

**City of Lynnwood**  
**PLANNING COMMISSION "SPECIAL MEETING" MINUTES**  
**September 30, 2004**

**Commissioners present:**

Dave Johnson – Chair  
Brian Bigler  
Patrick Decker  
Elisa Elliott  
Jacqueline Powers  
Donna Walther

**Commissioners absent:**

Tia Psycheff

**Staff present:**

James Cutts, Director  
Kevin Garrett, Current Planning Manager  
Ron Hough, Comprehensive Planning Manager

**Others present:**

Martin Nelson, Council member Liaison

**CALL TO ORDER**

Chair Johnson called this special meeting to order at 7:04 pm. A quorum was present and the Chair recognized the presence of Council liaison Martin Nelson.

**APPROVAL OF MINUTES**

Approval of the Sept. 23, 2004 meeting minutes was deferred to the Oct. 14 meeting.

**CITIZEN COMMENTS**

None.

**COMMISSION MEMBER DISCLOSURES**

None.

**PUBLIC HEARINGS**

**1. Comprehensive Plan Amendments**

The public hearing on the City Center Plan was continued to this date on Sept. 23 to consider the recommendations of the City Center Oversight Committee. Chair Johnson announced that the continued hearing is open and asked for the staff report.

Planning Manager Garrett described a legal review of the bonus and super bonus proposals by City Attorney Rubstello and a second hired attorney. The Oversight Committee considered the legal advice before making its recommendations.

Planning Manager Garrett distributed a summary of the "Bonus Features" and the attorneys' suggestions on each feature. Most were acceptable or needed additional documentation. Three of the features (health club, public meeting room and super bonus) were given "No Chance."

Mr. Garrett distributed a summary of Maximum Building Heights recommendations that had been adjusted to be consistent with the bonus program recommendations. He pointed out that the maximum building height would be 350 ft. and that an additional

70% could be added for an architectural unoccupied roof, such as a spire. Different building heights will apply to different areas of the City Center to minimum shadows and other adverse effects on nearby neighborhoods. Commissioner Walther expressed a concern that parks and other public areas within the City Center might also be in the shadows much of the time.

Additional discussion of the proposals followed. Mr. Garrett then distributed copies of Resolution No. 1 of the City Center Project Oversight Committee, which was passed earlier that day, just prior to this Commission meeting. The resolution recommended Planning Commission and City Council adoption of the City Center Subarea Plan and implementing documents.

Staff responded to questions, provided clarification and explained that the City Center Plan is an amendment to the City's Comprehensive Plan and can be amended each year, if necessary. The implementing codes may be changed at any time. Commissioner Decker added that this is just the opening document and is expected to change over time as we move on.

Based in part on the findings of the Oversight Committee, as stated in its resolution, Commissioner Decker moved that the Lynnwood Planning Commission recommend that the City of Lynnwood City Council adopt the City Center Subarea Plan and implementing documents (Development Regulations, Design Guidelines and Capital Facilities Plan), as proposed, and including the amendments shown in Exhibit A of the Oversight Committee's Resolution No. 1. The motion was seconded and passed unanimously.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

None

## **WORK SESSION**

None

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

None

## **ADJOURNMENT**

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 7:43 pm.

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**Dave Johnson**, Chair