

# AGENDA

## Lynnwood Planning Commission

Thursday, May 25, 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  
                                 VACANT – Position #1  
                                 VACANT – Position #3  
                                 VACANT – Position #5

**B. APPROVAL OF MINUTES:**

1. Minutes of May 11, 2006

**C. COUNCIL LIAISON REPORT:**

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

**E. PUBLIC HEARING:**

1. Re-adoption of City Center Zoning (Ordinance) – Continued from May 11.  
Continuation of a hearing for reconsideration of an ordinance to establish use districts for the City Center. Among the options being considered is application of the "Public & Semi-public (P-1)" zone to proposed City Center park sites.

**F. WORK SESSIONS:**

1. ESD Bus Barn Site – Comp. Plan Amendment  
Follow-up review of a proposal to change the Bus Barn site from "Public Facilities (PF)" to "Regional Commercial (RC)".
2. ESD Service Center Site – Comp. Plan Amendment  
Discussion of plan amendment options related to the school district's vision of a combined administration, storage and bus service center at the Scriber Lake Alternative H.S. site.
3. 5-year Implementation Program Update – Comp. Plan Text Amendment  
Review proposed changes to the Implementation Element's 5-year Program.

- G. BUSINESS:** None

**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 May 25, 2006**

**Staff Report**

**Agenda Item: E-1**  
**Continued Public Hearing:**  
**Re-Adoption of City Center Zoning**  
(2000CPL0002)

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

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett, Planning Manager

**ACTION:**

Following completion of the public hearing, the Planning Commission may reconsider its deadlocked vote on a recommendation regarding the area-wide rezoning of the City Center area.

**BACKGROUND:**

On May 11, 2006, the Planning Commission opened a second public hearing on the proposed zoning map for the City Center area. The primary purpose for this hearing is to consider the alternative of zoning the future park/plaza sites in the City Center to the Public Semi-Public (P-1) zone. The Commission heard testimony from two speakers and then continued the hearing to this meeting. The Minutes of that meeting (see separate agenda item) summarizes the discussion of this alternative and the public testimony during the hearing.

At this meeting, the Commission is scheduled to complete the hearing and then to consider the P-1 zoning alternative.

For more information about zoning the City Center area, see the staff report for the May 11 hearing and the City Center web site ([www.ci.lynnwood.wa.us/Content/Business.aspx?id=72](http://www.ci.lynnwood.wa.us/Content/Business.aspx?id=72)).

**RECOMMENDATION:**

Complete the public hearing, consider the P-1 zoning alternative and make a recommendation to the City Council.

**ATTACHMENT(S):**

None

**Lynnwood Planning Commission**  
**Meeting of May 25, 2006**

## Staff Report

**Agenda Item: F-1**  
**Comprehensive Plan Amendments –**  
**Edmonds School District:**  
– **Bus Barn Site** (2006CPL0004)

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

Lynnwood Dept. of Community Development — Staff Contact: Ron Hough, Planning Manager

**Note:** No changes have been made to this proposal since the Planning Commission's March 23 work session. This is a formal application and was placed on this agenda as a final opportunity for questions and discussion before the June 22 public hearing. Refer to the March 23 staff report for additional information.

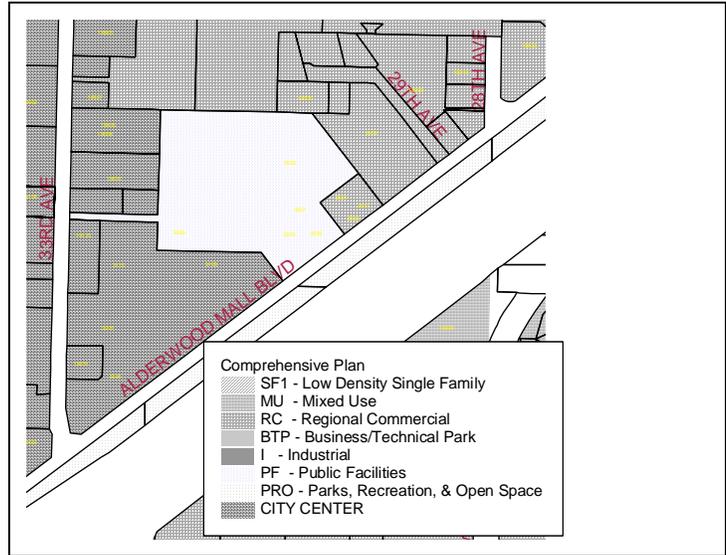
### OVERVIEW:

