

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**July 8, 2004**

**Commissioners present:**

Dave Johnson – Chair  
Brian Bigler  
Patrick Decker  
Elisa Elliott  
Tia Peycheff  
Donna Walther

**Staff present:**

Ron Hough, Planning Manager  
Dennis Lewis, Senior Planner

**Others present:**

Larry Calvin – Representing Mike Raskin  
Martin Nelson – Council Liaison

**Commissioner absent:**

Jacqueline Powers

**SUMMARY OF THE JULY 8, 2004, MEETING MINUTES**

**Comprehensive Plan Amendments**

The Commission was briefed on six of the Comprehensive Plan Amendments that needed more discussion or that included new information. They included the Raskin Plan Map Amendment, Kingsbury West Plan Map Amendment, College District Plan, Growth Policies Review, Residential Balance and Policy Adjustments.

**CALL TO ORDER**

Chair Dave Johnson called this meeting to order at 7:02 pm. A quorum was present.

**APPROVAL OF MINUTES**

A motion was made to approve the June 24, 2004 meeting minutes. It carried unanimously.

**CITIZEN COMMENTS**

None.

**COMMISSION MEMBER DISCLOSURES**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

## WORK SESSION

### **Comprehensive Plan Amendments:**

Planning Manager Ron Hough and Senior Planner Dennis Lewis provided background information and responded to questions pertaining to the following Comprehensive Plan Amendment proposals.

**Raskin Plan Map Amendment** – Planning Manager Hough described the intentions of MJR Development, Inc. and Polygon Northwest to develop a multi-family project in the vicinity of the Interurban Trail and west of the Lynnwood Park and Ride. In order to make such a development possible, they have requested a Plan designation change from Business/Technical Park (BTP) to High-density Multi-family (MF-3). A previously-approved office development PUD is still active on this property and the underlying zoning is Light Industrial (LI).

At the request of the Commission, Hough had asked Economic Development Director Kleitch for his views on this proposal. He responded that a flex-space project, which is an option under the current industrial zoning, is economically feasible, but he needed further study to determine how a project on this site might best meet the City's economic needs.

The Commission was advised by staff that, although an industrial project is currently being processed for this property, the Commission should not be concerned about that, but should focus on the application to change the designation to MF-3. The applicant does have more than one option available. Larry Calvin, representing MJR Development, was present and assisted in answering the Planning Commission's questions.

**Kingsbury West Plan Map Amendment** – Planning Manager Hough explained that the applicant is Palmer Living Trust, represented by Jeffrey Palmer, Manager of both Kingsbury West and Kingsbury West Annex mobile home parks. The parks are located on 176<sup>th</sup> street, west of Highway 99. They have a combined area of 11.3 acres and include 89 mobile homes.

Kingsbury West is zoned RS-7 and its Plan designation is Medium-density Single-family (SF-2). Kingsbury West Annex is zoned RML and its Plan designation is Low-density Multi-family (MF-1). Mr. Palmer is requesting that both parks be viewed as one and that both be designated High-density Single-family (SF-3).

The Commission inquired about the purpose and application of the RS-4 zone? Staff informed them that this new zone is still being considered by the City Council and could be adopted as soon as July 12. It would then be applied only to properties with an SF-3 Plan designation. At the present time, only Kingsbury East and The Squire mobile home parks have that designation. Mr. Palmer feels that his park is similar to those and meet the criteria for the same designation. Staff further described the background of the RS-4 zone, which was originally called RSH when recommended by the Planning Commission.

A commissioner asked for a description of how "recommendations" are reached. It was noted that, in the past, all staff reports went directly from staff to the Planning Commission and included the staff recommendations. Now, before submitting to the Planning Commission, staff recommendations go to the Mayor's Office where they may be changed and become "Administrative Recommendations." The Commission expressed an interest in hearing the original staff recommendation as well.

