

City of Lynnwood
PLANNING COMMISSION MINUTES
February 23, 2006

Commissioners present:

Patrick Decker
Brian Bigler
Elisa Elliott
Donna Walther

Staff present:

Ron Hough, Planning Manager
Dennis Lewis, Senior Planner

Commissioners absent:

Tia Psycheff
Vacant – Position #1
Vacant – Position #3

Others Present:

Don Gough, Mayor
Ted Hikel, City Council Liaison
John Galt, Hearing Examiner

CALL TO ORDER

The meeting was called to order at 7:00 PM by Chair Patrick Decker. A quorum was present.

APPROVAL OF MINUTES

Some Commissioners had not attended the last three meetings. Therefore, action on the minutes of the November 10, December 8 and January 26 meetings was postponed.

MAYOR'S ADDRESS

Mayor Gough informed the Commission that the City Council had approved funds that can be used by members of various City commissions to attend conferences or get training related to their responsibilities. The City values the time and efforts of its volunteers and urges them to take advantage of training opportunities. He indicated that he has a lot of work to do and asked for any issues or concerns from the Commission that should be added to his list of things to get done.

Commissioner Elliott asked about the Capital Facilities Plan. She wondered if it's really necessary for the Commission to review it every year since most of the decisions seem to be already made or based on available funds. Mayor Gough responded that the Commission's review and recommendations are important since CFP projects are associated with projects or policies stated in the Comprehensive Plan.

Commissioner Walther mentioned last year's controversial Good Shepherd Baptist Church proposal and asked if the new neighborhood/diversity staff person will be able to play a role in resolving similar disputes in the future. Mayor Gough explained that the position is new and may not get filled until after the City finds a new Parks Director, Finance Director and other key positions. That person might play a tangential role but will not be expected to overstep the Community Development staff in its dealings with land use matters.

Commissioner Elliott was interested in the Council Liaison position but pointed out the difficulty of working, raising a family and also taking on more meetings. Mayor Gough felt that a Commission liaison to the City Council would be valuable because the Council likes to hear the Commission's views and comments on issues they're involved with.

COUNCIL LIAISON REPORT

City Council member Hikel informed the Commission that the City Council repealed the ordinance that would have finalized the zoning of the City Center. Additional work needs to be done on park and street locations and other details before the zoning can be approved. He also noted that the City Council is committed to making the City Center Plan work. Mayor Gough added that the state legislature hasn't given us the tools to do a better job of financing the needed City Center improvements. Therefore, we rely heavily on grants. He doesn't expect the City Center Plan to require major changes, but some shifts in the street grid and parks will go back to the Planning Commission for review, along with the zoning.

HEARING EXAMINER REPORT

Planning Manager Hough explained that the Planning Commission meets once each year with the City's Hearing Examiner. Last year was an exception. A meeting was not held because there were very few hearings. Hough introduced Hearing Examiner John Galt.

Mr. Galt, referring to his two-page annual report, summarized his 2005 public hearings as 5 Conditional Use Permits; 2 Preliminary Plats; 1 Reasonable Use Exception; 2 Setback Variances and 1 SEPA Appeal. There were no relevant questions from the Commission. Mr. Hough noted that John Galt conducts his quasi-judicial hearings very professionally and he encouraged the Commissioners to attend one of his hearings in the future.

CITIZEN COMMENTS

None

COMMISSION MEMBER DISCLOSURES

None

PUBLIC HEARING

None

WORK SESSIONS

1. Shoreline Master Program:

Senior Planner Dennis Lewis projected some new shoreline maps onto the screen and described the work that has been done recently to make corrections and additions to the latest draft SMP. He explained that the information and maps are part of our inventory and analysis work and we are required to assemble readily-available data, analyze it and move ahead. Lewis showed and explained maps of the general shoreline, soils, slopes, vegetation and a LIDAR maps showing topographic features. We must also coordinate our work with the recently adopted Critical Areas Ordinance. There are no decisions to be made by the Planning Commission at this time.

Commissioner Elliott asked about the Burlington Northern Railroad's responsibilities regarding steep slopes and potential danger to their right-of-way and operations. Lewis

indicated that potential dangers will be assessed further and that BN would probably take action on their own, if necessary to protect their ROW if a dangerous condition exists.

2. 2006 Comprehensive Plan Amendments – Preview:

Planning Manager Ron Hough provided an update of the “anticipated docket” for this year. To date, staff expects four “formal” applications. The Good Shepherd Baptist Church is revising the proposal that was denied last year and will submit it for a fresh consideration. Edmonds School District plans to submit three applications. The most controversial of those is expected to be the proposed conversion of the Lynnwood High School site to a commercial or mixed use designation. Mayor Gough intends to do some early outreach to property owners and residents of the adjacent neighborhood. That will be done before the Planning Commission holds its public hearing. Council member Hikel added that it will also be necessary to comply with agreements that pertain to the use of the athletic fields and possibly replace the fields at the new site or elsewhere.

The school district is also expected to submit an application to change the designation of its bus storage and maintenance facility (AKA bus barn) on Alderwood Mall Boulevard from “public” to “commercial.” The bus facility will move to a new site on 52nd Avenue where the Scriber Lake Alternative High School will be converted to administration offices. A Plan amendment and rezone will be necessary for part of the site.

Seven “suggested” plan amendments will also be proposed. Most of those are generated by staff and most are routine annual updates of existing elements. This year the Public Works Department will begin a major update of the Transportation Element. That project will take two to three years. Proposals for this year are relatively minor.

A resident at Kingsbury East Mobile Home Park intends to submit a proposal to add policy language to the Comprehensive Plan that will support the creation of a new mobile home park zone. The zone itself is not part of the proposal this year . . . just the Plan policy. If the Council approves the amendment, the new zone will be drafted.

BUSINESS

None.

DIRECTOR’S REPORT & INFORMATION

Planning Manager Hough again mentioned the Council’s action to repeal the City Center Zoning ordinance. The Commission’s next meeting will be on March 9 and will include a public hearing on the suggestion plan amendment applications. Hough also mentioned that Edmonds Community College will do a presentation on their new campus master plan at the Council’s March 6 meeting. Anyone interested in hearing about it should attend.

ADJOURNMENT

A motion to adjourn was made by Commissioner Bigler, seconded by Commissioner Elliott and passed unanimously. This meeting was adjourned at 8:15 PM.

Patrick Decker, Chair