- Edmonds School District No. 15 submitted an application to amend the Comprehensive Plan and Zoning of their maintenance and transportation center, also known as the "bus barn" facility. This 9.1 ac. site is located on Alderwood Mall Boulevard, south of the mall.
- Proposed changes:
  - Comp. Plan: From "Public Facilities (PF)" to "Regional Commercial (RC)"
  - Zoning: From "Public (P-1)" to "Planned Commercial Development (PCD)"
- This proposal was discussed by the Planning Commission at a work session on March 23, 2006. The proposed changes and the school district's vision for redevelopment appeared to be consistent with the City's Comprehensive Plan and zoning of this general area. No conflicts were identified or anticipated.
- The site is bordered on the east, south and west by PCD-zoned properties and on the north by "Planned Regional Center (PRC)" zoning and Alderwood Mall.
- The Environmental Review Committee reviewed the SEPA Checklist and discussed potential impacts of redevelopment, including impacts to utilities, street system and the environment. A Determination of Nonsignificance (DNS) was issued.
- A conceptual site plan was not submitted and was not required for this proposal.
- A traffic study and environmental audit will be needed for project approval but are not necessary for a Plan/Zone amendment. Those studies will be done later so they can address the proposed project as reflected in the conceptual plan.

## Comprehensive Plan:

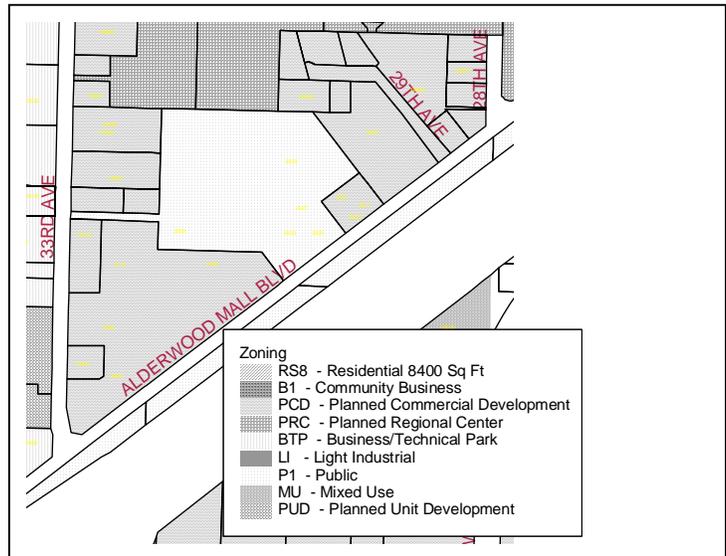
The Comprehensive Plan designation of the bus barn site is "Public Facilities (PF)." That designation was placed on the site in recognition of its use as a school district facility and not because the site is uniquely suited to a facility type of land use.

The school district is requesting a change to "Regional Commercial (RC)" which would allow commercial zoning and development that is consistent and compatible with its business neighborhood.



## Zoning:

The zoning map shows this site to be presently zoned "Public (P-1)." Developments to the east and west of the site are predominantly retail commercial and office uses. Those properties are zoned "Planned Commercial Development (PCD)." This is the requested zone for the bus barn property. It is also one of the zones that implements the Regional Commercial Comprehensive Plan designation.



