

AGENDA

Lynnwood Planning Commission

Thurs., Sept. 23, 2004 — 7:00 pm — City Council Chambers, 19100 – 44th Ave. W., Lynnwood

- A. Call to Order** Chair JOHNSON
 Commissioner BIGLER
 Commissioner DECKER
 Commissioner PEYCHEFF
 Commissioner POWERS
 Commissioner WALTHER
 Commissioner ELLIOTT
- B. APPROVAL OF MINUTES:** Minutes of Sept. 9, 2004 Planning Commission meeting
- C. CITIZEN COMMENTS** – on matters **not** on tonight's agenda:
- D. COMMISSION MEMBER DISCLOSURES:**
- E. PUBLIC HEARINGS:**
1. **Comprehensive Plan Amendments - Continued** – This hearing was continued from Sept. 9 to allow for additional staff work and public testimony on the City Center Plan. Refer to the August 26 staff report for additional information.
- F. NEW BUSINESS:** None
- G. WORK SESSIONS:**
1. **Environmentally Critical Areas – LMC Ch. 17** This is the Commission's second discussion of proposed changes to this section of the code. Additional information will be presented and a recommendation requested for City Council action.
2. **Capital Facilities Plan (CFP):** As its part in the annual update of the Capital Facilities Plan, the Commission will hear a staff presentation on the 2005-2010 CFP, discuss and ask questions about the proposals and make a recommendation for City Council action.
3. **Shoreline Master Program:** An early draft was presented to the Commission on August 26 and additional time provided for the Commission's review. This is an opportunity for questions and/or discussion. Refer to the Aug. 26 staff report for additional information.
- H. UNFINISHED BUSINESS:** None
- I. DIRECTOR'S REPORT & INFORMATION:**
- J. ADJOURNMENT**

The public is invited to attend and participate. To request special accommodations for persons with disabilities, contact the City at 425-670-6613 with 24 hours advance notice.

**Lynnwood Planning Commission
Meeting of September 23, 2004**

Staff Report

**Agenda Item: E-1
Comprehensive Plan Amendments –
City Center Plan**

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett 425.670.6292

1 **Recommendation:**

2 Tonight: Continue the hearing to a special meeting of the Planning Commission meeting
3 on September 30, 2004 (or another date identified by the Commission). At this special
4 meeting the Commission will hear both the resolution of a legal concern with the
5 proposed floor-area ratio bonus system and the Oversight Committee’s recommendation
6 and then to make its recommendation prior to the City Council hearing on October 11.

7 Following completion of the hearing: Recommend that the City Council approve the
8 “City Center documents”:

- 9 • City Center Subarea Plan;
- 10 • Development Regulations for the City Center zones;
- 11 • Design Guidelines for the City Center; and
- 12 • Capital Facilities Schedule for the City Center.

13 **Background/Discussion:**

14 The City Center Planning Project proposes redevelopment of the Lynnwood City Center
15 (the commercial area on the north side of I-5 between the transit center and the
16 Alderwood Mall) into a central business district that includes a mix of office, retail,
17 residential and entertainment land uses and pedestrian friendly streets. This Planning
18 Project has produced a proposed Subarea Plan and three implementing documents
19 (development regulations, design guidelines and a schedule of capital projects). The Plan
20 describes both that new setting and the primary actions (public and private) to
21 accomplish the vision. The development regulations and design guidelines provide the
22 criteria for approving redevelopment proposals. The capital facilities schedule shows the
23 infrastructure improvements that will be needed to accommodate the envisioned
24 redevelopment. The Planning Commission began its public hearing on these proposals
25 on August 26, 2004.

26 Update: Recently the City Attorney raised legal concerns about this part of the proposal
27 and staff is working with the City Attorney to resolve those concerns. Staff has had

1 initial discussions about an approach to resolving this situation and we expect to have
2 agreed on a resolution by September 30.

3 Therefore, the project Oversight Committee has completed its recommendation on the
4 project documents (listed above) with the exception of the bonus system in the
5 development regulations. The members of the Oversight Committee expect to complete
6 their recommendation on September 30.

