

City of Lynnwood
PLANNING COMMISSION MINUTES
April 28, 2005

Commissioners present:

Patrick Decker, Chair
Elisa Elliott
Marina Georgiev
Dave Johnson
Tia Peycheff

Staff present:

James Cutts, Director of Community Dev.
Ron Hough, Planning Manager
Dennis Lewis, Senior Planner
Carol Thompson, Transportation Planner
John Ewell, PW Project Manager

Commissioners absent:

Brian Bigler
Donna Walther

Others Present:

Ted Hikel, City Council Liaison

CALL TO ORDER

Chair Decker called this meeting to order at 7:03 pm. A quorum was present.

APPROVAL OF MINUTES

The April 14, 2005 meeting minutes were approved as written.

COUNCIL LIAISON REPORT

City Council member Ted Hikel reported on the Council's approval of amendments to the Special Events Ordinance. A December 2006 sunset clause was added to provide for review of any problems with the ordinance. Council Member Ruth Ross' motion to prohibit the use of balloons and other inflatable devices was also approved, based primarily on code enforcement difficulties.

Hikel expanded on the Council's support of expanded bus service. He indicated that adjusted Routes 118/119 will serve 176th Street and the Meadowdale neighborhood and help link schools, churches and improve access to Alderwood Mall, City Center, doctors' offices, Edmonds Community College and other areas of the community.

CITIZEN COMMENTS

Dave Johnson, who resides at 18625 – 40th Avenue W. in Lynnwood, asked the Public Works Dept. staff for clarification of the difference between emergency generators and auxiliary power generators, as they related to the waste water treatment plant work session during the May 14 Commission meeting. The terms were clarified.

COMMISSION MEMBER DISCLOSURES

None

PUBLIC HEARING

Code Amendment – Public & Semi-public Zone

Chair Decker announced the subject and opened the public hearing.

Senior Planner Dennis Lewis gave the staff presentation. He informed the Commission that noted typographical errors had been corrected and that the language had been “softened” to provide more discretion, as suggested by the Planning Commission at its May 14 work session. Two staff members of the Public Works Department were in attendance to answer questions, if needed.

Chair Decker asked for comments from the audience. There were none. Chair Decker closed the public hearing and asked for further discussion or a motion.

Commissioner Psycheff moved “that the Planning Commission accept the amendments to LMC 21.44 relating to the listing of the waste water treatment plant as a use in the Public and Semi-public zone, as presented at this public hearing, and forward the amendments to the City Council with a recommendation for adoption.” The motion was seconded by Commissioner Johnson and passed 5-0.

WORK SESSION

Comprehensive Plan Amendment – Good Shepard Baptist Church

Planning Manager Ron Hough described the church's proposal and showed maps and aerial photos of the site, proposed lot line adjustments and current zoning. The Washington Baptist Convention, owners of the property, have expressed an interest in building 40 units of senior housing adjacent to the church. The RS-7 zoning doesn't allow multi-family development, so the request is to change the Comprehensive Plan and Zoning to medium-density multiple-family on one of two church-owned lots. The other lot containing the church would remain in the RS-7 zone. To accomplish this, the church also needs to complete a Boundary Line Adjustment (BLA) to separate the housing lot from the church lot and to ensure that the lot is of adequate size to accommodate 40 units. Hough noted that the applicant is aware of the City's 60/40 goal and that a change from single-family to multi-family will be controversial.

In response to a question from the Commission, Mr. Hough indicated that, once the property is changed to multi-family residential, it can be used for any use allowed in that zone. Director James Cutts added that the church's development plans should not be taken into consideration. There will be no guarantee that the site will be used for senior housing. The Commission should focus on the suitability of this property for multi-family type development. Commissioner Psycheff agreed and added that development plans often change, don't get their required funding or the property is sold.

Commissioner Georgiev brought up a concern about traffic. She is familiar with the site and noted that 196th Street narrows down in that area. This should be a consideration, since it could be a problem for left turning traffic to and from the site of a multi-family development.

Commissioner Johnson asked why the applicant was not in attendance. Hough explained that they need to complete a Boundary Line Adjustment before we can seriously consider the Plan Amendment. This matter will return to the Commission at a later date for another work session with the applicant.

BUSINESS

None.

DIRECTOR'S REPORT & INFORMATION

Community Development Director Cutts reported on City Council actions at its April 25 meeting. The Council adopted changes to the Special Events Ordinance and passed Resolution No. 2005-05 in support of Community Transit expanded bus service to the northwest side of Lynnwood. The Council also confirmed the law firm of Inslee, Best, Doezie-Ryder for City Attorney services. Director Cutts also noted that the Council will be studying the Comprehensive Plan Proposed Amendments List on May 2, as well as financing, mitigation and impact fees related to the City Center. The Manufactured Housing Code Amendment and Development Regulations – Group 3 are scheduled to return for Council work sessions on May 18.

Planning Manager Hough reported on the anticipated agendas for upcoming Commission meetings in May.

ADJOURNMENT

A motion was made by Commissioner Johnson to adjourn. The motion was seconded by Commissioner Elliott, passed unanimously, and the meeting was adjourned at 7:50 pm.

Patrick Decker, Chair