

AGENDA

Lynnwood Planning Commission

Thurs., April 14, 2005 — 7:00 pm — City Council Chambers, 19100 – 44th Ave. W., Lynnwood

- A. Call to Order** Chair DECKER
 Commissioner BIGLER
 Commissioner ELLIOTT
 Commissioner GEORGIEV
 Commissioner JOHNSON
 Commissioner PEYCHEFF
 Commissioner WALTHER
- B. APPROVAL OF MINUTES:**
1. Minutes of March 10, 2005
- C. COUNCIL LIAISON REPORT**
- D. CITIZEN COMMENTS** – on matters **not** on tonight's agenda:
- E. COMMISSION MEMBER DISCLOSURES:**
- F. PUBLIC HEARING:**
1. **2005 Comprehensive Plan Amendments**
To accept public comments on proposed "Suggested Amendments" to the City's Comprehensive Plan. Following the hearing, the Commission will recommend a 2005 Proposed Amendments List (PAL) to the City Council for processing this year.
- G. WORK SESSION:**
1. **Code Amendment – Public & Semi-public Zone**
Proposal to allow the existing Waste Water Treatment Plant as a permitted use in the P-1 zone but require a Conditional Use Permit for future major improvements.
- H. BUSINESS:** None scheduled
- I. DIRECTOR'S REPORT & INFORMATION:**
1. City Council Actions
 2. Upcoming Meetings
- 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 April 14, 2005

Staff Report

Agenda Item: F-1

2005 Comprehensive Plan Amendments

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

Lynnwood Dept. of Community Development — Staff Contact: Ron Hough (425) 670-6655

Introduction:

Cities and counties may amend their comprehensive plans only once each year. Ideally, all amendments are processed together as a package to help ensure consistency. However, if some amendments need to follow different tracks, they will all come together in the fall for simultaneous action by the City Council.

Any citizen, organization, commission, special interest group, Mayor or City Council may propose a change to either the Comprehensive Plan map or text, including the City's long-range vision, goals, objectives and policies. This can be done in one of two ways:

- **Formal Application:** Processing is guaranteed – \$3,000 deposit required.
- **Suggested Amendment:** City Council decides whether or not to approve the proposal for inclusion on the "Proposed Amendments List" (PAL) for processing – \$50 fee.

Formal Applications:

One formal application has been received for a site-specific Comprehensive Plan Map amendment. This request will be fully processed and does not require PAL approval.

Good Shepherd Senior Housing – Plan Map Amendment:

Location: 6916 – 196th Street SW

Request: Amend the Plan Map on the subject property from Medium-density Single-family (SF-2) to Medium-density Multiple-family (MF-2), along with a Boundary Line Adjustment to reorient the two affected lots. The purpose of this request is to ultimately construct a 40-unit housing facility to serve low-income seniors.

Suggested Amendments:

A suggested amendment is legislative in nature and generally not site-specific. A \$50 fee is required for any citizen, business or organization to apply for a suggested amendment. The City Council, Planning Commission, other City commissions and City departments may also suggest amendments. Suggestions that the City Council feels are worthy of consideration will be placed on the Proposed Amendments List (PAL) for processing. Suggestions not approved for the PAL will not be considered further.

The following Suggested Amendments are being considered for inclusion on the Proposed Amendments List (PAL):

A. Timing of Plan Amendments – Implementation Element:

Applicant: Dept. of Community Development

Description: This proposal would move the deadline for Plan Amendment applications from April 1 to January 1 of each year and adjust the processing schedule for earlier processing and adoption in July. Under the present schedule, the City Council is considering all Plan amendments in late fall when they are often involved in budgets, capital facilities plan updates and other year-end business. Shifting the process to an earlier schedule will have the following benefits:

- Work will be done during the less busy months of spring and summer.
- Reduced interference with other year-end Council priorities.
- Less chance of delays in final adoption.
- Earlier Plan amendment and zoning decisions will provide a wider summer construction window for applicants.

Recommendation: **Include on the Proposed Amendments List**

B. B-2 Zone Review:

Applicant: Dept. of Community Development – (Directed by the City Council)

Description: The City Council directed a review of all lands currently zoned B-2 (Limited Business). This review may conclude that adjustments are needed to the Comprehensive Plan Map as well as zoning, although it will not be known until the review is undertaken. No specific Plan Amendments are proposed at this time, but may result from the review.

Throughout the City, there are nine sites zoned B-2. These are located in the Community Commercial (CC) and Business/Technical Park (BTP) Plan designations. Adjustments to those designations may be proposed.

Recommendation: **Include on the Proposed Amendments List**

C. Parks & Recreation Element Update:

Applicant: Dept. of Parks, Recreation & Cultural Arts

Description: This is a routine annual update of this element. The data to be updated will include, but not be limited to, the "Summary of Issues," population, level of service, park inventories, maps and tables, priorities and goals, objectives and policies.