## Development Concept:

- The School District intends to consolidate the transportation/maintenance facility with the administration functions at the Scriber Lake H.S. site on 52<sup>nd</sup> Avenue.
- The District's goal is to create a mix of retail, office and other uses with adequate parking, access and amenities. The result would be the expansion of the retail core south of the regional mall, which will benefit the City and its regional center.
- Adjoining businesses will benefit from increased economic activity.
- The District has reviewed some development proposals but has not selected a developer team or plan for the site.
- Redevelopment of the site will be consistent with the City's concept of allowing diversification of land uses and would permit potential office, retail/commercial and other allowed uses.

- Redevelopment of surplus school district properties is identified as a goal in the City's Economic Development Action Plan, which was adopted in November 2004.
- The District states that existing public services and facilities are adequate to serve the site at maximum build-out allowed in the requested PCD zone. [Note: Additional analysis is needed to determine the adequacy of utilities and facilities in the area.]
- Buildings would typically cover up to 50 percent of the site and will generally be low-rise structures with large expanses of glass facing public streets and parking areas.
- A prime objective is to compliment the surrounding development and the Mall by establishing land uses and amenities that are compatible with the retail core.
- A detailed traffic study will be prepared once a conceptual plan is developed.

### **Next Steps:**

- Bring questions or comments for discussion at this work session.
- June 22: Public Hearing scheduled.



*Lynnwood Planning Commission*  
**Meeting of May 25, 2006**

## Staff Report

**Agenda Item: F-2**  
**Comprehensive Plan Amendments –**  
**Edmonds School District:**  
– **Service Center Site** (2006CPL0005)

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

Lynnwood Dept. of Community Development — Staff Contact: Ron Hough, Planning Manager

### Applicant:

Edmonds School District No. 15

**Represented by:**

Shockey/Brent, Inc.

### INTRODUCTION:

- Edmonds School District No. 15 submitted an application to amend the Comprehensive Plan and Zoning Map on its 19 acre consolidated Support Center site on 52<sup>nd</sup> Avenue, current site of Scriber Lake High School.
- The school district has a need to consolidate its administrative, transportation, storage and training functions at the 52<sup>nd</sup> Avenue site.
  - District administration is currently located adjacent to Edmonds Community College. The high school will be moved into that building.
  - The maintenance and transportation facilities are currently on Alderwood Mall Boulevard south of the mall. That site is being considered for a Plan/Zone amendment to allow commercial redevelopment.
- The 52<sup>nd</sup> Avenue site consists of two Comprehensive Plan designations and two zones. The original proposal would adjust the designations and boundaries to accommodate a continuous structure that contains the described functions.
- The original proposal was presented to the Planning Commission at a work session on March 23. Refer to that staff report for additional information.
- Additional study revealed a second option that also deserves consideration. It will be described later in this report.

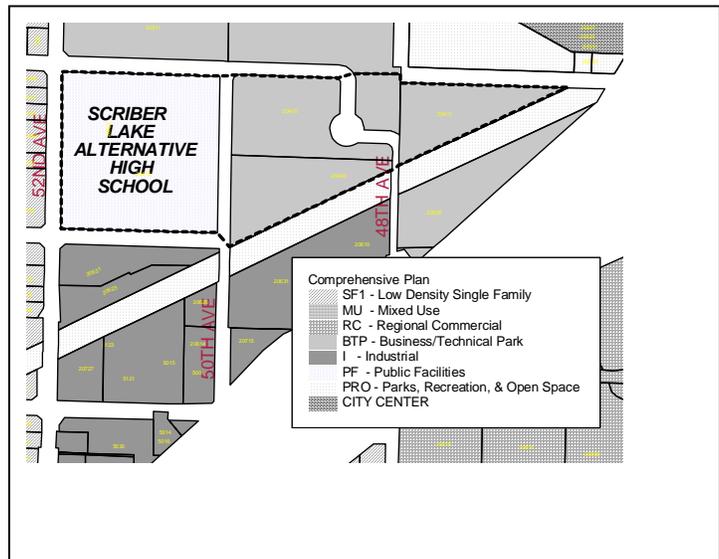
## Comprehensive Plan:

The Comprehensive Plan designation of the school site is "Public Facilities (PF)."

