

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
May 13, 2004

Commissioners present:

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

Commissioners absent:

Tia Peycheff
Elisa Elliott

Staff present:

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

Others present:

City Council member Martin Nelson (Liason)
Bill Franz, Public Works Director
Carol Thompson, Transportation Planner

SUMMARY OF THE MAY 13, 2004, MEETING MINUTES

Development Regulations Update – A Public Hearing was conducted on proposed amendments to the residential chapters of the Municipal Code. The Commission recommended the Development Regulations for City Council approval.

Transportation Improvements Plan (TIP) – A Public Hearing was conducted on this years TIP. There was no public testimony and, after deliberation, the Commission forwarded the TIP to the Council without any objections.

Comprehensive Plan Amendments – A Work Session was conducted on two formal applications to amend the Comprehensive Plan. These were Raskin – Creekside Plaza and Kingsbury West Mobile Home Park. Staff briefed the Commission and will continue with other amendment proposals at the May 27 meeting.

City Center Plan – Draft SEIS – The commission had time to review the draft and told Staff about a few changes to be made. The Commission asked questions and expressed concerns. Commissioner Bigler complimented staff on an excellent report.

CALL TO ORDER

Chair Dave Johnson called this meeting to order at 7:00 pm. A quorum was present, as was City Council Liaison Martin Nelson.

APPROVAL OF MINUTES

A motion was made to approve the April 22nd, 2004 meeting minutes. It carried unanimously.

CITIZEN COMMENTS

None.

COMMISSION MEMBER DISCLOSURES

None.

PUBLIC HEARING

Development Regulations Update – Residential (continued)

This was the continuation of an earlier public hearing on proposed residential amendments to the Municipal Code. The hearing was continued primarily to provide more time for comments and to obtain some specific examples from Brian Parry, Master Builders Assn. representative, of development along alleys, setbacks and shared driveways. Mr. Parry did not appear and was not in attendance at that time the Public Hearing was closed. Following further deliberation, a motion was made to recommend the Development Regulations to the City Council.

Motion carried.

Transportation Improvement Plan (TIP)

Bill Franz, Director of Public Works, gave a brief introduction to this year's Transportation Improvement Plan (TIP). The TIP is a proposed six-year list of street projects (2005 to 2010) and how they will be funded. This list was derived from the Capital Facilities Plan for 2004. Mr. Franz introduced Carol Thompson, Transportation Planner, who presented the staff report.

Ms. Thompson informed the Commission that there are 27 projects, many of which were on the list last year. The projects total approximately \$31 million. The primary changes from last year's TIP are Olympic View Drive, ITS Phase II, ITS Phase III, Mall Improvements and the traffic signal at 204th. The City continues to submit grant applications to every funding source possible and, even though the funding is limited, our jurisdiction is doing pretty well overall. Ms. Thompson emphasized that the funding is not like it was in past years and this puts the projects out there by a few years, which in turn inflates the cost by 2.5% per year. The source of funding for these projects continues to be roughly 20/80 split, 20% locally funded and 80% from grants.

One of the two projects on last year's list that were moved forward is 204th Street SW, which was moved from year 2008 to 2006. The second project, the traffic signal at 204th and 66th, has been moved from 2009 to 2006. Two new projects are the second 204th street widening project from 48th to 40th street and a traffic signal project at 164th and 164th Place SW. The Interurban Trail overpass project at 44th Ave. W. has been revived.

The Public Hearing was opened and closed without any public testimony. Commissioner Bigler made motion to recommend the TIP to the Council.

Motion carried.

NEW BUSINESS

Director Cutts introduced the Community Development Department's new Assistant Planner, Gina Coccia, who briefed the Commission on her background.

WORK SESSION

Comprehensive Plan Amendments

Planning Manager Ron Hough introduced the Commission to the two formal applications. The first was the Raskin – Creekside Plaza proposal which was a request for the high-density multi-family (MF-3) designation. Hough explained that this was a 2003 proposal that was recommended for approval by the Commission but denied by the City Council.

The second formal application was submitted by Kingsbury West Mobile Home Park, which is requesting the SF-3 (high-density single-family) designation. Hough explained the background of the SF-3 designation and that it could only be applied to existing mobile home parks within a quarter mile of Highway 99. It was also pointed out that the associated RS-4 zone has been developed and recommended by the Commission for adoption and is currently being considered by the City Council.

City Center Plan – Draft SEIS

This work session was a continuation of the Commission's April 22 review of the City Center's Supplemental Environmental Impact Statement.

Senior Planner Dennis Lewis updated the Commissioners and reviewed some of the most important points of the EIS. He explained that the EIS is in its formal comment period, which will close on June 4. So, it's important to submit comments now.

Commissioner Bigler noted some changes that needed to be made to the EIS, including minor wording changes and modifications to some of the illustrations. He also shared his knowledge of a fish migration barrier on Scriber Creek which may alter the text.

The Commission asked about ongoing traffic issues. Lewis explained that, with changes to curb cuts and the widening of 196th Street, the traffic should be about the same in 2004 as it is now. Traffic should move more efficiently in 2020 than it does now.

DIRECTOR'S REPORT & INFORMATION

Recent City Council Actions

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

❖ **May 10, 2004**

- The Council addressed the College District Overlay (CDO) proposed Code Amendment. The Council approved the Code Amendment and is expected to take action on the ordinance on May 24.
- A public hearing was opened on the College Parking Code Amendment. It was continued to May 24 at the request of Edmonds Community College, to give the time to gather information requested by the Mayor and Council.
- The Council approved the Proposed Amendments List (PAL) for the Comprehensive Plan. One of the suggested amendments recommended by the Planning Commission was not approved.

❖ **Other:**

- ◆ Staff met with the Council at a work session about implementation and the financing plan for the City Center. Director Cutts indicated that more details from this work session will be brought to the Commission on May 27.
- ◆ City Center Plan – Staff has conducted a 4th outreach to the public.
- ◆ Convention Center – It continues on schedule.
- ◆ Director Jim Cutts informed the Commission about the City's website and how to navigate to get a clear picture of the City Center's Subarea Plan and the SEIS.

Upcoming Planning Commission Meetings:

- ◆ **May 27th** – There will be a briefing on the City Center Plan Implementation Strategy and the Comprehensive Plan Amendments.
- ◆ **June 10th** – The continuation of the Comprehensive Plan Amendments.
- ◆ **June 24th** - Final City Center CFP and financing strategy.

ADJOURNMENT

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 8:26 pm.

Dave Johnson, Chair