Recommendation: **Include on the Proposed Amendments List**

D. Transportation Element Update:

Applicant: Dept. of Public Works

Description: A number of specific wording revisions and additional policies will be proposed to update and expand the scope fo the Transportation Element to provide direction for:

- Implementation of the City Center Subarea Plan.
- Expansion of program areas such as Neighborhood Traffic Calming.
- Systematic annual updating of the Transportation Element.
- The methodology for project prioritization.

E. Economic Development Element Update:

Applicant: Dept. of Economic Development

Description: On November 22, 2004, the City adopted the Economic Profile, Key Issues Report, and Economic Development Action Plan 2005-2010. The economic data and policies of this Plan will now be incorporated into the City's Comprehensive Plan to ensure consistency.

Recommendation: **Include on the Proposed Amendments List**

F. Five-year Implementation Program Update:

Applicant: Dept. of Community Development

Description: Measurable objectives throughout the Comprehensive Plan are brought together in the 5-year Implementation Program, which is contained in the Implementation Element. The projects and activities are updated each year to keep the program current.

Recommendations: **Include on the Proposed Amendments List**

G. City Center Plan Study Area:

Applicant: Dept. of Community Development – (Directed by the City Council)

Description: The City Council adopted the City Center Plan but designated a portion of the north end a "study area" to review and reconsider the development intensity. No specific amendments are proposed at this time but amendments may result from the public consultation process this summer.

Recommendation: **Include on the Proposed Amendments List**

Approval Criteria:

The following criteria are contained in the Implementation Element of the Lynnwood Comprehensive Plan. They will be used by the Planning Commission and City Council when processing the proposals and are included here simply to help the Commission determine whether or not each proposal is within the realm of possibility. If a proposal conflicts with several of the criteria, the Commission may recommend that it not be

approved for the Proposed Amendments List (PAL). Staff found no conflicts with these criteria and is recommending all of the above proposals for inclusion on the PAL.

The criteria are as follow:

- A. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Plan or regulation conflicts; and
- B. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and
- C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and
- D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and
- E. If the proposal could have significant impacts beyond the Lynnwood City limits, it has been sent to the appropriate Snohomish County officials for review and comment.

Next Steps:

The Planning Commission's recommended Proposed Amendments List (PAL) will be forwarded to the City Council for consideration at a future work session. The Council's approved PAL and the formal application will be processed in the upcoming months. Processing will include environmental (SEPA) review and the state's 60-day review.

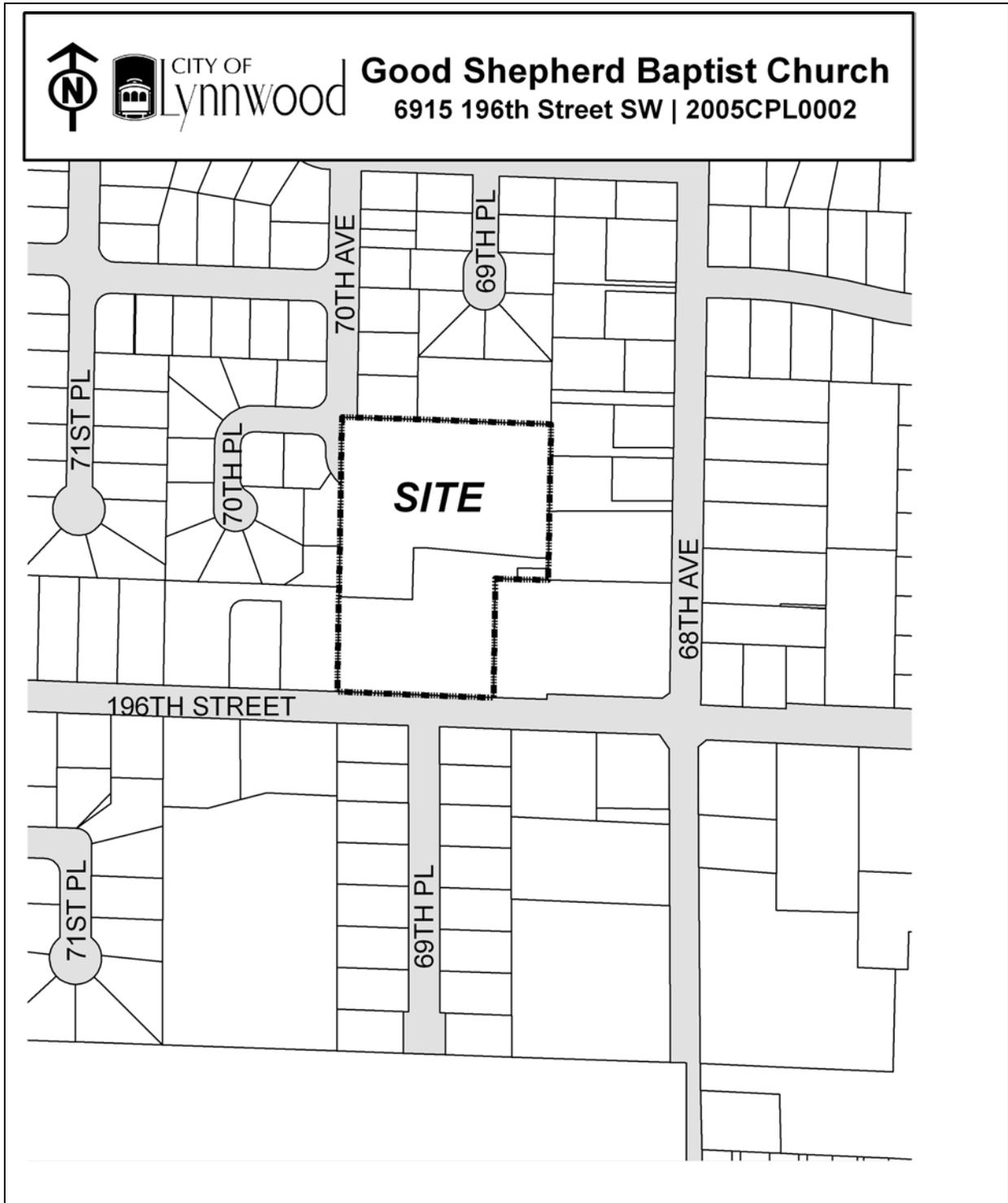
Some of the proposals are more complex than others and may follow separate tracks. All will come together in the fall for the Council's simultaneous adoption of the complete package of amendments.

