 10 **Public Hearing:** Comp. Plan Amendment Study List
Work Session: Plan Amendment Proposals