

**City of Lynnwood**  
**PLANNING COMMISSION MINUTES**  
**May 25, 2006**

**Commissioners present:**

Brian Bigler  
Patrick Decker  
Elisa Elliott  
Tia Peycheff

**Staff present:**

Ron Hough, Planning Manager  
Dennis Lewis, Senior Planner  
Rod Kaseguma, City Attorney  
Shay Davidson, Admin. Asst.

**Commissioners absent:**

Vacant – Position #1  
Vacant – Position #3  
Vacant – Position #5

**Others Present:**

Ted Hikel, City Council Liaison

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

**B-1: May 11, 2006:** Commissioner Bigler made, and Chair Decker seconded, a motion to approve the minutes. Commissioner Elliott expressed concern that an important comment was made at that meeting but not reflected in the minutes. She offered to provide the missing comment at the next meeting. The motion failed 0-4. The minutes and Elliott's revision will be revisited at the next meeting.

**COUNCIL LIAISON REPORT**

City Council member Ted Hikel reported that the City Council, at its May 22 meeting, took action on consultant contracts, including a contract with Johnson-Gardner for a City Center Market Analysis and Absorption Study and an 18-month extension of the contract for legal services. The Council also passed Resolution 2006-06 regarding the City's relationship with the Housing Authority of Snohomish County and its possible purchase of the Kingsbury East and The Squire mobile home parks. The Commission was also informed that the Mayor intends to appoint new Planning Commissioners very soon.

Chair Decker asked about the mobile home park purchase. Council member Hikel responded that an appraisal would be necessary to determine fair market value before the purchase could be made. The City realizes that the two mobile home parks would be removed from the tax rolls if purchased and operated by the housing authority, but the provision of low-income housing is also important to our community.

**CITIZEN COMMENTS**

None

**COMMISSION MEMBER DISCLOSURES**

None

## PUBLIC HEARING

### **E-1: Re-adoption of City Center Zoning (Ordinance):**

City Attorney Rod Kaseguma introduced this item and explained that the purpose of this hearing is to consider the application of the Public Use (P-1) zone to the park sites within the City Center. He advised the Commission that the City Council may ask the Commission to consider two additional options at a work session on June 8, followed by a new public hearing on June 22. He distributed a paper that briefly described the options as "Protect Park/Plaza Sites Through Development Regulation" and "Partial Rezone." He explained each option briefly but reminded the Commission that tonight's hearing is on the P-1 zone option only.

Chair Decker agreed to accept comments on the P-1 option and opened the hearing for public testimony.

Commissioner Bigler asked if the new options had been distributed to City Center property owners. Mr. Kaseguma replied that no distribution had yet been made. Notices of the Commission's June 22 hearing will be provided, if the Council agrees to proceed at its May 30 meeting.

Fred Ulrich (Edmonds), owner of the Park Dental Building, objected to having his property designated a park/plaza. It is directly across the street from an existing park (Veteran's Park) and two blocks from Wilcox Park. He read a letter into the record from his attorney Robert Heller, dated May 25, 2006, which objected to any rezone plan that does not provide the same zoning as neighboring properties. Copies of the letter were made and distributed to staff and each commissioner.

Chair Decker closed the public hearing at 7:29 p.m. and asked for discussion.

Commissioner Bigler thanked Mr. Ulrich for his testimony and attorney's letter. In reference to a comment in the letter about "appearance of fairness", Bigler asked the City Attorney for an opinion about how the various alternatives related to "appearance of fairness." Mr. Kaseguma indicated that he would reply at a future meeting. The Commission asked for and received additional clarification of the Partial Rezone option.

Commissioner Elliott asked what the motivation was for maintaining the B-1 zoning at proposed park sites and referred to Councilmember Hickel's comment on page 3 of the April 27 minutes.

Commissioner Decker noted that rezones tend to increase or decrease property values, but the Planning Commission has been advised in the past to not consider property values in its land use recommendations. This is a difficult situation.

Commissioner Elliott asked why the City isn't buying park sites now with bonds or other techniques while the property values and interest rates are still low. A discussion continued about general methods of property acquisition, land banking, etc.

