

City of Lynnwood
PLANNING COMMISSION MINUTES
June 23, 2005

Commissioners present:

Patrick Decker, Chair
Brian Bigler
Elisa Elliott
Marina Georgiev
Tia Peycheff
Donna Walther

Staff present:

James Cutts, Director of Community Dev.
David Kleitsch, Director of Economic Dev.
Ron Hough, Planning Manager
Dennis Lewis, Senior Planner

Commissioners absent:

Dave Johnson

Others Present:

Dorothy Kiest, citizen
Marjorie Peterson, citizen

CALL TO ORDER

Chair Decker called this meeting to order at 7:01 pm. A quorum was present.

APPROVAL OF MINUTES

The May 26, 2005 meeting minutes were approved as written.

COUNCIL LIAISON REPORT

City Council member Ted Hikel was not present. No report given.

CITIZEN COMMENTS

Dorothy Kiest and Marjorie Peterson, residents of the Carlyle Condominiums on 46th Avenue south of 194th Street presented a letter to the Commission describing traffic-related problems on 46th Avenue. Ms. Kiest informed the Commission that all but one of their 30 condos are occupied by retired residents and many are elderly. Their circular driveway on the 46th Ave. side is being used by the public as a turn-around and some of the cars pass through at dangerously high speeds, resulting in a safety concern. They feel the problem results primarily from curbing in the center of 46th Ave., north of 196th Street. The curbs are intended to prevent left turns. Drivers are forced to go further north and they are making their U-turns in the Carlyle driveway. Ms. Kiest asked for the City's assistance in dealing with this problem. Community Development Director Cutts said his staff will discuss the matter with Public Works and report back to the Commission and to Ms. Kiest.

COMMISSION MEMBER DISCLOSURES

None

PUBLIC HEARING

None

WORK SESSIONS

Comprehensive Plan Amendments

Proposal "B": B-2 Zone Review

Senior Planner Dennis Lewis informed the Planning Commission that, following a zoning code amendment to allow schools in the B-2 zone, the City Council directed staff to take a closer look at all properties currently zoned B-2 and, if appropriate, recommend changes.

Using the overhead projector, Mr. Lewis walked the Commission through the nine sites with B-2 zoning, describing each in map and photograph form. Most of the sites were found to be appropriately zoned and required no changes to the Plan or Zoning Map.

In response to the question, "Why are there so many commercial zones?" Mr. Lewis noted that the residential chapters of the Zoning Code are currently being reviewed and updated. Staff intends to begin updating the commercial zones in 2006. It was also noted that the schools categories were not included in the Land Use Table on p. G-1--4 of the staff report. Staff will make that correction.

The Commission had no suggestions for changes from the staff recommendations, so this proposal is ready for the July 28 public hearing.

Proposal "E": Economic Development Element Update

David Kleitsch, Director of Economic Development, described the changes that are proposed for this element of the Comprehensive Plan. The primary intent is to coordinate the Comprehensive Plan with the Economic Development Action Plan 2005-2010 which was adopted in November 2004. The Goals, objectives and strategies from that Plan are being added to the Economic Development Element.

Mr. Kleitsch talked about the need to diversify the local economy, provide quality jobs and sustainable City revenue and other objectives of economic development. In response to a question from the Commission, he confirmed that the Economic Element does not promote casinos or other gambling opportunities that are not allowed in Lynnwood.

It was also pointed out that there are lots of strategies in the plan and some appear to conflict with others. Do we expect to accomplish them all? Mr. Kleitsch replied that we will probably not do them all, but we need to acknowledge all the needs and will address each one as our time and resources permit. The City Center and other key redevelopment activities will be the priorities.

The discussion also touched upon affordability in housing, the changing local culture and the need to be responsive to changing conditions. The Commission offered no specific changes to the proposal and it is ready for the July 28 public hearing.

BUSINESS

None

DIRECTOR'S REPORT & INFORMATION

Community Development Director Cutts distributed an ordinance that would extend the effective date of City Center zoning from July 19 to December 12. That would provide additional time to work out the mitigation fees and other details. Staff intends to have a program ready for City Council consideration by the end of September and will be working with a City Council work group toward an adoption target of November 28.

Planning Manager Ron Hough reported on recent City Council planning activities and on upcoming Commission agendas.

Chair Decker reminded the Commission that its voluntary position of Liaison to the City Council remains unfilled. No one volunteered to fill that position.

Planning Manager Hough reported on upcoming City Council and

ADJOURNMENT

A motion was made by Commissioner Bigler to adjourn. The motion was seconded by Commissioner Elliott, passed unanimously, and the meeting was adjourned at 8:23 pm.

Patrick Decker, Chair