

AGENDA

Lynnwood Planning Commission

Thursday, February 23, 2006 — 7:00 pm
City Council Chambers, 19100 – 44th Ave. W., Lynnwood WA

- A. Call to Order** Chair DECKER
 Commissioner BIGLER
 Commissioner ELLIOTT
 Commissioner PEYCHEFF
 Commissioner WALTHER
 VACANT – Position #1
 VACANT – Position #3

B. APPROVAL OF MINUTES:

1. Minutes of November 10, 2005
2. Minutes of December 8, 2005
3. Minutes of January 26, 2006

C. MAYOR & COUNCIL LIAISON REPORTS:

1. Mayor Don Gough
2. Council member Ted Hikel

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

- E. PUBLIC HEARING:** None

F. WORK SESSIONS:

1. **Shoreline Master Program** – An update on progress in the program's development and description of new maps and information.
2. **2006 Comp. Plan Amendments - Preview** – A briefing on this year's anticipated amendment proposals and related review schedule.

G. BUSINESS:

H. DIRECTOR'S REPORT & INFORMATION:

1. City Council Actions
2. Upcoming Meetings

I. ADJOURNMENT

The public is invited to attend and participate in this public meeting. To request special accommodations for persons with disabilities, contact the City at (425) 670-6613 at least 24 hours prior to the meeting.

**Lynnwood Planning Commission
Meeting of February 23, 2006**

Staff Report

Agenda Item: F-1

**Shoreline Master Program- Review
Progress on Inventory and Analysis**

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

Lynnwood Dept. of Community Development — Staff Contact: Dennis Lewis, Senior Planner

BACKGROUND:

Staff is currently engaged in work on the inventory for and analysis of the information base for the Shoreline Master Program (SMP). Much of the inventory information is to be presented in mapped form. At the January 26, 2006 Planning Commission meeting, the staff presented several of the new maps that have been completed. More of the maps will be presented at this meeting. In addition, a revised written description of all the maps contained in the map portfolio is included with this staff report as Appendix B. Some additional new maps will be prepared and added to the portfolio. Preparation of these maps is delayed awaiting delivery of LIDAR data.

The definitions section of the SMP, contained in Appendix A, is undergoing some revision also. The work accomplished so far is attached. The entire appendix is seventeen pages long. To save paper only the amended definitions have been shown. Refer to your copy of the draft SMP to see the entire set of definitions. Additional revisions to the definitions will include making corrections to citations of the Washington Administrative Code (WAC).

Work is underway on revisions to Appendix C, Shoreline Analysis and Characterization. Completion of those revisions has been somewhat dependent on the revised mapping work, but not entirely. The DOE comments on the December 15, 2004 SMP draft require an expansion of the scope of the draft. Staff expects to complete the revised draft of Appendix C and distribute it to the Planning Commission at the meeting.

NEXT STEPS:

Work is in progress on Task 4, Analysis of the inventory information. The next step is preparation of the analysis report and map portfolio which is Task 5. Both of these tasks are scheduled in the work program to be completed by February 28, 2006. We are close to being back on track and should have the intended documents completed soon after that date. The work program schedule calls for Task 6 (Develop Shoreline Goals, Policies, and Regulations) and Task 7 (Restoration Plan) to be completed by March 31, 2006. Staff will work to meet that target date, but it may be difficult to get each of the tasks done within the month of March. Overall progress is still about a one behind the schedule reflected in the work program.

ATTACHMENTS:

1. Appendix A - Definitions
2. Appendix B - Presentation Map Portfolio
3. Notice of Public Meeting

**Lynnwood Planning Commission
Meeting of February 23, 2006**

Staff Report

Agenda Item: F-2

2006 Comprehensive Plan Amendments

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

Dept. of Community Development — Staff Contact: Ron Hough (425) 670-6655

Introduction:

On January 26, the Planning Commission conducted an “informal public meeting” as the kick-off to this year’s plan amendment process. That annual meeting is intended to be an opportunity for citizens, groups and others to become aware of the Plan amendment process and obtain the information they need to submit an application. It was also an opportunity for staff to give the Commission an overview of this year’s process and tentative schedule.

We are now less than a week away from the application deadline. The Commission’s next meeting, on March 9, has already been advertised as a public hearing on the “suggested amendments.”

The purpose of this report is to provide a preview of anticipated applications for this year’s process, although not all applications have been submitted.

