

City of Lynnwood
PLANNING COMMISSION MINUTES
July 14, 2005

Commissioners present:

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

Commissioners absent:

Staff present:

James Cutts, Director of Community Dev.
Ron Hough, Planning Manager
Carol Thompson, Transportation Planner

Others Present:

Lynn Melby, Good Shepherd Baptist Church
Paul Purcell, consultant for Baptist Church

CALL TO ORDER

Chair Decker called this meeting to order at 7:00 pm. All members were present.

APPROVAL OF MINUTES

The June 23, 2005 meeting minutes were approved as written.

COUNCIL LIAISON REPORT

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

CITIZEN COMMENTS

None

COMMISSION MEMBER DISCLOSURES

Commissioner Johnson disclosed that he is employed by Edmonds Community College but that employment will not affect his participation in this meeting.

Commissioner Walther disclosed her personal interests in the Good Shepherd Baptist Church proposal and is a resident of an adjacent condominium. She stated that she will not participate in that discussion.

PUBLIC HEARING

None

WORK SESSIONS

G-1: Comprehensive Plan Amendments

Chair Decker introduced this item and Commission Walther stepped down and did not participate in the Baptist Church portion of the work session. Planning Manager Hough informed the Commission and audience that most of this year's proposals have been

discussed in work sessions and will be on the agenda for a public hearing on July 28. Public testimony is invited at that meeting. Tonight's meeting is a work session for the Commission to discuss two of the proposals and, in necessary, ask the applicants for clarification.

Good Shepherd Baptist Church – Plan Map Amendment

Planning Manager Hough described the proposed Plan Map amendment to change one of two church-owned lots from Medium-density Single-family (SF-2) to Medium-density Multiple-family (MF-2). The church's objective is to construct senior housing on the lot. As proposed, the subject lot will consist of enough area to accommodate 40 units of multiple-family housing. If approved, the zoning of the lot would also be changed from RS-7 (single-family) to RMM (multiple-family). Mr. Hough also described a Boundary Line Adjustment that is also being processed to realign the two lots so that both will have frontage on 196th Street. The existing church and its parking will remain on the eastern lot. The BLA is an administrative process that doesn't require Planning Commission or City Council approval.

Staff was asked if alternatives were considered, such as the new RS-4 zone. Hough replied that various options were discussed. The RS-4 zone was not considered because it can only be applied to existing mobile home park properties within one-quarter mile of Highway 99.

At the invitation of the Commission, Lynn Melby, representative of the church, explained the "affordable housing" mission of the church and why low-density single-family zoning won't work. They hope to develop an affordable housing project with small 500 square foot units for seniors in close proximity to the church. Because it's a multi-family project, they would like to place the building near 196th Street and near other multi-family.

Paul Purcell (consultant for the church) responded to a question about financing and informed the Commission that their intent is to explore three different funding vehicles, including the State Housing Trust Fund and HUD programs.

The Commission had indicated a concern that, once the zoning is changed, anything allowed in the RMM zone can be built on the property, not just senior housing. Mr. Purcell responded that each funding source that they are considering guarantees that the senior housing program continues for 40 years. It can't be converted to non-senior apartments.

The Commissioners discussed the proposal and applicable City policies. Some, but not all, were supportive of the 60/40 goal. Staff suggested that they review the approval criteria prior to the July 28 public hearing.

Transportation Element Update

Transportation Planner Carol Thompson provided an overview of the changes proposed for the Transportation Element. She noted that some parts of the element haven't been updated for ten years. This year's changes should be considered housekeeping, rather than a major overhaul. They include a new traffic calming goal and goals and policies related to a multi-year funding plan, intergovernmental coordination, support for the City Center and a new provision for regular updating of the element.

In response to a question from the Commission, Ms. Thompson noted that several of the changes are directly related to the City Center Plan. The City Center is also covered in the Capital Facilities Plan (CFP) and the Transportation Improvements Plan (TIP).

The Commission suggested no changes or additions to the proposed amendments and this item will be moved ahead to the July 28 public hearing.

BUSINESS

None

DIRECTOR'S REPORT & INFORMATION

Community Development Director Cutts informed the Commission that the City Center Study Area review will probably not be ready for the July 28 hearing. It's not an emergency situation and can be postponed. Mr. Cutts also reported that the City Council extended the effective date of the City Center zoning to December 12 to provide more time to complete the necessary work on impact fees, etc. He also reported that the Dept. of Community Development has been gradually replacing its lost planners and is nearly back to full staffing.

Planning Manager Ron Hough reported that the City Council agreed with the Planning Commission's recommendations on the manufactured housing code revisions and adopted the changes. The main topic for the Commission's July 28 meeting will be the public hearing on all Comprehensive Plan amendments. Beyond that, staff hopes to bring some code amendments to the Commission, possibly including changes to the Nonconforming Uses section, the Planned Unit Development section, Accessory Dwelling Units and others.

ADJOURNMENT

A motion was made by Commissioner Bigler to adjourn. The motion was seconded by Commissioner Johnson, passed unanimously, and the meeting was adjourned at 8:05 pm.

Patrick Decker, Chair