

# AGENDA

## Lynnwood Planning Commission

Thursday, March 9, 2006 – 7:00 pm

City Council Chambers, 19100 – 44<sup>th</sup> 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
4. Minutes of February 23, 2006

**C. COUNCIL LIAISON REPORTS:**

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

**E. PUBLIC HEARING:**

1. **2006 Comp. Plan Amendments** – To accept public testimony on any of the six "Suggested Amendment" applications that have been submitted, or to suggest additional amendments that are not of a project or site specific nature.

- F. WORK SESSIONS:** None

**G. BUSINESS:**

1. **2006 Comp. Plan Amendments** – Forward a "Proposed Amendments List" recommendation to the City Council for processing this year.

**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 March 9, 2006**

## **Staff Report**

**Agenda Item: E-1**  
**2006 Comprehensive**  
**Plan Amendments**

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

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

### **Introduction:**

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Cities and counties may amend their comprehensive plans only once each year. Ideally, all amendments are processed together as a package to help ensure consistency. However, if some amendments need to follow different tracks, they should all come together in the fall for simultaneous action by the City Council.

Any citizen, organization, commission, special interest group, Mayor or City Council may propose a change to either the Comprehensive Plan map or text, including the City's long-range vision, goals, objectives and policies. This can be done in one of two ways:

#### **Formal Application:**

This is used primarily for project-related and site-specific requests. Processing is guaranteed and a \$3,000 deposit and SEPA Checklist are required.

#### **Suggested Amendment Application:**

This is used for requests of a more general nature, such as changes to goals, policies or text that affect districts or the entire city. The City Council must decide whether or not to include these proposals on the "Proposed Amendments List" (PAL). The proposals are processed only if included on the list. A \$50 application fee is required.

### **Commission Action:**

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The purpose of this public hearing is to consider only "suggested amendments" and to accept public testimony in support or opposition to the proposals. The Commission will consider the six proposals described in this report and, following the close of the hearing, will make its recommendation (motion and vote) to the City Council to include some or all of the proposals on the Proposed Amendments List for processing this year.

The Commission may suggest modifications to a proposal to make it better or more effective. While it's too late to submit an application, it's not too late for the Commission to add a suggested amendment of its own for the City Council's consideration. The Council may also add a new proposal to the final PAL.

## **Formal Applications:**

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Four formal applications have been received for a site-specific Comprehensive Plan Map amendments. These will be fully processed and do not require PAL approval. The following is a brief description of each:

### **1. Good Shepherd Senior Housing – Plan Map Amendment:**

Applicant: Good Shepherd Baptist Church / American Baptist Homes of the West  
Location: 6916 – 196<sup>th</sup> Street SW  
Request: Amend the Plan Map on the subject property from Medium-density Single-family (SF-2) to Medium-density Multiple-family (MF-2) for purposes of constructing a senior housing facility. This is a revision of a request that was denied in 2005. The package will include a more specific site plan proposal to be locked into place by a concomitant zoning agreement (CZA). A separate Boundary Line Adjustment will be completed to reorient the two affected lots.

### **2. Lynnwood High School Site – Plan Map Amendment:**

Applicant: Edmonds School District  
Location: 3001 – 184<sup>th</sup> Street SW  
Request: Change the designation of the 41.2 acre site from Public Facilities to Mixed Use. Edmonds School District intends to replace the 37 year old Lynnwood High School with a new high school on a North Road site. The current site would be rezoned and redeveloped for a mix of commercial and residential uses that are compatible with the mall and the larger regional center, and which would generate revenue for additional needed school projects.

### **3. School District Bus Barn Site – Plan Map Amendment:**

Applicant: Edmonds School District  
Location: 2927 – Alderwood Mall Boulevard  
Request: Change the designation of the district's 9.1 acre maintenance and transportation site from Public Facility to Regional Commercial. The District is consolidating its administrative and transportation facilities to another location. The requested change would allow the property to be zoned and developed for commercial uses, consistent with surrounding development.

