

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
July 24, 2003

Commissioners present:

Dave Johnson, Chair
Patrick Decker
Elisa Elliott
Jacqueline Powers

ABSENT: Bigler, Peycheff, Walther

Staff present:

Dennis Lewis, Senior Planner
Darryl Eastin, Senior Planner

SUMMARY OF THE JULY 24, 2003, MEETING MINUTES

Development Regulations – Residential Zones – Public Hearing

Staff reviewed the Residential Zones Amendment. The public hearing was opened and continued to a later date. The Commission took action on Amendment 2 by forwarding the staff recommendation to the City Council to create separate chapters for each housing type.

CZA Amendment – Copper Ridge subdivision – Informal Public Meeting

Staff explained the proposed change to the CZA Amendment that would eliminate the requirement to maintain a \$1,200 deposit for insurance. The Commission will forward to City Council staff's recommendation to approve the proposed amendment.

CALL TO ORDER

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

APPROVAL OF MINUTES

Commissioner Decker moved to adopt the June 26, 2003, minutes as written.

Commissioner Powers seconded the motion and it carried unanimously.

Staff responded to Commissioner Powers' questions related to vehicle sales in the PCD zone that was discussed during the June 26, 2003, meeting. Ms. Powers was absent from that meeting.

CITIZENS COMMENTS

No citizens were present to offer comments.

PUBLIC HEARING

Development Regulations – Residential Zones

Senior Planner Lewis explained proposed amendments to the residential zone:

- Amendment 1 would create a new high-density single-family zone with a minimum lot size of 4,000 square feet per dwelling unit and would require renaming the two other single-family zones (RS-7 and RS-8).
- Amendment 2 proposes to divide Chapter 21.42 into two chapters to address single family and multi-family code requirements separately.

Mr. Lewis added that the amendments could be considered separately and that a decision on both amendments need not be made tonight.

Chair Johnson opened the meeting for public comment. A written memo from David Toyer, Master Builders' Association (MBA), expressing support for the high-density single-family zone and concern about the development/design standards was entered into the record. This memo was received just before the meeting and neither staff nor the Commission had time to consider the items addressed. With no other comments to be heard, Chair Johnson continued only the Amendment 1 portion of the public hearing in order to further investigate and discuss the concerns raised by the MBA regarding the high-density single-family zone proposal.

Discussion followed on the Amendment 2 proposal.

Chair Johnson moved to recommend to the City Council that Chapter 21.42 be amended to apply to single family residential development only, and to create a new Chapter 21.43 to apply only to multi-family residential.

The motion was seconded by Commissioner Decker and passed unanimously.

INFORMAL PUBLIC MEETING

CZA Amendment – Copper Ridge Subdivision

Senior Planner Eastin explained a request was made by Michael Echelbarger that a required \$1,200 deposit for replacement cost insurance be eliminated so those funds can be released. Mr. Echelbarger was one of the applicants of the Copper Ridge Rezone and was responsible for rehabilitating the historic Swartz residence.

Discussion followed.

Commissioner Decker, seconded by Commissioner Powers, moved to recommend that the City Council approve the proposed amendment to the Concomitant Rezone Agreement (CRA), eliminating the requirement to maintain a \$1,200 deposit for replacement cost insurance on the Swartz Copper Ridge.

The motion carried unanimously.

NEW BUSINESS

Commissioner Decker reported on the following issues that came before the City Council:

- The City is requiring a stub road in a new housing development on 36th Avenue. A large number of people from the neighborhood on 32nd Avenue were at the recent City Council meeting and objected strongly to that stub road because they anticipate that traffic from the stub road will be directed down 32nd Avenue.
- The Council approved the Carriage Gardens development 5-2, with Gough and Hikel voting against it. The other Council members spoke very highly of the new development.
- Council also discussed at length tree issues at the Applegate development. The developer has worked very hard to introduce a maximum number of new trees with the removal of a minimum number of trees.

Chair Johnson reported that the Council would like to have a joint meeting with the Planning Commission in late August to discuss the City Center Plan in a visionary sense. He will keep the Commission advised of the details as they develop.

DIRECTOR'S REPORT & INFORMATION

Chair Johnson directed the Commission to the outline of Upcoming Commission Meetings contained in the agenda packet. Mr. Johnson suggested that Planning Manager Hough schedule the Development Regulations continued public hearing to the next regular meeting.

ADJOURNMENT

Commissioner Powers, seconded by Commissioner Decker, moved to adjourn. The motion carried, and the meeting adjourned at 7:45 p.m.

Dave Johnson, Chair