

**City of Lynnwood**  
PLANNING COMMISSION MEETING MINUTES  
April 22, 2004

**Commissioners present:**

Dave Johnson, Chair  
Patrick Decker  
Elisa Elliott  
Tia Peycheff  
Jacqueline Powers  
Donna Walther

**Commissioners absent:**

Brian Bigler

**Staff present:**

Jim Cutts, Director Community Development  
Ron Hough, Planning Manager  
Dennis Lewis, Senior Planner

**Others Present:**

City Council member Martin Nelson (Liaison)  
Mayor McKinnon  
Brian Parry – Master Builders Association

**SUMMARY OF THE APRIL 22, 2004, MEETING MINUTES**

**Development Regulations Update Residential** – A Public Hearing was conducted on proposed amendments to the residential chapters of the Municipal Code. The hearing was continued to May 13, 2004, to allow more time to consider comments and suggestions from Brian Parry of the Master Builders Assn.

**City Center Plan – Draft SEIS** – Staff gave a brief update of the City Center Plan to the Commissioners. Since not all Commissioners were in attendance, the work session was extended to May 13, 2004 for additional comments and discussion.

**CALL TO ORDER**

Chair Dave Johnson called this meeting to order at 7:01 pm. A quorum was present, as was City Council Liaison Martin Nelson. Mayor McKinnon arrived at 7:32 pm.

**APPROVAL OF MINUTES**

A motion was made to approve the April 8 meeting minutes. It carried unanimously.

**CITIZEN COMMENTS**

None.

**COMMISSION MEMBER DISCLOSURES**

None.

## **PUBLIC HEARING**

### **Development Regulations Update – Residential**

Senior Planner Dennis Lewis gave a summary of proposed changes to LMC Chapters 21.42 - Single Family Residential, and 21.43 - Multi Family Residential. Chair Johnson opened the Public Hearing and asked for public comments on the proposals.

Brian Parry, representative of the Master Builders Association for King and Snohomish Counties, had some comments and suggestions pertaining to development along alleys, setbacks and shared driveways. Following Parry's comments, Chair Johnson continued this public hearing to May 13, 2004, to give Mr. Parry additional time to prepare more specific comments and provide examples for possible inclusion in the regulations.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

None.

## **WORK SESSION**

### **City Center Plan – Draft SEIS**

Senior Planner Lewis gave a concise presentation of the Draft Supplemental Environmental Impact Statement for the City Center Plan.

There was considerable discussion among the Commissioners regarding the traffic mitigation strategies for the City Center. The Commission was interested in knowing about the current "Level of Service" of traffic as well as where we will be in the next 20 years.

Staff has discussed traffic issues with the Puget Sound Regional Council and is looking for assistance and direction from them. Staff will also be setting up an appointment in a couple of months to discuss the issues further.

Since not all members of the Commission were in attendance and able to participate in this discussion, Chair Johnson continued this work session to May 13, 2004.

## **DIRECTOR'S REPORT & INFORMATION**

**Recent City Council Actions** – Jim Cutts, Director of Community Development and Ron Hough, Planning Manager, updated the Commission on recent activities of the City Council, specifically:

### **❖ April 12, 2004**

- Council conducted a public hearing on the College Parking Code Amendment to accept comments and consider the Commission's recommendation. At the request of Edmonds Community College, the hearing was continued to May 24.

❖ **April 19, 2004**

- ◆ Council conducted a work session to discuss the Commission's recommendation to change the College District Overlay Zone to exclude businesses that front on Highway 99. The Council initiated a Comp. Plan Amendment and will study the College District boundaries in greater detail this summer. A Council hearing is scheduled for May 10.
- ◆ Comprehensive Plan Proposed Amendments List – The Council was briefed by staff on the Planning Commission's recommendations. The Council is scheduled to approve the final Proposed Amendments List on May 10.

❖ **Other:**

- ◆ City Center Project – Public Outreach. On May 5<sup>th</sup>, the Staff will report to the Council on issues regarding the water, sewer and traffic impacts.
- ◆ Capital Facilities Plan – Director Cutts reported that the implementation of the City Center Plan will cost approximately \$101,799,000.
- ◆ Convention Center – Moving along as scheduled with a projected opening date of April 5, 2005.
- ◆ Alderwood Mall Improvements – The anticipated date of opening is October, 2004. Staff is still waiting for tenant improvement plans to come in for the smaller tenants of the Village area (Northeast side).

**Upcoming Planning Commission Meetings:**

**May 13** – A continuation of the Public Hearing of the Development Regulations.  
Public Hearing - Transportation Improvements Plan.  
Work Session - Comprehensive Plan Amendments.

**May 27** – Work Session on both the City Center Implementation Strategy and the Comprehensive Plan Amendments.

Commissioner Psycheff stated that she will not be able to attend the May 13 meeting.

**ADJOURNMENT**

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 8:52 pm.

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**Dave Johnson**, Chair