

City of Lynnwood
PLANNING COMMISSION MINUTES
March 23, 2006

Commissioners present:

Patrick Decker
Brian Bigler
Elisa Elliott
Tia Peycheff

Staff present:

Ron Hough, Planning Manager

Commissioners absent:

Donna Walther
Vacant – Position #1
Vacant – Position #3

Others Present:

CALL TO ORDER

The meeting was called to order at 7:05 PM by Chair Patrick Decker. Commissioner Walther was absent. A quorum was present.

APPROVAL OF MINUTES

No changes or corrections were offered to the minutes of the February 9, 2006 Commission meeting and they were approved as written.

COUNCIL LIAISON REPORT

City Council member Hikel was not in attendance. No report.

CITIZEN COMMENTS

None

COMMISSION MEMBER DISCLOSURES

None

PUBLIC HEARING

None

WORK SESSIONS

1. ESD – Bus Barn Site – Comprehensive Plan Amendment

Planning Manager Ron Hough described this proposed amendment to the Comprehensive Plan for the 9.1 acre site on the north side of Alderwood Mall Boulevard. The school district intends to consolidate the transportation/maintenance facility with its administration functions at the Scriber Lake High School site on 52nd Avenue. It would then lease the bus barn site for commercial development. The District is asking the City for a change from the present "Public Facilities (PF)" designation to "Regional Commercial (RC)," consistent with the surrounding area. If approved, the zoning of the property would also be changed from "Public (P-1)" to "Planned Commercial Development (PCD)."

Laura Brent, of Shockey/Brent Inc., Marla Miller, Executive Director of Business and Operations for the school district, and Edward Peters, the District's Capital Projects Director were in attendance. They provided additional information and clarification of the District's intent and answered questions from the Planning Commission on both school district proposals.

In response to Chair Decker's question about future use of the site and whether it would be sold or leased, Ms. Miller said the district's intent is a long-term ground lease for commercial development. The district intends to do a traffic study and a Phase I Environmental Audit prior to future development, but feels those studies are project related and not necessary for a Plan amendment and rezone.

2. ESD – Service Center Site – Comprehensive Plan Amendment

Planning Manager Hough described the proposal for the consolidated Support Services Center, which will combine the bus barn facility and maintenance operations with the district's administrative functions. In turn, Scriber Lake Alternative High School will move from this site to the present administration building, which is located adjacent to Edmonds Community College. To make this possible, the district is requesting Comprehensive Plan and zoning adjustments to the 52nd Avenue site to accommodate the services center. This site includes the high school and land formerly known as the Raskin property.

In response to Commissioner Bigler's question about impervious soils, Mr. Peters described the underlying soils and indicated that they would like to minimize impervious paving through the use of Grass-Crete or other surfacing techniques. Mr. Peters also indicated that school bus access to the site will be primarily via 204th Street. Other staff and employee vehicles could also enter from 206th Street. An existing easement across the Interurban Trail would be gated and used only for emergency access. Fencing and landscaping will be provided along the trail.

Commissioner Peycheff asked whether the district would be the lead agency in the SEPA process. Ms. Brent and Mr. Hough indicated that it may be appropriate for the district to be lead agency for this site, but probably not for its other two sites which are being prepared for commercial development.

Commissioner Peycheff asked about mitigation of possible soil contamination on the site through bio-swales, filtration, etc. Mr. Peters indicated that their design team has a very good track record regarding environmental controls and they will address those matters.

The school district wants this process to be open to the public and intends to hold neighborhood meetings to explain their project to the neighbors and invite their comments. The meetings will be conducted prior to the Commission's June hearing. Chair Decker asked staff to bring a larger map that shows the surrounding neighborhood and land uses for the next meeting.

BUSINESS

None

DIRECTOR'S REPORT & INFORMATION

Planning Manager Hough informed the Commission that the City Center zoning ordinance is scheduled for a work session on April 13 and hearing on April 27. Lynnwood High School site is also scheduled for that meeting but will probably be postponed. Chair

Decker noted that the Good Shepherd Baptist Church is also scheduled for April 13, but he will be out of town and unable to attend, which will leave only four members. If Commissioner Walther steps down during the Baptist Church discussion, the Commission would not have a quorum. Therefore, Decker suggested that the church matter be rescheduled to a later date.

The April 27 meeting will include the Baptist Church proposal, along with Essential Public Facilities, the Mobile Home Park zoning proposal and other amendments, if ready.

ADJOURNMENT

A motion to adjourn was made by Commissioner Bigler, seconded by Commissioner Psycheff and passed unanimously. This meeting was adjourned at 7:56 PM.

Patrick Decker, Chair