### **4. School District Admin. Site on 52<sup>nd</sup> Avenue – Plan Map Amendment:**

Applicant: Edmonds School District  
Location: Scriber Lake Alternative High School – 52<sup>nd</sup> Avenue  
Request: The District wants to build a consolidated Support Services Center on its 19 acre site. The center would include a multi-story administration building, bus parking, maintenance shops, a warehouse and other related facilities. Adjustments are needed to the Business/Technical Park and

Public Facilities Comprehensive Plan designations, and related zoning, to make this project possible.

## **Suggested Amendments:**

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A suggested amendment is legislative in nature and generally not site-specific. Any citizen, business or organization may apply, as may the City Council, Planning Commission, other City commissions and departments. Suggestions that the City Council feels are worthy of consideration will be placed on the Proposed Amendments List (PAL) for processing. Those not approved for the PAL will not be considered further.

The following Suggested Amendment applications were received and are being considered for inclusion on this year's Proposed Amendments List (PAL):

### **A. Parks & Recreation Element:**

Applicant: Dept. of Parks, Recreation & Cultural Arts

Description: This is a routine annual update of this element.

- Park acres will be revised to reflect current inventory.
- LOS will be revised to reflect current population and inventory.
- Completion dates will be updated in Goals, Objectives and Policies.
- Parks Map will be updated to show new park properties, including:
  - 3 ac. Weston property on 164<sup>th</sup> St.
  - 21 ac. wetland property on 48<sup>th</sup> Ave. in MUGA.
  - 7.69 ac. Hageman property on 178<sup>th</sup> St. in MUGA.
- These sites will also be designated **PRO** (Parks, Recreation & Open Space) on the Comp. Plan Map and zoned **P-1** (Public).

Recommendation: **Include on the Proposed Amendments List**

### **B. Transportation Element:**

Applicant: Dept. of Public Works

Description: A major update of the City's Transportation Plan is beginning this year. A first step will be to adopt a Draft 20-year Project List. The list is the long-range plan for Transportation. It contains solutions to all system deficiencies, as identified informally by staff and citizen input. Projects move from the 20 Year List to the Six Year Transportation Improvement Program (TIP) according to specified criteria including demand, condition, safety needs, development policies and available funding. Our 20 Year List has not been updated in over five years.

The Draft 20 Year List is an interim measure to begin the updating process and to provide a more current policy basis for development mitigation and project selection. During the mid-biennial budget process the City Council allocated \$200,000 for Public Works to create a Transportation Comprehensive Plan. This work will occur over the next 18 – 24 months. A Final 20 Year List will be a product of that effort.

The second step is to adopt policy changes. In the course of creating a Transportation Comprehensive Plan, all of the policies in the Transportation Element will be thoroughly reviewed and appropriate modeling and analysis conducted. Public Works will bring forward policy

revisions this year that do not require the modeling and analysis that will be conducted in the larger effort.

Recommendation: **Include on the Proposed Amendments List**

**C. Implementation Element:**

Applicant: Dept. of Community Development

Description: Measurable objectives throughout the Comprehensive Plan are brought together in the 5-year Implementation Program, which is contained in this element of the Comprehensive Plan. The objectives, projects and schedule are updated each year to keep the program current.

Recommendations: **Include on the Proposed Amendments List**

**D. Capital Facilities & Utilities Element:**

Applicant: Dept. of Community Development

Description: This element includes a common siting process for "Essential Public Facilities." Our process was adopted several years ago and does not comply with some state requirements, as identified in a recent Growth Management Hearings Board decision. The proposed amendments will include a goal, objectives and policies to comply with state law in guiding the siting of EPFs and will make our process consistent with the recently amended Snohomish County General Policy Plan. The amendments will consider the Hearings Board decision and provide direction to the regulation drafting process. The amendments will also consider Secure Community Transition Facilities (SCTF) and provide guidance to properly coordinate the regulation of that type of EPF with the regulation of all other types of essential public facilities.

Recommendation: **Include on the Proposed Amendments List**

**E. Mobile Home Park Zone:**

Applicant: Lynnwood Senior Citizens Action Group (Frank Cheeney)

Description: This application requests specific changes to the Land Use Element and Housing Element to establish policy support for a new Mobile Home Park zone. It notes that Lynnwood's mobile home parks are included in several different zones, including multi-family and commercial zones. A single zone would provide consistency. And, if a park owner wants to redevelop the park, it would require a rezone, which would give park tenants an opportunity to respond to the proposed changes. If these Plan amendments are approved, the applicant asks that the new zone be created and adopted by Nov. 30, 2007. Attached to this application is a list of names, addresses and signatures of approximately 180 co-filers.