The remainder of the property is designated "Business/Technical Park (BTP)."

The school district is requesting a change to "Industrial (I)" on the eastern portion of the property and part of the school site.

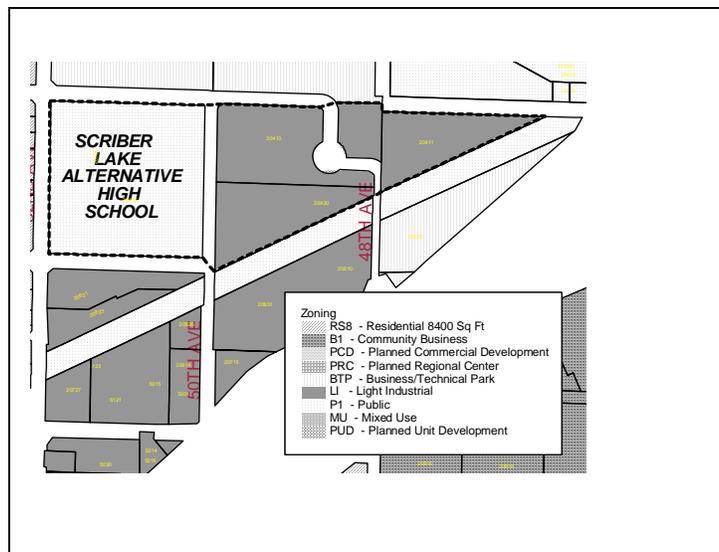
**Note:** Two development alternatives are currently being considered. A decision needs to be made before the City can agree to any change in the plan or zoning designations.



## Zoning:

The Scriber Lake High School site is currently zoned "Public (P-1)," which is consistent with its Plan designation. If the Comprehensive Plan is changed as requested, the zoning of a portion of this site will also be changed to "Light Industrial (LI)."

Areas east of the high school will remain "Light Industrial (LI)" as currently zoned.



## Original Request:

- 1. Comprehensive Plan:** Change designation of the "Eastern Property" from "Business/Technical Park (BTP)" to "Industrial (I)." This area is currently zoned "Light Industrial (LI)."

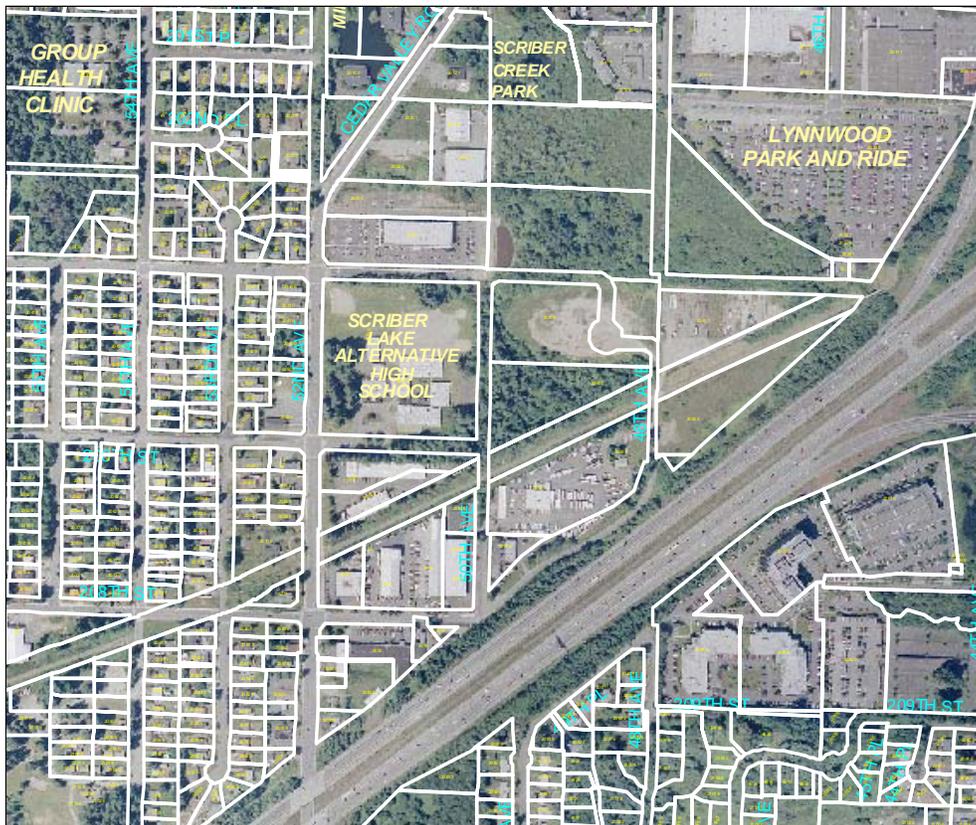
**Note:** The "Industrial" Comprehensive Plan designation will be consistent with the existing "Light Industrial" zoning.

