

City of Lynnwood
PLANNING COMMISSION MINUTES
December 9, 2004

Commissioners present:

Dave Johnson – Chair
Brian Bigler
Elisa Elliott
Tia Peycheff
Jacqueline Powers
Donna Walther

Staff present:

James Cutts, Director
Kevin Garrett, Planning Manager
Ron Hough, Planning Manager
Darryl Eastin, Senior Planner
Gina Coccia, Assistant Planner

Commissioners absent:

Patrick Decker

Others present:

Martin Nelson, Council Member Liaison
David Klietch, Director of Economic Dev.
John Ewell – Project Manager
Donna Lambourn, CCIM
David Patter, DOE

CALL TO ORDER

Chair Johnson called this meeting to order at 7:03 pm. A quorum was present and the Chair recognized the presence of Council liaison Martin Nelson.

APPROVAL OF MINUTES

The October 28, 2004 meeting minutes were approved unanimously.

CITIZEN COMMENTS

None.

COMMISSION MEMBER DISCLOSURES

None.

PUBLIC HEARINGS

Code Amendment:

Assistant Planner Gina Coccia summarized the B-2 Code Amendment, which would allow schools in the B-2 zone. This proposal was initiated primarily for application to the I-5 Quadrant site, although the change, if approved, would apply to all property in the B-2 zone. She presented four different options for the Commission's consideration.

Chair Johnson opened the Public Hearing for comments. David Kleitch, Director of Economic Development, stated that this site (I-5 Quadrant) has been looked at by a variety of higher education uses. He believes school facilities will be a compatible use for this property and also for the adjoining City Center project. The close proximity to transportation and public transit are benefits as well. The City's Economic Development Plan, recently adopted by the City Council, supports the education and workforce development as critical to job opportunities in Lynnwood and to our economic base.

Chair Johnson closed the Public Hearing and followed with a motion for a Code Amendment adopting Option 2, which states "Change as Requested: Schools within the stated category will be permitted as "P" principal uses in the B-2 zone" and including Alternative B, which would make Higher Education (Universities, Colleges, Technical Schools and Vocational Schools) permitted principal uses in the B-2 zone, while all other schools (preschools, elementary, secondary, dance, music, etc.) may be permitted upon approval of a Conditional Use Permit (CUP).

Commissioner Walther moved to amend the main motion to add, "With the exception of Technical and Vocational schools that involve automotive and mechanical uses, which will be subject to a Conditional Use Permit".

The Amended Motion passed unanimously.

Chair Johnson made a motion to pass the "Main" motion.

The Main Motion passed unanimously.

INFORMAL PUBLIC MEETING

Shoreline Master Program:

Senior Planner Dennis Lewis introduced David Patter of the Washington Department of Ecology (DOE) to the Planning Commission. Lewis informed the Commission of the Dec. 15 grant deadline submittal of the final draft. At that time DOE will evaluate the draft and let Mr. Lewis know if it has met the guidelines and will be ready for public review. The next grant application deadline is January 15, 2005.

WORK SESSIONS

Signs II Code Amendments:

Senior Planner Darryl Eastin presented the Signs II Code Amendment, which included the City Council's code issues as Attachment A. Attachment B includes the Sign Code clarification issues. Staff and the City Attorney are working on separate code amendments related to signs within the public right of way. Staff has requested that an Advisory Committee be implemented.

The Commissioners asked for additional time to thoroughly go through the Sign Code reports. The request was granted and this discussion will continue at a future meeting.

Planning Commission's 2004 Annual Report:

Planning Manager Hough briefed the Commission on the "draft" 2004 Annual Report and asked for any changes or corrections. None were offered. The report will be on the Commission's agenda in January 2005 for approval.

UNFINISHED BUSINESS

None.

DIRECTOR'S REPORT & INFORMATION

Recent City Council Actions:

Director Jim Cutts and Planning Manager Hough provided an update of City Council activities and actions, specifically:

Nov. 22 Comp. Plan Amendments – Final Action

- **Residential Balance** – Removed 60/40, then added it back in.
- **Raskin** – Denied the request for high-density multi-family.
- **MUGA Adjustment** – No action on the Mountlake Terrace proposal.
- **All Others** – Approved as recommended.
- **City Center Plan** – Postponed to Feb. 28 Council meeting.

Upcoming Council Meetings:

- **Dec. 13** Budget
- **Dec. 15** Budget – Special Meeting
- **Dec. 20** Budget – continued
- **Dec. 31** Reserved – Just in case

Upcoming Commission Meetings:

- Jan. 13** Election of Officers for 2005
2004 Annual Report – Approve
Code Amendment – SB-6593 (manufactured housing)
- Jan. 27** Critical Areas Ordinance – Public Hearing

Preparation for Election of 2005 Officers:

The Commission was briefed on the procedures for the January election and encouraged to think about their officers in advance of the January meeting.

Other:

- New Mall stores and restaurants open for business.
- Texas-T now in operation from Lynnwood Transit Center.
- Commissioners' Retirement Dinner – Jan. 11 at Café India.
- Planning Commissioner recruitment process. Try Lynnwood U. grads.

ADJOURNMENT

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 9:01 pm.

Dave Johnson, Chair