Recommendation: **Include on the Proposed Amendments List**

**F. Shoreline Master Program:**

Applicant: Dept. of Community Development

Description: Lynnwood has a small amount of Puget Sound shoreline within its City limits at the waste water treatment plant site. Although the site is surrounded by the City of Edmonds, it is within the City of Lynnwood and, therefore, we must adopt a Shoreline Master Program to protect it and regulate activities within it. A draft of the SMP was completed in late 2004 and work is continuing with the assistance of a Dept. of Ecology grant. This project requires close collaboration with DOE as well as DOE approval prior to City adoption. This project will continue on a track that is separate from but parallel to the plan amendment process.

## **Approval Criteria:**

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The following criteria are contained in the Implementation Element of the Lynnwood Comprehensive Plan. They will be used by the Planning Commission and City Council when processing the proposals and are included here simply to help the Commission determine whether or not each proposal is within the realm of possibility. If a proposal conflicts with several of the criteria, the Commission may recommend that it not be approved for the Proposed Amendments List (PAL). Staff found no conflicts with these criteria and is recommending all of the above proposals for inclusion on the PAL.

The criteria are as follow:

- A. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Plan or regulation conflicts; and
- B. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and
- C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and
- D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and
- E. If the proposal could have significant impacts beyond the Lynnwood City limits, it has been sent to the appropriate Snohomish County officials for review and comment.

## **Next Steps:**

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The following meetings have been tentatively scheduled to process the amendments. The schedule will be adjusted as necessary during the process.

- ✓ Jan. 26      **Planning Commission:** Informal Public Meeting.
- ✓ March 1      Deadline for new applications and suggested amendments.
- ✓ March 9      **Planning Commission:** Hearing & Recommendations to Council.
- March 23      **Planning Commission:** work session – formal applications only.
- April 3        Council: work session on Proposed Amendments List.
- April 10      Council: Approval of Proposed Amendments List.

April 13 **Planning Commission:** work session (if needed).  
April 27 **Planning Commission:** work session.  
May 11 **Planning Commission:** work session (if needed).  
May 25 **Planning Commission:** work session.  
June 5 Council: work session – formal application(s) only.  
June 8 **Planning Commission:** work session.  
June 12 Staff: Submit all proposals for state's 60-day Review.  
June 14 Staff: Environmental Review Committee's SEPA Determinations.  
June 19 Council: work session – introduction to suggested amendments.  
June 22 **Planning Commission:** Public Hearing & Recommendations.  
July 3 Council: work session – Commission's recommendations.  
July 17 Council: work session.  
July 31 Council: work session.  
Aug. 7 Council: work session.  
Aug. 14 Council: Public Hearing & Decisions  
August 21 Council: work session on draft ordinances (Memo for Action).  
Sept. 11 Council: Adoption of Plan Amendments and related zoning changes.



**Lynnwood Planning Commission**  
**Meeting of March 9, 2006**

**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.

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**Mar. 9**      **Public Hearing:**      2006 Comp. Plan Suggested Amendments  
**Work Session:**  
**Business:**                      Proposed Amendments List - Recommendation

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**Mar. 23**      **Public Hearing:**      None Scheduled  
**Work Sessions:**      Bus Barn Site – Plan Amendment  
    52<sup>nd</sup> Ave. ESD Admin. Site – Plan Amendment

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**April 13**      **Public Hearing:**      None  
**Work Sessions:**      Lynnwood High School Site – Plan Amendment  
    Good Shepherd Church – Plan Amendment  
    Parkway Annexation (if ready)  
    Code Amendments (if ready)

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**April 27**      **Public Hearing:**      None Scheduled  
**Work Sessions:**      Comp. Plan Elements – Plan Amendment  
    Essential Public Facilities – Plan Amendment  
    Mobile Home Park Zone – Plan Amendment