- 2. School Site:** Change the Comprehensive Plan from “Public (P-1)” to “Industrial (I)” on a small portion of the east side of the school site. And, change the zoning of the adjusted area from “Public (P-1)” to “Light Industrial (LI).”

**Note:** This would shift the Plan/Zone line to the west and is intended to divide the proposed building into administration on the west side (P-1) and bus maintenance and related facilities on the east side (LI).

- 3. Grant Relief:** The applicant asks for relief from the “transitional” setback requirements of the LI zone that normally apply to sites within 100 feet of a residential or P-1 zone. The applicant feels additional setbacks are not warranted in this situation.

**Note:** Relief from the basic requirements of a zone may be approved through a variance (typically granted through the Comprehensive Plan amendment or rezoning process).



## Comments:

- 1. Allowed Uses:** The “P-1” and “LI” zones both allow administrative offices.
- 2. Setbacks:** The proposed building will overlap a property line, which is also the boundary between two different zones. Each zone has building setback requirements and neither allows continuous zero-lot-line structures. Although the building code provides ways in which such a structure could be built, the basic obstacles are the setback requirements of the Zoning Code. A hardship

would be required for a setback variance (design preference is not a hardship). Another solution may be a project approved through the Planned Unit Development (PUD) process.

3. **Building Height:** As proposed, the three story administration portion of the new building would be placed in the P-1 zone, which has no maximum height limit. The eastern portion of the building would not exceed two stories and would fit under the 35 ft. maximum height limit of the "LI" zone.
4. **Lot Coverage:** There is no maximum lot coverage in the "LI" zone. The "P-1" zone has a maximum coverage of 35 percent. Not a problem as designed.
5. **Buffering:** No buffering required in the "P-1" zone. Since the "LI" zone is an industrial zone, more intense uses are anticipated. The "LI" zone requires that storage and service yards be screened from view. Where a side or rear yard is adjacent to property zoned "P-1", a 10 ft. wide buffer strip is required, along with a 6 ft. high screening fence at the property line. The Interurban Trail is zoned "P-1", as are some areas to the northeast along Scriber Creek.

## **A Second Option:**

- Designate the entire property "Industrial" and apply "LI" zoning.

### **Pros:**

- Internal property line can be removed by consolidating the lots.
- Existing rights-of-way can be vacated as necessary to serve the site.
- No setback requirements in the middle of the site.
- Less confusion about front yards and transitional setbacks.

### **Cons:**

- Height variance may be necessary for the 3-story building, if over 35 ft.
- The site is within 100 ft. of a "P-1" zone and is considered "transitional".
- A 70 ft. setback would be required from 52<sup>nd</sup> Ave. (15 ft. required in P-1)

### **Height Variance:**

LMC 21.50.210 allows a height variance to be obtained "when a proof of conformance with the general intent of this chapter has been established." To do that, the project would need to "be in keeping with the highest standards of industrial parks, promoting beauty, comfort, and generally improving the area." Those criteria would be addressed in the project's design and the variance considered through the permitting process.