The following meetings have been tentatively scheduled to process the amendments. The schedule will be adjusted as necessary during the process.

Apr. 1	Deadline for new applications and suggested amendments.
Apr. 14	Planning Commission public hearing & recommendations to Council.
Apr. 28	Planning Commission work session. Introduction to the formal application.
May 2	Council work session on <u>Proposed Amendments List</u> , as recommended.
May 12	Planning Commission work session (if needed) on formal application only.
May 16	Council's second work session on the <u>PAL</u> (if needed).
May 23	Council Public Hearing (optional) and approval of the <u>PAL</u> for processing.
May 26	Planning Commission work session on suggested amendments.
June 9	Planning Commission work session.
June 20	Council work session on the formal application.
June 23	Planning Commission public hearing & recommendations.
July 18	Council work session – first consideration of Commission's recommendations.
Aug. 1	Council work session.
Aug. 15	Council work session.
Sept. 5	Council work session.
Sept. 26	Council Public Hearing and preliminary decisions.
Oct. 3	Final Ordinances to Council (memo for action)
Oct. 10	Adoption of 2005 Plan Amendments and related zoning adjustments.

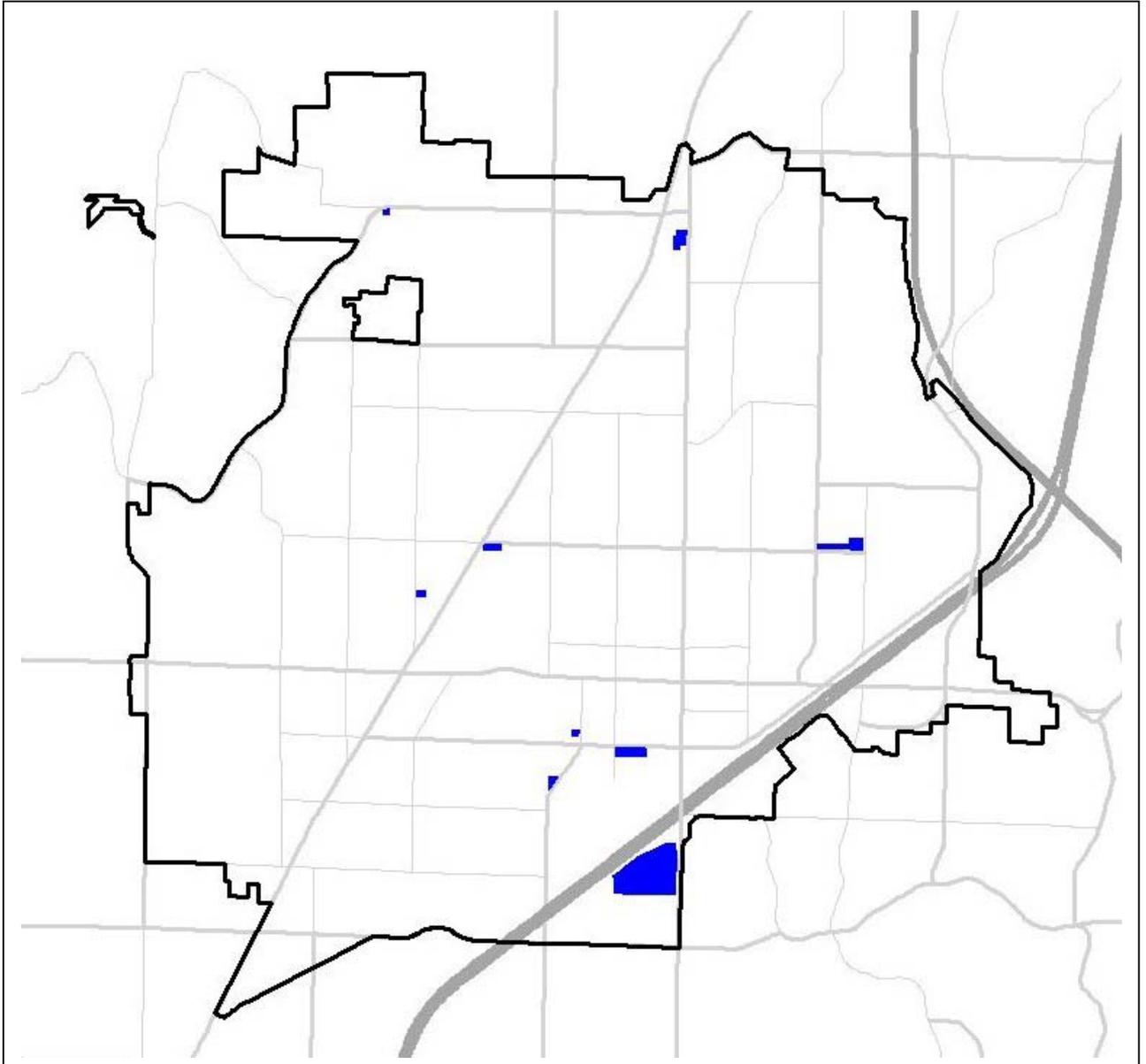


Formal Application: Good Shepherd Baptist Church



Proposal #2: B-2 Zone Review

The following map shows the locations of the nine sites that are currently zoned B-2 and which will be the subject of this Plan and Zoning review.



Lynnwood Planning Commission
Meeting of April 14, 2005

Staff Report

Agenda Item: G-1

**Code Amendment – Public and Semi-Public
Zone (P-1)**

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

Lynnwood Dept. of Community Development — Staff Contact: Dennis Lewis, Senior Planner

BACKGROUND:

This proposed code amendment to the Public and Semi-Public Zone (P-1) is to correct a long-standing omission. While the Lynnwood wastewater treatment plant has P-1 zoning, the plant is not a listed use in the zone. As an unlisted use in the zone, the plant is a non-conforming use. This limits what can be done to make additions or alterations to the plant. There are some urgently needed alterations to the plant that will be held up if this long-standing omission is not corrected.

