

AGENDA

Lynnwood Planning Commission

Thurs., August 11, 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 July 28, 2005

C. COUNCIL LIAISON REPORT

D. CITIZEN COMMENTS – on matters **not** on tonight's agenda:

E. COMMISSION MEMBER DISCLOSURES:

F. PUBLIC HEARING:

1. Comprehensive Plan Amendments – Continued

The public testimony portion of this hearing was conducted on July 28. The Commission's deliberation was continued to this meeting. Following deliberation, the Commission will forward its recommendations to the City Council (See item "H").

Formal Application: Good Shepherd Baptist Church – Map Amendment

Suggested Amendments:

- Proposal A:** Timing of Comprehensive Plan Amendments (schedule change)
- Proposal B:** B-2 Zone Review
- Proposal C:** Parks & Recreation Element Update
- Proposal D:** Transportation Element Update
- Proposal E:** Economic Development Element Update
- Proposal F:** Five-year Implementation Program Update
- Proposal G:** City Center Study Area

G. WORK SESSION: None

H. BUSINESS:

1. **Comprehensive Plan Amendments** – Recommendations to City Council.

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 August 11, 2005

Staff Report

Agenda Item: F-1

2005 Comprehensive Plan Amendments Continued Public Hearing Discussion

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

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

INTRODUCTION

On July 28, the Planning Commission conducted a public hearing and received testimony on this year's proposed and requested amendments to the Comprehensive Plan. The testimony lasted approximately three hours, leaving insufficient time to discuss the proposals and complete other agenda business. At the end of the testimony, Chair Decker closed the public input portion and continued the hearing to August 11, 2005, for the purpose of continued discussion by the Commission.

This year's proposals include:

Formal: One site-specific "formal application" was filed this year. American Baptist Homes requested a Plan Map Amendment from SF-2 (medium-density single-family) to MF-2 (medium-density multiple-family). This change, along with a Boundary Line Adjustment, would make possible the construction of a senior housing project.

Suggested: Five of this year's seven "suggested amendments" came from City departments. Two others were directed by the City Council. They include:

- A. Timing of Plan Amendments – Dept. of Community Development
- B. B-2 Zone Review – Dept. of Community Dev. – Directed by City Council
- C. Parks & Recreation Element Update – Dept. of Parks & Recreation
- D. Transportation Element Update – Dept. of Public Works
- E. Economic Development Element Update – Dept. of Economic Development
- F. Five-year Implementation Program – Dept. of Community Development
- G. City Center Plan Study Area – Dept. of Community Dev. – Directed by City Council

Please refer to the public hearing staff report and all related documents that were provided for the July 28 Commission meeting. Additional information and criteria are contained in the staff report for item "H" of this meeting's agenda.

Lynnwood Planning Commission
Meeting of August 11, 2005

Staff Report

Agenda Item: H-1
Comprehensive Plan Amendments –
Recommendations

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

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

INTRODUCTION:

The Planning Commission has studied all of this year's proposed amendments, conducted a hearing and reviewed written comments, maps, letters, petitions and photographs. The next step is to forward recommendations to the City Council.

The following is a summary of each proposal, along with the **Administrative Recommendation** for each. The Commission may forward the Administrative Recommendation, modify the recommendation, or send a different recommendation.

The recommendations below are based on the materials in the record and the approval criteria. If the Commission makes a different recommendation, it should clearly state the reasons (findings) on which that recommendation is based.

PROCEDURE:

Make "preliminary" recommendations on each proposal.

A model motion is provided at the end of this report to combine them into the final recommendation to the Council.

PROPOSALS:

Formal Application:

Good Shepherd Baptist Church

Proposal: Change Plan: From **SF-2** (single-family medium-density)
To **MF-2** (multiple-family medium-density)
Change Zone: From **RS-7** (7,200 sq. ft. lots – 6 lots per acre)
To **RMM** (Multi-family 18 units per acre)

Admin. Recommendation:

The administration recommends City Council **approval** of a Comprehensive Plan amendment from single-family to multiple-family for one of the two Good Shepherd lots, with the following provisions:

1. That the property lines be adjusted to provide maximum frontage on 196th Street for the residential lot.
2. That the north boundary of the residential property align with the north boundary of the adjacent multi-family zone.
3. That the residential lot be designated Low-density Multi-family (MF-1).
4. That the consistent zoning be Low-density Multi-family (RML).

