

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
May 27, 2004

Commissioners present:

Tia Peycheff, First Vice-Chair
Brian Bigler
Patrick Decker
Jacqueline Powers
Donna Walther

Staff present:

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

Commissioners absent:

Dave Johnson
Elisa Elliott

SUMMARY OF THE MAY 27, 2004, MEETING MINUTES

City Center Plan – Draft SEIS

A motion was made to forward the Commission's comments on the draft SEIS, as drafted by staff, based on earlier discussions.

City Center Plan – Implementation Strategy

A work session was conducted on costs of the City Center, possible funding sources, and how the funds will be spent.

Comprehensive Plan Amendments

A work session was conducted on two of the 2004 Plan amendment proposals – the College District Plan and Growth Policies.

CALL TO ORDER

First Vice-Chair Tia Peycheff called this meeting to order at 7:00 pm. A quorum was present.

APPROVAL OF MINUTES

A motion was made to approve the May 13, 2004 meeting minutes. It carried unanimously.

CITIZEN COMMENTS

Commissioner Peycheff had a report from the Puget Sound Action Team to share with the Commission. She described the report and noted that the City of Bellingham included two Rain Gardens in their parking lots and cut their construction costs by 80%.

COMMISSION MEMBER DISCLOSURES

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

City Center Plan – Draft SEIS

The Commission reviewed their earlier comments on the draft SEIS. One of the comments was to recommend that the environmental consultants resolve noted inconsistencies regarding the description of fish habitat on Scriber Creek.

A formal comment letter was received from the Washington State Dept. of Transportation (WSDOT). Their comments generally supported the SEIS. Snohomish County may have their own formal comments to offer later.

A motion was made to approve and forward the Commission's comments on the City Center Plan – Draft Supplemental Environmental Impact Statement, as amended. The motion was seconded.

Motion carried.

NEW BUSINESS

None.

WORK SESSION

City Center Plan – Implementation Strategy

The infrastructure costs for the City Center are expected to be about \$111,500,000. These costs were broken down to include, streets, parks and utilities. The figure was based on 9.1 million square feet of development (new and existing) in the area by 2020. Staff has conducted the fourth Outreach Program, which was consistent with the first, second and the third outreach programs. Traffic issues continue to be the primary concern.

There were originally three City Center Implementation/Financing Strategy alternatives. It was decided to go with Strategy #1:

Strategy – Planned Action SEIS with 100% mitigation funding through a Local Improvement District (LID).

Features – Adopt Plan, Zoning and Planned Action ordinance.
All mitigation costs allocated to an LID.
Project-level environmental review not required.

The City Center Project has eleven street projects that, with construction and right-of-way acquisition costs, will total roughly \$50 million. The Oversight Committee (which consists of five people from the private sector and five from the public sector) has agreed to share the costs on a 50/50 ratio. A Local Improvement District (LID) would pay for a large share – about \$44 million for the grid streets. Another \$8 million would come from the City for purchase of development rights. The City will also pick up rights-of-way (ROW) that will be given by property owners in exchange for additional density on their property.

Staff is getting all the information from various parties together and would like to get a recommendation from the Planning Commission to the City Council by mid-August.

Comprehensive Plan Amendments

Planning Manager Ron Hough briefed the Commission on two of this year's Comprehensive Plan amendment proposals – College District Plan and Growth Policies.

Hough provided some history of the **College District Plan**, which was adopted by the City Council in November 2002. He explained how this review was triggered by a conflict between plans for a Highway 99 auto dealership and the development guidelines of the College District Overlay zone. The Council recently approved a change to the CDO zone so it no longer applies to properties along Highway 99 in the General Commercial (CG) zone. The Council was also concerned about other commercial properties along 196th Street and initiated a review of the College District boundaries. Additional information will be provided later for a more detailed discussion.

The subject of **Growth Policies** was included in this year's amendment process to review our Municipal Urban Growth Area, our annexation policies and the general direction in which the City would like to grow. Recent experience with the 204th Street and Hardy Annexations have indicated that the Council may not be interested in annexing all areas within our MUGA and, if not, it would be appropriate to adjust our growth policies accordingly. There was limited discussion and additional information will be forthcoming for future discussions of this matter.

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 24, 2004

- **RS-4 Code Amendment** – Continued Public Hearing to June 14th.
- **College Parking Code Amendment**
 - Completed and closed the Public Hearing.
 - Bill Toskey brought a fresh letter and answered questions.
 - Council concerned about “perceived” problems. Too many variables.
 - No action was taken and no direction given to staff.
- **International Building Code** - Adopted Ord. #2505.
- **International Fire Code Amendments** - Adopted Ord. #2506.

- **Fee Schedule for Building and Fire** - Adopted Resolution #2004-11.
- **CDO Zone Code Amendment** – Adopted Ord. #2508.
- **Council Office Policy** - It's okay for the Planning Commission to use the Council Office to make coffee for meetings.

❖ **Other:**

- **Shoreline Master Program (SMP):** Hough informed the Commission that we must involve the public in the SMP process and a committee is typically used. Either the Planning Commission or another citizen advisory committee can be used as a forum for discussion of shoreline management issues, set goals, help write policies and regulations, and promote communication with the general public. Since we're on a short timeline, Hough suggested using the Planning Commission. SMP matters would be included on the regular agenda and no special meetings would be needed. The Commission agreed with that proposal.
- **SMP Work Session:** An introduction to the process on June 24th.
- **Convention Center** – Director Cutts reported that this project is moving along very well.
- **Alderwood Mall** – Cutts noted that the theater complex fell behind by about 2 ½ months as a result of some soil issues. However, they have already made up one of the months with their hard work. They are hoping to open around Christmas time.

Upcoming Planning Commission Meetings:

- **June 10th** – The continuation of the Comprehensive Plan Amendments.
- **June 24th** – Final City Center CFP and financing strategy, Shoreline Plan work session and more Plan Amendment proposals.

ADJOURNMENT

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 8:47 pm.

Tia Psycheff, First Vice-Chair