Staff is proposing a short-term solution to correct the omission problem. The proposal is to list the existing use as a permitted use in the P-1 zone, require a conditional use permit for expansion of the plant, exempt minor alterations from the conditional use requirement, and to set standards for exemption.

Staff has found a way in the short-term to meet the needs of the Public Works staff to move ahead with some urgently needed improvements to the plant. We believe that there is a level of alteration at the plant that can be safely exempted from the conditional use permit process. The Public Works Department staff is in agreement with this short-term approach and the standards proposed for exemption.

A longer-term project to amend the P-1 zone is anticipated and is explained in the attached discussion paper. Further discussions on the changes outlined for the P-1 Zone will occur between Community Development and Public Works to find the best way to zone the treatment plant over the long run. The short-term solution is included in the attachment of part of Chapter 21.44 LMC, Public and Semi-Public Zone.

ATTACHMENTS:

- Modification of the P-1 Zone, A Discussion Paper
- Chapter 21.44 (part) – Public and Semi-Public Zone

Lynnwood Planning Commission
Meeting of April 14, 2005

Staff Report

Agenda Item: I-2

Upcoming Commission Meetings

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

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

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

April 14 **Public Hearing:** **2005 Plan Amendments** – Proposed Amendments List
Work Session: **Code Amendment – Public & Semi-public Zone**

April 28 **Public Hearing:** **Code Amendment – Public & Semi-public Zone**
Work Session: **2005 Plan Amendments** – Discussion of proposals.

May 12 **Public Hearing:** TBA
Work Session: **2005 Plan Amendments** – Discussion of proposals.
Parkway Annexation – Plan & Zoning proposals.

May 26 **Public Hearing:** TBA
Work Session: **2005 Plan Amendments** – Discussion of proposals.