Suggested Amendment:

A – Timing of Amendments

Proposal: Move the amendment process up one month to begin on March 1 of each year instead of April 1. Amendments will be completed earlier and there will be less competition with the Council's fall schedule.

Recommendation: **APPROVE**

Suggested Amendment:

B – B-2 Zone Review

Proposal: Minor changes to Plan text and Plan Map, following review of all nine sites with B-2 zoning.

Recommendation: **APPROVE** as follows:

- Site A - No Change
- Site B - No Change
- Site C - No Change
- Site D - No Change
- Site **E** - **Change Plan to "Regional Commercial"**
- Site F - No Change
- Site G - No Change (already in City Center)
- Site H - No Change
- Site **I** - **Change Plan to Regional Commercial (RC)**
- Change zone to Community Business (B-1)

Suggested Amendment:

C – Parks & Recreation Element Update

Proposal: Annual update of statistics, goals, policies, level of service and other parks data. Also, Plan Map and Zoning Map amendments to put the proposed Stadler Ridge Park into the park designation.

Recommendation: **APPROVE**

Suggested Amendment:

D – Transportation Element Update

Proposal: General update of the Goals, Objectives and Policies section of this Plan element by the Dept. of Public Works.

Recommendation: **APPROVE**

Suggested Amendment:

E – Economic Development Element Update

Proposal: General update of this element to incorporate the recently adopted Economic Development Strategy Plan for consistency.

Recommendation: **APPROVE**

Suggested Amendment:

F – 5-Year Implementation Program Update

Proposal: Updated the five-year program and related measurable objectives.

Recommendation: **APPROVE**

Suggested Amendment:

G – City Center Study Area

Proposal: The review of the City Center Study Area has not been completed. Additional time will be needed to complete the public process.

Recommendation: **Docket this item for review during the 2006 Plan Amendment process.**

MODEL MOTION:

I move that the Planning Commission forward the following recommendations to the Lynnwood City Council for action on the 2005 Comprehensive Plan amendments:

Good Shepherd Baptist Church:

- Approve
- Deny

A – Timing of Amendments:

- Approve
- Deny

B – B-2 Zone Review:

- Approve
- Deny

C – Parks & Recreation Element Update:

- Approve
- Deny

D – Transportation Element Update:

- Approve
- Deny

E – Economic Development Element Update:

- Approve
- Deny

F – 5-year Implementation Program Update:

- Approve
- Deny

G – City Center Study Area:

- Approve
- Deny

Lynnwood Planning Commission
Meeting of August 11, 2005

Staff Report

Agenda Item: I-2

Upcoming Commission Meetings

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

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

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

Aug. 11 Public Hearing: **2005 Plan Amendments** – Continued for Discussion

- Good Shepherd Baptist Church – Map Amendment
- Proposal "A" – Timing of Plan Amendments
- Proposal "B" – B-2 Zone Review
- Proposal "C" – Parks & Recreation Element Update
- Proposal "D" – Transportation Element Update
- Proposal "E" – Economic Dev. Element Update
- Proposal "F" – Five-year Implementation Program
- Proposal "G" – City Center Study Area

Business: **Plan Amendments -- Recommendations**

Aug. 25 Public Hearing: None Scheduled
Work Session: Parkway Annexation

Sept. 8 Public Hearing: None Scheduled
Work Session: Code Amendment – draft proposals.

Sept. 22 Public Hearing: None Scheduled
Work Session: None Scheduled

Notes: Commission will not meet on Sept. 22 or Oct. 27
 Due to holidays, the Nov. 10 & 24 meetings will be combined on Nov. 17.