

City of Lynnwood
PLANNING COMMISSION MINUTES
April 13, 2006

Commissioners present:

Brian Bigler
Elisa Elliott
Tia Peycheff
Donna Walther

Staff present:

Ron Hough, Comp. Planning Manager
Kevin Garrett, Current Planning Manager
Dennis Lewis, Senior Planner
Rod Kaseguma, City Attorney

Commissioners absent:

Patrick Decker
Vacant – Position #1
Vacant – Position #3

Others Present:

Ted Hikel, City Council Liaison

CALL TO ORDER

The meeting was called to order at 7:00 PM by 1st Vice-chair Tia Peycheff. Chair Patrick Decker was out of town on business and not in attendance. A quorum was present.

APPROVAL OF MINUTES

Commissioner Elliott moved to approve the minutes of the March 23 Planning Commission meeting as presented. The motion was seconded by Commissioner Bigler and passed unanimously.

COUNCIL LIAISON REPORT

City Council member Ted Hikel informed the Commission of recent actions of the City Council, including approval of contracts to hire David Evans and Associates and Perteet Engineering to assist with projects related to the Transportation Comprehensive Plan and City Center street plans. The Council also approved, for processing, all suggested amendments to the Comprehensive Plan and all proposed development code updates, without priorities.

Note: Commissioner Peycheff was feeling ill and had to leave the meeting. The meeting continued without a quorum for the purpose of receiving information. No decisions were made and no actions were taken.

CITIZEN COMMENTS

None

COMMISSION MEMBER DISCLOSURES

None

PUBLIC HEARING

None

WORK SESSIONS

1. Essential Public Facilities – Comp. Plan Amendment

Senior Planner Dennis Lewis described this proposed amendment to the Comprehensive Plan. Portions of the City's EPF process are not consistent with state law and need to be revised. If there is a justified need for an essential facility, local jurisdictions can't say no. Snohomish County has updated its EPF process and retained its Common Siting Process, which we adopted in our Comprehensive Plan. Staff will propose the addition of a goal, objectives and policies to more clearly express our objectives. We also need to develop related regulations. The policy framework will guide those regulations. We also intend to review our Secure Community Transition Facility (SCTF) regulations to make sure it is coordinated with the EPF amendments.

Commissioner Bigler asked about the role of the Comprehensive Plan in actually siting facilities or simply providing the policies that would guide the siting process. Lewis explained the process and noted that our Comp. Plan deals primarily with the siting of local public facilities and not state or regional essential facilities.

Commissioner Walther asked about the Special Use Permit requirement. Lewis explained how that requirement would help to specify reasonable mitigation measures that might be necessary, without the possibility of a discretionary denial.

2. Mobile Home Park "Zone" – Comp. Plan Amendment

Senior Planner Dennis Lewis described the proposal to establish a specific land use designation for mobile home parks in the Comprehensive Plan. If approved, the next phase would be to apply the designation to existing mobile home parks or sites for future parks and to develop the implementing zone. This application was submitted by Mr. Frank Cheeney and the Senior Citizens Action Group. The proposed changes would affect the Land Use and Housing Elements of the Plan. Staff introduced the proposal to the Commission as received from the applicants, with the understanding that additional work will be done and the proposal will be modified, fine-tuned and brought back for another work session in May or early June.

Commissioner Elliott asked if the proposed density range of 1-14 units per acre is a conflict. Mr. Lewis indicated that a density of less than 4 units per acre is not considered to be "urban" density. Staff will make adjustments to the proposal and also look at the upper end to see if 14 units per acre is reasonable for a mobile home park. He pointed out that newer HUD Code manufactured homes tend to be larger and achieving a density that high may not be reasonable.

Commissioner Walther asked about the difference between an exclusive mobile home park zone and the current SF-3 (high-density single-family) Plan designation. Mr. Lewis explained that the current zoning allows single-family site-built homes and cottage style housing. An exclusive mobile home park zone may not allow that type of development. Ron Hough added that, since the City no longer allows "mobile homes" to come into the City, staff will be looking closely at terminology as well.

3. City Center Zoning – Ordinance

Current Planning Manager Kevin Garrett provided background on the City Center Plan process. The Plan was adopted on March 14, 2005, along with development regulations and design guidelines. A City Center zoning maps was also adopted by ordinance #2555. However, the zoning didn't take effect. The City Council recently repealed the zoning ordinance and referred it to the Planning Commission for processing, a public hearing and

recommendation. The new zoning map includes changes in the street grid and the location of some parks which had to be shifted slightly to accommodate the street grid changes. Mr. Garrett distributed the revised zoning map and pointed out its features. He explained the new City Center zoning and pointed out that the park sites will remain as presently zoned. The Study Area, north of the 194th Street extension, will remain for the time being. The Planning Commission has scheduled an April 27 public hearing on this matter. The Commission's recommendation will be considered at a City Council work session on May 1, followed by a May 8 public hearing.

Commissioner Walther asked for a more specific description of the location of the West End park. It was described as the western portion of a property that is currently an apartment complex.

Council member Hikel clarified that the City Council withdrew the zoning ordinance because some property owners were uncomfortable with it and threatened litigation. Rather than spend time and money litigating, the Council wanted to make some changes that would resolve those issues.

BUSINESS

None

DIRECTOR'S REPORT & INFORMATION

Planning Manager Hough informed the Commission that Jeff Davies has submitted an application to be appointed to the Commission. His application has been forwarded to the Mayor. The Commission expressed hope that the appointment will be made quickly.

The April 27 meeting will include a public hearing on the City Center zoning and a work session on the Baptist Church proposal. Mr. Hough mentioned that it was appropriate for Commissioner Walther to step down from the church discussions last year and, since the proposal is essentially the same, the same procedure will probably apply this year. It was clarified that Commissioner Walther would only step down for that item and would re-join the Commission for all other items. Mr. Hough described the tentative agendas of other upcoming meetings as well.

ADJOURNMENT

This meeting concluded at 8:05 PM.

Patrick Decker, Chair