## **Recommendations:**

1. Discuss the second option at the May 25 work session.
2. Ask questions of staff and request additional information, as necessary.

The Planning Commission's hearing on this proposal is scheduled for June 22. Both options can be considered at that hearing.

# ZONING OPTIONS

	P-1 Zone	LI Zone
<b>Allowed Uses</b>	<u>Municipal Buildings</u> , including administrative offices	<u>Business &amp; Professional Offices</u> , including offices of a clerical or administrative nature <u>Mass transit storage and maintenance facility</u> (CUP) <u>Warehouses</u>
<b>Setbacks</b>	<u>Non-residential Buildings</u> : 15 ft. from any public street. 25 ft. from any other property line. Additional setbacks required for heights over 45 ft.	<u>Office Buildings</u> : Front (52 <sup>nd</sup> Ave): 70 ft. (transitional) Side: 40 ft. abutting an arterial street Side: 30 ft. abutting access or collector street Rear: For P-1 zone, see buffering, below <u>Service Buildings</u> : Front (If 52 <sup>nd</sup> Ave): 100 ft. (transitional) Side: 40 ft. abutting an arterial street Side: 30 ft. abutting access or collector street Rear: For P-1 zone, see buffering, below <u>Service Yards</u> : Front (If 52 <sup>nd</sup> Ave): 100 ft. (transitional) Side: 20 ft. abutting arterial street Side: 10 ft. abutting access or collector Rear: For P-1 zone, see buffering, below  52 <sup>nd</sup> Ave. = Arterial 204 <sup>th</sup> St. & 206 <sup>th</sup> St. = Access/collector
<b>Height</b>	No maximum	35 ft. (height variance possible – LMC 21.50.210.A2)
<b>Coverage</b>	35% maximum	No maximum
<b>Buffering</b>	Non required in this case.	<u>21.50.210.F</u> : Requires “service yards” to be screened to have a visual barrier between the storage yard and streets.  <u>21.50.220 Transition or Buffer Strip</u> : Required where any side or rear yard is adjacent to property zoned P-1. (Includes west side of Scriber Creek corridor and the Interurban Trail.) -- 10 ft. wide min. with dense hedge within 5 years. -- 6 ft. screening fence at the property line.
<b>Landscaping</b>	In front of parking area (LMC 21.44.210.A)	50% coverage in front setback (LMC 21.50.210.C) In front of parking area (LMC 21.50.210.D)
<b>Design Review</b>	Required: Guidelines for <u>All Districts</u> & <u>Commercial</u>	Required: Guidelines for <u>All Districts</u>
<b>Other Standards</b>	Nothing to be concerned about.	Nothing to be concerned about.

**Lynnwood Planning Commission**  
**Meeting of May 25, 2006**

## Staff Report

**Agenda Item: F-3**  
**Comprehensive Plan Amendments –**  
**5-year Implementation Program Update**

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

Lynnwood Dept. of Community Development — Staff Contact: Ron Hough, Planning Manager

### Background:

The Comprehensive Plan includes “measurable objectives” that include years, specific dates or other targets for completion. The Implementation Element brings most of these objectives together into a single table for easy reference and tracking purposes. Since this is a five-year program, annual updating is necessary.

### Measurable Objectives:

The Five-year Implementation Program currently includes the measurable objectives listed below. These have been reviewed and a recommendation made for each to (1) remove it from the Plan and program, (2) move it to another year, or (3) modify the wording of the objective.

Three City departments are represented in the Implementation Program. However, because the need for some projects is known but the responsibility for doing the work has not been assigned, a fourth “Unassigned Projects” category was added in 2004. This category includes only projects that are related to neighborhood planning and preservation, but could include others as well.

Objectives that are proposed for changes are shown below and in their respective elements. A shortened version is sometimes included in the implementation table. Further changes within the table may trigger corresponding changes in the text of the affected element(s).

