

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
March 25, 2004

Commissioners present:

Dave Johnson, Chair
Brian Bigler
Patrick Decker
Tia Peycheff
Jacqueline Powers
Donna Walther

Staff present:

Kevin Garrett, Current Planning Manager
Ron Hough, Comprehensive Planning Manager

Commissioners absent:

Elisa Elliott

SUMMARY OF THE MARCH 25, 2004, MEETING MINUTES

City Center Planning Project- At a work session, staff presented a preliminary draft of the City Center Project Proposed Land Use Regulations for Lynnwood.

CALL TO ORDER

Chair Dave Johnson called this meeting to order at 7:01 pm.

APPROVAL OF MINUTES

A motion was made and seconded to adopt the minutes of the February 26, 2004. *The motion was carried unanimously.*

CITIZEN COMMENTS

None.

COMMISSION MEMBER DISCLOSURES

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Commissioner Bigler asked about the potential for adult businesses to be sited adjacent to or near dissimilar land uses such as day care facilities in Lynnwood. He cited a current controversy of that type in Everett. Planning Manager Garrett offered to review Lynnwood's zoning code and respond to that question.

WORK SESSION

Lynnwood City Center Planning Project – Proposed Preliminary Drafts of Land Use Regulations and Design Guidelines for Lynnwood City Center.

Planning Manager Kevin Garrett led the Commission through the background of the City Center Project and into the preliminary draft of Development Regulations for the City Center as follows:

The **Development Regulations** would, if approved, implement the Subarea Plan by establishing new zoning rules for redevelopment and use of the property in the City Center. In particular, they would provide an incentive-based program for development intensities above a minimum level. The purpose of this program is to insure that more intense development provides a benefit to the community. This approach is “brand new” for Lynnwood. These regulations would replace most of the current zoning regulations for the City Center area.

Some of the sections of the proposed Development regulations are:

- ❖ Districts Established and Described
- ❖ Use Limitations
- ❖ Basic Development Standards
 - Floor Area Ratio
 - Maximum Building Height
 - Parking Ratios
- ❖ Street Types
- ❖ Buildings permitted “as of right” by the Basic Floor Area Ratio
- ❖ Buildings that make use of the “super bonuses” in addition to the other bonuses.
- ❖ Buildings that might be more likely in the early years after adoption of the code.

The **Design Guidelines** would, if approved, state the City’s expectations for the design and appearance of new development in the City Center. These Guidelines follow the format and organization of the existing Citywide Design Guidelines (which apply to new development through out the City). However, these Guidelines are intended to promote development of an urban, not a suburban, context.

Some of the proposed design standards are:

- ❖ Site Design Standards
 - Curb Cuts
 - Parking Lot Location
 - Interior Parking Lot Landscaping
 - Parking Lot Screening
 - Sidewalks and Street Trees
 - Pedestrian Connections

- Open Space
- Community Gateways
- ❖ Building Design Standards
 - Building / Sidewalk Relationship
 - Street-Facing Entrances
 - Street Level Uses and Transparency
 - Weather Protection
 - Ground Level Details
 - Treating Blank Walls
 - Upper Level Setbacks
 - Roof Expressions
 - Screening Mechanical and Communications Equipment on the Roof
 - Screening of Parking Structures
 - Gateway Locations
- ❖ Sign Design Standards
 - Pedestrian-Oriented Signs
 - Integrating Signs with Architecture
 - Creative and Artistic Elements

The project Oversight Committee has recommended approval of both documents.

The following is a schedule of the Planning Commission Work Sessions on the City Center Project.

- April 22, 2004 Draft Supplemental Environmental Impact Statement
- May 27, 2004 Implementation Strategy
- June 24, 2004 Capital Facilities Plan and Financing Strategy

DIRECTOR'S REPORT & INFORMATION

Recent City Council Actions – Ron Hough, Planning Manager, updated the Commission on recent activities of the City Council:

- ❖ March 15, 2004 – Work Session
 - R&D Land Use Code Amendment
 - College District Overlay Zone Amendment (Lexus Dealership)
 - Hardy Annexation
- ❖ March 17, 2004 - Work Session
 - College Parking Code Amendment
- ❖ March 22, 2004 – Public Hearing
 - R&D Land Use Code Amendment
Council approved and adopted the ordinance.

- ❖ March 22, 2004 – Public Hearing (continued until April 12th)
 - College District Overlay Zone Amendment (continued)
Also, Council has put this on the docket for the Comprehensive Plan Amendment.
 - Hardy Annexation

Upcoming Commission Meetings – Planning Manager Hough provided a summary of that meeting's tentative agenda, along with a preview of upcoming meeting agendas into April.

- ❖ April 8, 2004
 - 2004 Comprehensive Plan Amendments Public Hearing
 - Work Session Development Regulations Final Residential Proposals
- ❖ April 22, 2004
 - Public Hearing Development Regulations
 - City Center EIS

ADJOURNMENT

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 8:42 pm.

Dave Johnson, Chair