

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
April 8, 2004

Commissioners present:

Dave Johnson, Chair
Brian Bigler
Patrick Decker
Elisa Elliott
Jacqueline Powers

Staff present:

Ron Hough, Comprehensive Planning Manager
Dennis Lewis, Senior Planner

Others Present:

City Council member Martin Nelson (Liaison)
Mayor McKinnon

Commissioners absent:

Tia Psycheff
Donna Walther

SUMMARY OF THE APRIL 8, 2004, MEETING MINUTES

2004 Comprehensive Plan Amendments – A public hearing was conducted to accept comments related to this year's "suggested" amendments to the Comprehensive Plan. Following the hearing and discussion, the Commission recommended ten proposals for City Council inclusion on this year's Proposed Amendments List.

Development Regulations Update – Staff described the proposed final amendments to the residential chapters of the zoning code. The Commission discussed the changes and asked questions for clarification. The proposals are scheduled for an April 22 hearing.

CALL TO ORDER

Chair Dave Johnson called this meeting to order at 7:00 pm. A quorum was present.

APPROVAL OF MINUTES

Commissioner Bigler noted that the minutes of the March 25 meeting did not include, under New Business, his request for information regarding the siting of adult businesses near incompatible uses such as day care facilities. Planning Manager Garrett responded to that request with a memo to the Commission and staff agreed to make that correction to the minutes. A motion was made and seconded to adopt the minutes of the March 25, 2004 meeting with that correction. *The motion was carried unanimously.*

CITIZEN COMMENTS

None.

COMMISSION MEMBER DISCLOSURES

Noting that a College District Plan Amendment is being proposed, Chair Johnson disclosed that he is a part time employee of Edmonds Community College but that his relationship with the college will not affect his ability to make decisions regarding the proposed Plan Amendment.

PUBLIC HEARING

2004 Comprehensive Plan Amendments:

Planning Manager Ron Hough gave a presentation of this year's proposed amendments to the Lynnwood Comprehensive Plan. The City has received two formal applications, both of which will be processed and don't require Planning Commission attention at this time. One was submitted by Mike Raskin for a change to MF-3 (High-density Multi-family), similar to a 2003 proposal. The other proposal requests a change to SF-3 (High-density Single-family) for Kingsbury West Mobile Home Park.

Ten "suggested amendments" have been proposed for 2004. Hough explained that these are all text amendments and not site-specific. He described each of the ten, all of which are recommended by staff for inclusion on the Proposed Amendments List.

Chair Johnson opened the public hearing and asked for testimony. Martin Nelson, the applicant for two of the suggested amendments, responded to a question from Commissioner Elliott regarding his reasons for the "Residential Balance" amendment. Nelson's response, and further discussion by the Commissioners included such concerns as the lack of available land in Lynnwood for single-family subdivisions, the need to down-zone to achieve that goal, no survey has been done to determine the demand or housing preferences, and that the 60/40 ratio has inappropriately influenced staff recommendations and decisions. Staff informed the Commission that Mr. Nelson's application also includes a substitute goal that emphasizes the protection of single-family homes and neighborhoods. The Commission will consider that proposal if this item is approved for inclusion on the Proposed Amendments List (PAL).

Commissioner Decker reminded the Commissioners that tonight's task was not to resolve these issues but to recommend which ones should be approved for the PAL.

Mayor McKinnon offered additional comments pertaining to Lynnwood's development history and its pace of single-family development, compared to neighboring cities.

Following all public testimony, Chair Johnson closed the public hearing. Commissioner Decker moved to forward a recommendation to the City Council that all ten of the Suggested Amendments be included on the 2004 Proposed Amendments List for processing. The motion was seconded by Commissioner Powers and passed 5-0.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Liaison Report: Commissioner Decker, the Commission's liaison to the City Council, reported that he attended the Council's April 5 work session at which several planning-related items were discussed. He didn't elaborate, but deferred to staff to provide more information during the Director's Report portion of the agenda.

WORK SESSION

Development Regulations Update:

Senior Planner Lewis explained that the Commission's packet contained an interlineated draft of changes to the residential chapters of the zoning code, as discussed at previous work sessions. This is an opportunity for the Commission to make any final corrections or changes to those proposals prior to its public hearing, which is scheduled for April 22.

Regarding a question about Accessory Dwelling Units, Lewis responded that the ADU section is not currently being reviewed but will return to the Commission at a later time.

Lewis also explained that the Density Bonus System was not presented to the Commission earlier because it had recently been added as the result of the City Council's review of the proposed RSH (High-density Single-family) zone. The Commission had already recommended the RSH zone for Council adoption but, since the Council is still considering it, there is some overlap between the residential chapters and that proposal and minor adjustments will be made. Other discussion topics included clarification of those employed in home occupations and day care facilities, the definition of "recreational vehicle," the possibility of shared driveways in the RSH zone and other minor wording.

DIRECTOR'S REPORT & INFORMATION

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

- ❖ April 5, 2004 – Work Session
 - College Parking Code Amendment (going to hearing on April 12)
 - RSH Zone Proposal (going to hearing on May 24)
 - City Center Plan

Hough reminded the Commission that the Draft SEIS for the City Center Plan is on the agenda for an April 22 work session. Dennis Lewis provided an update of the SEIS process, review period and expectations of the Commission. If the Commission needs additional time, the April 22 work session can be continued to the next meeting.

Chair Johnson thanked staff, and particularly Kevin Garrett, for the quick written response to Commissioner's Bigler's request for information about adult businesses.

ADJOURNMENT

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 8:25 pm.

Dave Johnson, Chair