### Public Works Department:

**T-16** Develop an integrated ~~non-motorized~~ transportation ~~system~~ comprehensive plan, including non-motorized elements.

### Community Development Department:

No proposed changes to the text of any goals or measurable objectives.

### Parks & Recreation Department:

~~P-3 — Acquire Tutmark Hill properties in UGA for community park development, by 2006.~~  
**Recommendation:** Remove from Plan. Complete.

**P-7** Develop new neighborhood parks, including Stadler Ridge Park ~~and Rose Park~~, per master plans in 2006-2007.

**Recommendation:** Revise as proposed.

~~**OS-3** Develop Master Plan for Lund's Gulch and Meadowdale Beach Park in partnership with Snohomish County, the Brackett's Landing Foundation and Friends of Lund's Gulch.~~

~~**Recommendation:** Remove~~

~~**FP-3:** Renovate the existing Recreation Center and construct a new multipurpose community center that will provide for recreational, cultural, civic and leisure activities to serve varied age groups and community interests.~~

~~**Policy FP-3.1:** Consider development of a Metropolitan Park District as a strategy to achieve a property tax levy to fund site acquisition, development and operations of a new community center and renovation of the existing recreation center. Take levy to voters in the fall of 2006.~~

~~**Policy FP-3.2:** Acquire property for new Community Center on preferred site adjacent to Scriber Lake Park.~~

~~**Recommendation:** Remove~~

~~**T-3:** Plan and construct the northward extension of the Scriber Creek Trail to generally follow the creek route, from Scriber Lake Park north to the Meadowdale area and Lund's Gulch.~~

~~**Recommendation:** Remove~~

~~**T-6:** Coordinate completion of South Lund's Gulch Trail with Snohomish County, brackett's Landing Foundation and volunteers. Trail is planned to cross Lund's Gulch Creek and connect with existing Meadowdale Beach Park trail, giving Lynnwood residents access to Lund's Gulch open space and a walkable connection to Puget Sound.~~

~~**Recommendation:** Remove~~

~~**HR-3** Provide space to store and display cultural and historical resources. (Complete by end of 2003)~~

~~**Policy HR-3.1:** Provide space in the restored Wicker's Store for the proper storage, preservation and display of significant cultural and historical artifacts.~~

~~**Recommendation:** Remove~~

### **Implementation Program Matrix:**

The following **Five-year Implementation Program** lists the objectives for the period 2007-2011, including the recommended changes described above. When the changes have been approved, the 2006 column will be removed and the matrix will show just the next five years of activity.

**DRAFT - Five-year Implementation Program**

Obj. or Policy	Activities	Completion Targets					
		2006	2007	2008	2009	2010	2011
<b>Public Works Department</b>							
T-7	Complete Intelligent Transportation System (ITS) including Transp. Mgmt. Center (TMC) and field infrastructure.				◆		
T-13	Work with transit providers for procedures for transit signal priority.	ongoing					
T-16	Develop an integrated <u>non-motorized transportation system comprehensive plan, including non-motorized elements.</u>			◆			
T-21	Review & revise the Level of Service (LOS) standard & methodology.		◆				
T-33	Est. ongoing condition assessments and funding plans for transp.-related programs (streets, walks, signals, etc.)		◆				
T-36	Schedule and funding plan for City Center infra. projects. Implement Plan				◆		
I-1.4	Assure development regulations are in compliance with environmental regs.	ongoing					
Task	Implement development permitting assessment recommendations.		◆				
Task	<del>Update Critical Areas Ordinance</del>	◆					
Task	Develop long-range revenue plans for Sewer/Water/Stormwater utilities.			◆			
Task	Develop a financial tracking system for capital projects for use citywide.	◆	◆				
<b>Community Development</b>							
LU-2	Update land use regulations for development in mixed-use districts.		◆				
LU-11	Schedule additional work to be done to complete the Park Central Plan				◆		
LU-14	Review development and aesthetic qualities of the SR 99 corridor and a course of action to improve the area.		◆				
LU-15	Submit a proposal for improvement plan for the 196 <sup>th</sup> Street corridor.			◆			
LU-29	Continue to participate in MUGA process and reach agreement.	◆	◆				
H-2	Provide housing opportunities responsive to market needs.	ongoing					
H-8	Develop an awareness program for housing programs.	◆	◆				