Chair Decker moved that the Planning Commission not forward a recommendation to the City Council to apply the P-1 zone. The motion was seconded by Elliott and passed 4-0.

## WORK SESSIONS

### **F-1. ESD Bus Barn Site – Comprehensive Plan Amendment:**

Planning Manager Hough described the school district's proposal to change the Comprehensive Plan designation of its bus maintenance facility on Alderwood Mall Boulevard from Public Facilities (PF) to "Regional Commercial (RC)". This proposal has not changed, but was included on this work session agenda for a second opportunity to ask questions, if necessary. The Commission was comfortable with the proposal and had no additional questions or concerns.

### **F-2. ESD Service Center Site – Comprehensive Plan Amendment:**

Planning Manager Hough described the school district's proposal to make Comprehensive Plan and zoning adjustments to its 19 acre site on 52<sup>nd</sup> Avenue to allow for the development of a consolidated service center. The bus maintenance facilities would be moved to this site from Alderwood Mall Boulevard and the administration functions would move from their present building adjacent to the Edmonds Community College campus. The Scriber Lake Alternative High School would move into the present administration building. Hough also described a second option that would apply Light Industrial (LI) zoning to the entire property. This option would remove setback obstacles created by a building that overlapped a property line and zoning boundary. Drawbacks of the Light Industrial zone include more extensive building setbacks, including a 70 ft. front "transitional" setback and a 35 ft. height restriction. The LI zone, however, does allow for a height variance.

Chair Decker asked school district representatives if they had reviewed the second option. Laura Brent, (Shockey/Brent, consultants) replied that they had reviewed the second option and feel that it will work better for their site, particularly if they have the opportunity for a height variance for the 3-story administration portion of their building. She also indicated that the lots could be consolidated under the single zone. At the request of Chair Decker, Marla Miller of the school district commented on a public meeting that was held for the adjacent neighborhood the previous evening (May 24). About eight neighbors attended. They asked about traffic issues and about the possibility of pathways connecting to the Interurban Trail. Those comments will be taken into consideration.

At the conclusion of the discussion, Chair Decker asked the school district which of the two options would work best for them and if they would like to move forward with both options or just one. Ed Peters, Capital Projects Director, indicated that they would like to move ahead with the second option of consolidating the lots under a single zone (LI).

### **F-3. 5-year Implementation Program Update – Comp. Plan Text Amendment:**

Planning Manager Hough described the 5-year Implementation Program as a listing of measurable objectives from the Departments of Community Development, Public Works and Parks & Recreation. The objectives are contained in other elements of the Plan and come together in this table. Each year the program is reviewed and adjusted to add new projects or remove those that have been completed.

Commissioner Elliott asked staff if the objectives or their timing was realistic, considering the amount of movement each year. Hough responded that projects are scheduled as reasonably as possible with the intent of completing them as scheduled. However, a number of factors can affect the schedule, including staffing, budgets, grant availability and changes in priorities.

The Commission had no additional questions. This item is ready for its public hearing on June 22.

## **BUSINESS**

None

### **DIRECTOR'S REPORT & INFORMATION**

Planning Manager Hough reported on the recruitment efforts for new commissioners. Four applications have been received and forwarded to the Mayor for consideration.

The schedule for the Commission's two meetings in June were outlined. Both meetings include public hearings on Comprehensive Plan amendments. The June 8 hearing will include the Good Shepherd Church proposal, which is expected to generate a considerable amount of public interest. Also on that agenda are Essential Public Facilities, Parks & Recreation Element update, and amendments to the Transportation Element. And, an additional work session on new City Center zoning options is possible.

The June 22 Commission hearing will include the Mobile Home Park "Zone" proposal, the two school district sites and the 5-year Implementation Program. A second hearing on City Center Zoning may be added to that agenda.

### **ADJOURNMENT**

Commissioner Bigler moved to adjourn. The motion was seconded by Chair Decker, passed unanimously, and the meeting was adjourned at 8:14 PM.

---

Patrick Decker, Chair