Formal Applications:

Requests for changes to the Comprehensive Plan Map for specific sites require formal applications. A formal application requires a \$3,000 deposit and is guaranteed to be fully processed, as opposed to the suggested amendments which must first be approved for inclusion on the Proposed Amendments List (PAL) by the City Council.

We expect the following formal applications:

1. Good Shepherd Baptist Church

The church submitted an application in 2005 to change the designation of one of its two lots from single-family to multiple-family. The subject lot was sized to accommodate a 40-unit apartment facility, designed for senior residents. The proposal was strongly opposed by neighboring residents and ultimately denied by the City Council. The Council seemed to like the general concept, but there were several unresolved issues, including details of the design, siting, buffering, etc. There was also the possibility of a

concomitant zoning agreement (CZA) that had not yet been drafted and had not been considered by the Planning Commission.

At the time of denial, the City Council encouraged the applicant do more work on the proposal and bring it back in 2006 for another consideration. This time around, the Planning Commission will have more to consider. A CZA will probably be part of the package to address the physical layout of the proposed development.

2. Edmonds School District – #1

The voters recently approved a \$140 million construction bond for Edmonds School District. A portion of that will go toward construction of a new Lynnwood High School on a site on North Road. The district would like to maximize the economic potential of the current 40 acre high school site by changing its designation from “Public Facilities” to “commercial” so it can be redeveloped for land uses that are more compatible with the Alderwood business area.

3. Edmonds School District -- #2

The school district maintains a school bus storage and maintenance facility on Alderwood Mall Boulevard, south of the mall. The “bus barn” is out of place at this location and surrounded by commercial development. The district intends to move the bus operations to another site. It will request a change in the designation of this property from “Public Facilities” to “commercial”.

4. Edmonds School District -- #3

The school district intends to move its administration functions and the bus barn operations to the Scriber Lake High School site on 52nd Avenue. This property is planned for “Business/Technical Park” and “Public Facilities” and there is a need to adjust the designations and zoning slightly to accommodate the new uses.

Suggested Amendments:

Applications for “suggested amendments” to the Comprehensive Plan pertain to larger areas or districts, goals and policies, or updates of various elements. We expect the following this year:

5. Parks & Recreation Element

This element of the Plan is updated annually by the Dept. of Parks & Recreation. Updates usually include population, park acreage, Level of Service figures, and changes to maps and inventory data. This year’s adjustments are expected to be minor.

6. 5-year Implementation Program

The Implementation Program is a five-year listing of measurable objectives of the Departments of Public Works, Parks and Community Development. This program is reviewed annually, objectives adjusted as necessary and the schedule updated.

7. City Center Study Area

When the City Center Plan was adopted in March, 2005, the northeast portion was designated a study area to provide additional time to look at the development standards and how they might impact adjacent neighborhoods to the west. A proposal may be submitted to remove this area from the City Center Plan entirely, in which case most of the area would remain in the existing “Business/Technical Park” designation.

8. Essential Public Facilities (correct deficiencies)

To meet a state mandate, the City adopted a section on Essential Public Facilities several years ago. It was patterned after a similar program in the Snohomish County Comprehensive Plan. The County's program was later found to be flawed and did not comply with the state requirements. Although ours was not challenged, it contains the same defects and needs to be corrected.

9. Transportation Element

The Public Works Department is beginning a major review and update of the Transportation Element of the Comprehensive Plan. The full package may take two years or more to complete. This year's first step will be relatively minor. It will include a 20-year project list and some policy revisions.

10. Shoreline Master Program

The Dept. of Community Development has been working on a Shoreline Master Program for the past year and has briefed the Commission several times. A state grant was received last fall to complete this project in 2006. The SMP will be adopted as part of the Comprehensive Plan, but under separate cover. Because it's a unique product, it is being processed on its own track but parallel to other Plan amendments.

11. Mobile Home Park Zone

A resident of one of Lynnwood's mobile home parks has discussed the possibility of creating a new mobile home park zone. Mobile home park tenants have seen the redevelopment of older mobile home parks and are concerned that their park in Lynnwood may also succumb to new development. They would like the City to consider a zone to protect existing parks. Then, if the owner wanted to redevelop, he would have to apply for a Plan amendment and rezone and the tenants would have an opportunity to comment at public hearings, etc. If submitted, this application will amend the text of the Land Use Element to establish a foundation for a new mobile home park zone. The zone itself would follow later.



