

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
August 14, 2003

Commissioners present:
Dave Johnson, Chair
Brian Bigler
Patrick Decker
Elisa Elliott
Tia Peycheff
Jacqueline Powers
ABSENT: Walther

Staff present:
Jim Cutts, Community Development Director
Ron Hough, Planning Manager
Dennis Lewis, Senior Planner
Lee Michaelis, Associate Planner

Others present:
Ruth Ross, Council Liaison

SUMMARY OF THE AUGUST 14, 2003, MEETING MINUTES

Development Regulations – Residential Zones – Continued Public Hearing.
This public hearing was continued from July 24 in order for staff to respond to issues presented by David Toyer, Master Builders Association. The Commission will forward to City Council a recommendation to create a new high-density single-family zone as presented by staff with an amendment.

PRC Zone Sign Regulations Code Amendment – Work Session
Staff explained proposed changes to the Sign Regulations, as they pertain to the Planned Regional Center (PRC) zone.

CALL TO ORDER

Chair Johnson called the meeting to order at 7:01 p.m.

APPROVAL OF MINUTES

Commissioner Decker moved to adopt the July 24, 2003, minutes as written.

Chair Johnson seconded the motion and it carried unanimously.

CITIZENS COMMENTS

No citizens were present to offer comments.

PUBLIC HEARING

Development Regulations – Residential Zones (continued from July 24)

Chair Johnson opened the public hearing and stated that this item was continued from July 24 in order for staff time to address issues raised by David Toyer, Master Builders Association. Senior Planner Lewis explained staff's response to Mr. Toyer's points and explained items that were added to the amendment since the last meeting: one acre minimum, no detached garages, limitation on accessory structures. At the conclusion of Lewis' presentation, discussion followed.

Chair Johnson closed the public hearing.

Commissioner Decker, seconded by Commissioner Elliott, moved to recommend to the City Council the code changes as prepared by staff with the modification to recommend that line

#8 be removed and that line #9 be amended to read "Accessory structures are limited to a total amount of 200 square feet in floor area, excepting garages."

Roll call: Yes – Johnson, Bigler, Decker, Peycheff, Elliott; No – Powers. Motion carried.

Commissioner Elliott, seconded by Chair Johnson, moved to remove the language that is included in section #3. By eliminating that language, there would be no restriction on the setback for the garage.

Commissioner Bigler requested that the motion made by Commissioner Decker be read back to the Commission. After hearing the motion again, Bigler noted that Decker's motion in effect moved to recommend Amendment #1 to City Council with a modification. Therefore, no other motions could be made and Commissioner Elliott motion was nullified.

Commissioner Decker moved that the Commission reconsider the action of the vote taken on recommendation to forward to the City Council the preparation staff has done including his amendment to the presentation.

Community Director Cutts explained Parliamentary Procedure whereby a motion to amend would be allowed and each amendment would be voted on.

Commissioner Elliott seconded Decker's last motion and it carried unanimously.

Commissioner Decker, seconded by Commissioner Bigler, moved that the Commission recommend to the City Council this code as prepared by staff.

Commissioner Decker moved to amend the amendment presented by staff so line #8 is removed and line #9 is amended to read: "Accessory structures are limited to a total amount of 200 square feet in floor area, excepting garages."

Motion carried with Powers voting no.

Commissioner Elliott moved to amend the main motion to remove item #3.

The motion died for a lack of a second.

Chair Johnson repeated that the motion was to forward to City Council a new high-density single-family zone with a minimum lot size of 4,000 square feet and change the nomenclature to be consistent with the type of nomenclature found in multi-family zone. A vote was taken

The motion carried.

WORK SESSION

PRC zone Sign Regulations Code Amendment

Associate Planner Michaelis advised that this code amendment would allow signage in the Alderwood Mall and several shopping centers surrounding it that are permitted in other commercial zones. The proposed amendment would make changes to the regulations regarding Identification Signs and Wall signs only:

Identification Signs would include a change to Free Standing Signs, allowing the mall to list major tenants along with identifying Alderwood Mall.

Wall Signs would be allowed on all sides of a commercial building rather than just areas defined as building frontages.

At the conclusion of Michaelis' presentation, discussion took place between the Commission and staff. This item will be the subject of a public hearing on August 28.

DIRECTOR'S REPORT & INFORMATION

Planning Manager Hough reported on the following City Council activities:

August 4

Secure Community Transition Facilities – adopted final ordinance; a public hearing will be held on September 22

Alderwood Mall Expansion Plans – Loews Theater discussion

Planned Regional Center (PRC) zone – sign regulations

August 11

Subdivision Ordinance Public Hearing – continued to September 22

Copper Ridge Concomitant Zone Agreement – approved

Drewry Preliminary Plat – approved

Comp Plan Amendments

Work sessions scheduled on September 2, 15, and 29

Public Hearing scheduled on October 13 with final action on October 13 or 27

Hough also advised that two members of the Community Development staff will be leaving by the end of August. Assistant Planner Tim Fargo will be attending UCLA and working toward his doctorate. Associate Planner Steve Malone is moving to Idaho.

For upcoming Commission meetings, Hough noted that the Capital Facilities Plan has been scheduled to come before the Commission on September 11 for review and recommendation. In addition, a joint meeting with City Council is being planned and the Commissioners will be advised when final arrangements have been made. Hough offered assistance in preparing for that meeting. Chair Johnson will be working with Council member Utter and will let Hough know if assistance is needed.

ADJOURNMENT

Commissioner Bigler, seconded by Commissioner Decker, moved to adjourn. The motion carried unanimously, and the meeting adjourned at 8:33 p.m.

Dave Johnson, Chair