7 Staff is asking the Planning Commission to hold a special meeting on September 30
8 (following the Oversight Committee meeting) – or on another date identified by the
9 Commission – to complete the hearing and make a recommendation on the City Center
10 documents to the City Council. Holding this special meeting will allow the Commission
11 to hear both the resolution of the legal concerns and the Oversight Committee’s
12 recommendation and to make its recommendation prior to the City Council hearing on
13 October 11. The next regular meeting of the Commission is scheduled on October 14,
14 after the City Council hearing begins.

15 **Purpose of this Proposal:**

16 Recommend a plan for redevelopment of the Lynnwood City Center (the north side of I-5
17 between the Mall and the Transit Center) into a pedestrian-friendly, urbane, mixed use
18 center of Lynnwood.

19 **Next Steps:**

20 Following the hearing and recommendation by the Planning Commission, the Plan and
21 implementing documents will be forwarded to the City Council for action.

22 **Attachments:**

23 None
24



Public Works Department

Memorandum

DATE: Sept 23, 2004

TO: Planning Commission Update: Sensitive Areas Ordinance Revisions including Best Available Science (BAS)

BACKGROUND

In response to Growth Management requirements (GMA) the Public Works Department is revising the Sensitive Areas Ordinance. Review and revisions of the Sensitive Areas Ordinance must be completed by December 1, 2004. In order to meet GMA requirements the City must revise the purpose statement 17.10.010 to make it consistent with GMA, as well as include Best Available Science, and document in record what was used (this includes evaluating setbacks to ensure that best available science was used to determine). The City also wishes to make revisions to sections of the ordinance that need clarification.

REVISIONS:

- Sensitive Areas changed to Critical Areas to match Growth Management Act.
- Indicator Map—not necessarily a sensitive area will also need a sensitive area special study
- Definitions updated
- Limit on how long delineation is valid; presently none; change to 3 years DOE
- Limit on time to complete mitigation work, require additional evaluations/ mitigation if mitigation work not completed in time period
- Update delineation requirements
- Fish and Wildlife Habitat clarify essential habitat as survival for federal and state species
- Specifications for geotechnical report such as faults, soils, springs, wells, drain fields, and groundwater
- Deletion of Hillside Development Standards Section
- Include requirement for fencing, monuments and signs for critical areas
- Monitoring Bond, what included- plant materials, 125%, monitoring, fencing, etc and for what period of time proposed 5 years
- Progressive Enforcement such as stop work order, civil remedies and penalties

To be changed with guidance from Jones & Stokes Consultant:

- Required Buffers
- Differentiate enhancement and creation, different ratios
- Tunnel Creek? (Include creeks in determining setbacks)
- Off-site Mitigation

COMMENTS, CONCERNS, QUESTIONS

Please provide us with any concerns you may have, or problems the ordinance has created in the past, present or future.



**Lynnwood Planning Commission
Meeting of September 23, 2004**

Staff Report

Agenda Item: **G-2**
Capital Facilities Plan Review

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Administrative Services — Staff Contact: Vicki Heilman, Assistant Finance Director

Recommendation:

Review and discuss the 2005– 2010 Preliminary Capital Facilities Plan for Comprehensive Plan compliance and forward a recommendation to the City Council to approve and adopt.

Background/Discussion:

The Planning Commission is being asked to review the 2005 – 2010 Preliminary Capital Facilities Plan (CFP). The CFP is an important link between the City’s planning and budgetary processes, allowing the Planning Commission to determine the projects that are needed to meet the goals of the Comprehensive Plan. The purpose for Planning Commission review is to ensure that the proposed projects do not conflict with the adopted Comprehensive Plan.

To assist you with the review of the CFP projects for Comprehensive Plan compliance, within the CFP document there is Appendix A which includes Project Worksheets for all proposed projects for this six-year plan. The worksheets provide you with the project’s number, name and description. Also, it illustrates the projected costs and revenue for the project. Where possible, specific Comprehensive Plan Objectives and Policies are cited. For these citations, the Comprehensive Plan element is noted in shorthand before the specific objective or policy number, where:

- LU = Land Use
- H = Housing
- T = Transportation
- CF = Capital Facilities and Utilities
- P = Parks, Recreation, Cultural Arts & Open Space.