**College District Plan** – Mr. Hough provided background on a recent code amendment that exempted commercial sites along Highway 99 from the provisions of the College District Overlay (CDO) zone. He explained the rationale behind that change. That zoning discussion prompted the City Council to initiate a review of the College District boundaries and possible removal of other commercially zoned properties, particularly those along 196<sup>th</sup> Street, from the College District or from the College District Overlay zone. Hough described the 196<sup>th</sup> Street properties, their uses and their ownership pattern. Only two of those properties are currently in commercial use.

Commissioner Decker expressed opposition to changing the Plan designations or zoning of properties along 196<sup>th</sup> Street because they are different from the Highway 99 properties, which were appropriately removed from the CDO zone.

**Growth Policies Review** – Planning Manager Hough explained that the City of Lynnwood adopted a Municipal Urban Growth Area (MUGA) in November 2002 that included a gap south of 148<sup>th</sup> Street and an overlap with Mill Creek's MUGA. Snohomish County recently adopted the MUGA map and related Countywide Planning Policies. According to countywide policy UG-17, an agreement and action are now needed by affected cities to change a MUGA boundary. In the case of the Mill creek overlap area, we must come to a mutual agreement with Mill Creek – unless we simply back away to be consistent with their boundary. We are also working with the City of Mountlake Terrace to adjust a boundary that has become an obstacle to development and annexation of property to that city. Commissioner Decker expressed his opinion that we should keep our growth options open and consider moving our MUGA boundary further east, perhaps as far as North Road. Staff will provide additional information at a later date.

**Residential Balance** – Senior Planner Dennis Lewis described Martin Nelson's request to remove the "Residential Balance" subgoal from the Land Use Element on the basis that it is without merit, unrealistic and impossible to achieve.

Lewis further explained that a work session was conducted on June 10, at which the Planning Commission discussed this proposal and a replacement goal. The Commission felt that, if it recommends removal of this goal, it should also offer a replacement goal that clearly addresses a need in the community and does not merely reflect other goals and policies in other elements of the Comprehensive Plan. Staff presented the following as a revised replacement subgoal:

**Subgoal: Single-Family Housing Retention**

Assure retention of existing single-family housing, and areas of such housing, through protection from conflict with or encroachment of incompatible land uses or activities.

Following discussion, the applicant and Commission concluded that this was a good option to recommend.

**Policies Adjustments** – Mr. Lewis explained that, in 2003, several policies were moved from development regulations to the Environmental Resources Element of the Comprehensive Plan. Not all of the policies were appropriate for that element so, this year, several policies are being moved to other elements and two new policies are being proposed by staff.

At its June 10 work session, the Commission asked staff for additional background and justification for the two new policies. Lewis explained that they were proposed by the City's Environmental Review Committee (ERC) to provide Comprehensive Plan policy support to impose SEPA traffic mitigation measures on proposals with identified significant adverse traffic impacts.

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

### **Recent City Council Actions:**

Planning Manager Hough provided an update of recent City Council activities, specifically:

- ❖ **July 6, 2004**
  - **RS-4 Code Amendment** – Conducted another work session. Discussed modifications to building height, rear yard setbacks and design guidelines.
  
- ❖ **July 7, 2004**
  - **City Center Plan – Financing Strategy** – Work session. Continued discussion – Not ready for Planning Commission hearing.
  
- ❖ **July 12, 2004** (scheduled)
  - Anticipated adoption of the new RS-4 zone at this meeting.
  
- ❖ **July 19, 2004** (scheduled)
  - **Comprehensive Plan work session.**

### **Upcoming Planning Commission Meetings:**

- ❖ **July 22, 2004**
  - **Public Hearing:** Comprehensive Plan Amendments and Recommendations.
  
- ❖ **August 12, 2004**
  - **Unfinished Business:** Comprehensive Plan Amendments – Recommendations.
  - **Work Session:** Shoreline Master Program
  
- ❖ **August 26, 2004**
  - **Public Hearing:** Shoreline Master Program.
  - **Work Session:** None scheduled.

## **ADJOURNMENT**

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 9:26 pm.

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**Dave Johnson, Chair**