

**City of Lynnwood**  
**PLANNING COMMISSION MINUTES**  
**March 10, 2005**

**Commissioners present:**

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

**Commissioners absent:**

Vacant Position

**Staff present:**

Ron Hough, Planning Manager  
Gina Coccia, Assistant Planner

**Others Present:**

Ted Hikel, Council Member Liaison  
Marina Georgiev

**CALL TO ORDER**

Chair Decker called this meeting to order at 7:00 pm. All members were present and the Chair acknowledged the presence of Council liaison Ted Hikel.

**APPROVAL OF MINUTES**

The February 10, 2005 meeting minutes were approved as written.

The February 24, 2005 meeting minutes were approved as written.

**COUNCIL LIAISON REPORT**

City Council member Ted Hikel reported on recent City Council actions, including the Council's initial consideration of the Parkway Annexation. Staff pointed out the location of the proposed annexation on a map of the City and added that, if approved for processing by the Council, the matter would come to the Commission in a couple months for recommendations on Comprehensive Plan and zoning designations.

Council member Hikel also reported that the City Center Plan will be on the March 14 Council agenda for possible action. The Council is considering some issues related to the northeastern part of the planning area between 196<sup>th</sup> Street and 188<sup>th</sup> Street. The Council may hold that area in abeyance for further study and approve the rest of the Plan.

**CITIZEN COMMENTS**

None.

**COMMISSION MEMBER DISCLOSURES**

None.

## **PUBLIC HEARING**

### **Manufactured Housing Code Amendment (SB-6593)**

Assistant Planner Gina Coccia projected the staff recommendations on the screen and described Options A and B. Following questions and answers, Chair Decker opened the public hearing for comments on the proposals.

Council Liaison Hikel noted that the City is not currently out of compliance with state law since the law doesn't take effect until July 1. No other testimony was offered.

Chair Decker closed the public hearing at 7:27 pm and asked for discussion.

The most controversial proposal was Section "C" of Option #2 which would allow only "new" manufactured homes to come into Lynnwood, with the exception of replacement units in existing mobile home parks. Some commissioners were concerned that an owner could not move a unit from one place to another, while the same limitation was not placed on site-built homes. Staff pointed out that the legislation does allow us to place the "new" requirement on manufactured housing. Photos of new manufactured homes were shown on the screen to illustrate that the newer models are becoming more similar to and compatible with site-built housing. Experience shows that an older unit placed in a residential neighborhood has often brought with it a negative perception and a fear that it might adversely affect the values of surrounding properties.

The Commission's discussion included some questions pertaining to the ownership of a manufactured home and whether it was personal or real property. Chair Decker, noting that Marina Georgiev was a realtor, asked her to come forward and clarify some real estate and ownership issues. She told the commission that a manufactured home is purchased as personal property and remains so when placed on leased land. However, it becomes real property when placed on owned land. She also informed the Commission that its very difficult to find financing (no FHA) for a manufactured home that is moved.

Elisa Elliott moved to accept Option #2, but striking Option #2-C, and recommending the changes for City Council approval. Following additional discussion, the motion passed 4-2. The reasons, in part, for striking #2-C, which required homes to be new, were that this provision would be unfair, since it didn't apply to other single-family homes, and could create a hardship. And, considering the high cost of a single-family vacant lot in Lynnwood, it would be highly unlikely that anyone would place an older manufactured home on an expensive site within the City.

## **WORK SESSIONS**

None.

## **BUSINESS**

None.

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

Planning Manager Hough reported on recent City Council activities and the expectation that Marina Georgiev would be confirmed and the City Center Plan adopted at the March 14 meeting.

The March 24 Planning Commission has only one item scheduled, a preview of upcoming Comprehensive Plan Amendments. It is not a critical item that couldn't wait for the first meeting in April. Since some Commissioners could not attend the March 24 meeting anyway, it was agreed to cancel that meeting.

### **ADJOURNMENT**

A motion was made by Commissioner Johnson to adjourn. The motion was seconded and carried unanimously. The meeting was adjourned at 7:57 pm.

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**Patrick Decker**, Chair