For example, LU: 1, 1.1, 1.2 would refer to specific Land Use element objectives and policies.

Except for the Newly Proposed Projects, which are denoted in the following summary of changes, the majority of the projects have already been reviewed for compliance with the Comprehensive Plan.

Some projects required scheduling changes, reappropriation of funds between projects and some were withdrawn. All of these changes are reflected in the summary to give you a complete picture of the City’s planned capital expenditures for the next six years.

Summary of Changes

The following is an overview of the changes that have occurred in the CFP since it was adopted last year by the City Council.

Parks

Parks is proposing seven new projects in the next six years

PK1998023D	Lund's Gulch Open Space Preservation, Phase III
PK1998025B	Scriber Creek Trail, Acquisition
PK2005025C	Scriber Creek Trail, Development
PK2005059A	City Center Parks, Acquisition
PK2005060A	City Center Parks, Development
PK2005061A	Opalka Property, Acquisition
PK2005061B	Opalka Property, Development

The following existing projects have been moved to long range planning:

PK1997011B	Gold Park, Phase I
PK2006051A	BMX Park, Development
PK2004052A	Off-Leash Dog Park Site, Acquisition
PK2004052B	Off-Leash Dog Park, Development

Streets

The Street element is proposing three new projects ST2005076A, 200th St SW: 48th Ave W to 40th Ave W, proposing project to begin in year 2008. Project ST2005077A, Traffic Signal: 164th St SW and 164th PL SW, is proposed to begin in year 2006 and ST2005078A, 196th St SW at SR 99: Westbound to Northbound right turn lane. The planning phase of this project is proposed to begin in year 2007.

Stormwater

The Stormwater element is not proposing new projects in this year's CFP.

Sewer

Sewer has added twelve new projects, numbers SE2005039A thru SE2005050A, please refer to pages 169 - 191 for the project descriptions. Of all these newly proposed projects, only Project SE2005045A is proposed to start in year 2005.

Water

The Water element has added four new projects in this year's CFP: Following are the descriptions:

WA2005046A	Water Line Replacement: 183 rd St SW from 67 th Ave W to the East
WA2005047A	Water Line Replacement: 185 th Pl SW from 64 th Ave W to the East
WA2005048A	Water Line Replacement: 202 nd St SW from 60 th Ave W to SR 99
WA2005049A	Water Line Replacement: 202 nd St SW from 76 th Ave W to 73 rd Ave W

Once again, the role of the Planning Commission is to review the Capital Facilities Plan for compliance with the adopted Comprehensive Plan, to comment on how the CFP does or does not comply, and to make recommendations to the City Council with respect to the 2005 – 2010 Preliminary Capital Facilities Plan.

There will be an opportunity for public testimony on the CFP at a City Council Public Hearing scheduled for October 11, 2004.

Reference:

City of Lynnwood 2005-2010 Capital Facilities Plan

Provided to Planning Commission – under separate cover.

Lynnwood Planning Commission
Meeting of September 23, 2004

Staff Report

Agenda Item: I

Upcoming Commission Meetings

- Public Hearing
- Informal Public Meeting
- Work Session
- New Business
- Old Business
- Information**
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

■ The following schedule is for planning purposes – subject to adjustments.

Sept. 23	Public Hearing:	<u>Comp. Plan Amendments</u> (City Center continued)
	Work Session:	<u>Environmentally Critical Areas – LMC Ch. 17</u> <u>Capital Facilities Plan (CFP) – Recommendations to CC</u> <u>Shoreline Master Program – continued discussion</u>

Oct. 14	Public Hearing:	None
	Work Session:	<u>Shoreline Master Program</u>

Oct. 28	Public Hearing:	<u>Environmentally Critical Areas – LMC Ch. 17</u>
	Work Session:	None

Nov. 11	Public Hearing:	None
	Work Session:	<u>Shoreline Master Program</u>

Dec. 9	Public Hearing:	None
	Work Session:	<u>Shoreline Master Program</u> <u>Election of Officers – in January 2005</u> <u>Planning Commission’s Annual Report</u>