

City of Lynnwood
PLANNING COMMISSION MINUTES
November 10, 2005

Commissioners present:

Patrick Decker, Chair
Brian Bigler
Marina Georgiev
Donna Walther

Staff present:

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

Commissioners absent:

Elisa Elliott – III
Dave Johnson – III
Tia Peycheff – out of town

Others Present:

David Pater, Dept. of Ecology

CALL TO ORDER

The meeting was called to order at 7:05 PM. Commissioners Elliott and Johnson were in attendance but not feeling well. They were excused to go home. A quorum was present.

APPROVAL OF MINUTES

Commissioner Bigler moved to approve the minutes of the October 13, 2005 Planning Commission meeting. The motion was seconded and passed unanimously.

COUNCIL LIAISON REPORT

No report. City Council member Hikel was out of town and unable to attend this meeting.

CITIZEN COMMENTS

None

COMMISSION MEMBER DISCLOSURES

None

PUBLIC HEARING

None

WORK SESSIONS

Shoreline Master Program:

Dennis Lewis updated the Commission on the current status of the Shoreline Master Program and described the work involved in creating the first draft, copies of which were provided with the Commissioners' meeting packets. He explained our obligations under the State Shoreline Management Act and our recently approved state grant to follow through with the work that was begun and adopt a Shoreline Master Program. He also talked about opportunities to improve the shoreline of Brown's Bay, determine the fate of remaining pilings and perhaps enhance the natural vegetation in the area.

Mr. Lewis introduced Dept. of Ecology representative David Pater and noted that Pater's comments have been helpful in identifying weaknesses in our plan, which we intend to correct during the next phase of the project. Lynnwood will work closely with Edmonds and Snohomish County to help ensure a seamless transition between shoreline programs.

Commissioner Bigler, noting Lynnwood's minimal shoreline and its single purpose as a sewage outfall, questioned the need for a full-blown master program. He wondered why our shoreline couldn't be absorbed in the program of either Edmonds or Snohomish County, leaving our portion as a footnote and saving a lot of money. David Pater responded that the shoreline regulations apply equally to all areas and jurisdictions and that a number of changes were recently made to the regulations that require jurisdictions to do more detailed inventories and cumulative impacts analyses.

Parkway Annexation:

Planning Manager Hough provided a general description of the ten main steps in the annexation process, from initial 10% Petition to adoption of the final ordinance by the City Council. He followed with a description of the Parkway Annexation which was approved by the City Council for processing on October 24. He described the location of the area, rights-of-way that are included and noted that a number of other property owners were contacted to see if they were interested in joining the annexation. Most were not, but two properties were added, including the site of the Unity Church in Lynnwood.

Mr. Hough also described the primary role and expectations of the Planning Commission. Their main focus will be on land use, transportation, utilities and other aspects that will lead to recommendations on the most appropriate Comprehensive Plan and Zoning designations to apply upon annexation. Whether or not the area should be annexed, is a City Council decision. Due to computer problems, photos of the area could not be shown at this meeting, but will be available for the next meeting. Staff will also bring additional land use information to upcoming Commission meetings. A public hearing will be held before recommendations are finalized.

Planning Commission Work Program:

Senior Planner Dennis Lewis refreshed the Commission's earlier discussion about possible activities they might be involved with on their own and asked the commissioners to continue their exchange of ideas. The tentative 2006 Work Program for the Dept. of Community Development was included with the staff report to let the commissioners know what kinds of projects staff will be involved in and also let them know that staff doesn't have extra time to devote to projects the Commission may want to do. Therefore, the commissioners are encouraged to look at efforts that they can do themselves with minimal staff assistance.

Commissioner Bigler would like to see the Commission do some research into "low-impact development" techniques and look for ways to improve the "green" nature of Lynnwood. However, he expressed concern about stepping into someone else's territory. Mr. Lewis confirmed that Public Works handles most of the City's environmental activities and some of the development standards. However, if the Commission generates some good new ideas, we can always meet with the appropriate City departments to talk about it. Director Cutts also assured the Commission that we have a good working relationship with Public Works, so it shouldn't be a problem. Lewis suggested that some of the

commissioners who are interested in pursuing the subject of low-impact development might meet on their own, outside the regular meeting schedule.

Commission Chair Patrick Decker expressed an interest in a disaster recovery program for the City. He also feels the Commission should be more involved in neighborhood issues.

Commissioner Walther also expressed an interest in neighborhood issues and wanted to learn more about the benefits, advantages and disadvantages of annexation. Director Cutts informed the Commission that his department is beginning work on a more comprehensive study of our Municipal Urban Growth Area (MUGA), which will include a closer analysis of physical characteristics, fiscal analysis and annexation potential of various areas. That information should be of interest to the Commission.

BUSINESS

None

DIRECTOR'S REPORT & INFORMATION

Director Cutts updated the Commission on recent City Council activities, including Council approval (for processing) of the Parkway Annexation, adoption of Development Regulations, Group 3, and continued discussions about the Comprehensive Plan amendments and City Center mitigation.

Planning Manager Hough reminded the Commission that there will be no meeting on Nov. 24 because it falls on Thanksgiving. December 8 will be the only meeting in December and the last meeting of the year. That agenda is expected to include a continued discussion about the Parkway Annexation and an early review draft of the Planning Commission's Annual Report.

ADJOURNMENT

Commissioner Bigler moved to adjourn. The motion was seconded, passed unanimously, and this meeting was adjourned at 8:40 PM.

Patrick Decker, Chair