Obj. or Policy	Activities	Completion Targets					
		2006	2007	2008	2009	2010	2011
I-3.3	Study west side of SR-99 between 180 <sup>th</sup> and 186 <sup>th</sup> to determine needs and propose a redevelopment plan.	◆		◆			
<b>Parks &amp; Recreation</b>							
P-1	Acquire Core park land in the city.	ongoing					
P-2	Acquire park land in the UGA for future development.	ongoing					
<del>P-3</del>	<del>Acquire Tutmark Hill properties for community park in UGA.</del>		◆				
P-4	Plan and develop new parks and renovate existing parks.	ongoing					
P-5	Plan and develop Tutmark Hill community park in the UGA.			◆	◆		
P-6	Begin first phase of Scriber Lake Park renovation.		◆				
P-7	Develop Stadler Ridge and Rowe neighborhood parks.		◆				
OS-1	Acquire open space properties in Lund's Gulch, Swamp Creek, and Scriber Creek watersheds.	ongoing					
<del>OS-3</del>	<del>Develop Master Plan for Lund's Gulch and Meadowdale Beach Park.</del>		◆				
OS-5	Provide passive rec. opportunities in acquired natural areas.	ongoing					
FP-2	Complete Heritage Park and renovation of all historic structures.		◆				
<del>FP-3</del>	<del>Renovate existing rec. center and construct multi-purpose comm. center.</del>		◆				
T-1	Develop Non-motorized Transportation Plan and Trails Master Plan.		◆				
T-2	Develop additional trails outside parks.	ongoing					
<del>T-3</del>	<del>Plan for the northward extension of Scriber Creek Trail.</del>		◆				
T-4	Provide improvements to Interurban Trail.	ongoing					
T-5	Design and construct Interurban Trail bridge at 44 <sup>th</sup> Ave., and complete trail between 40 <sup>th</sup> Ave. and 44 <sup>th</sup> Ave.		◆				
<del>T-6</del>	<del>Complete South Lund's Gulch Trail to connect to Meadowdale Beach Trail.</del>	◆					
AC-1	Work toward acquisition of City Center park sites.	◆ ongoing					
IC-1	Partner with Edmonds School District to improve selected school recreation areas.	ongoing					
ME-2	Update Parks & Recreation Element of the Comprehensive Plan.	ongoing					

Obj. or Policy	Activities	Completion Targets					
		2006	2007	2008	2009	2010	2011
ME-3	Continue public information program to increase public awareness.	ongoing					
<del>HR-3</del>	<del>Provide space to store and display cultural and historical resources</del>	◆					
<b>Unassigned Projects</b>							
LU-18	Establish the purpose and function of neighborhood planning areas.	◆	◆				
LU-19	Establish neighborhood planning boundaries.	◆	◆				
LU-20	Develop sample by-laws and procedures for neighborhood planning organizations.	◆	◆				
LU-21	Begin two pilot neighborhood planning organizations.	◆	◆				
LU-22	Prepare socio-economic profile and survey of housing conditions for the two pilot neighborhoods.		◆	◆			
LU-23	Prepare neighborhood renewal plans for the pilot neighborhoods.		◆	◆			
H-1	Establish a citywide program for neighborhood preservation.	◆	◆				

**Lynnwood Planning Commission  
Meeting of May 25, 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.

**May 25**      **Public Hearing:**      Re-adoption of City Center Zoning (continued)  
**Work Sessions:**      ESD – Bus Barn Site – Plan Amendment  
    ESD – Service Center – Plan Amendment  
    5-year Implementation Program – Plan Amendment

**June 8**      **Public Hearing:**      Comp. Plan Amendments – Group 1  
    - Good Shepherd Baptist Church  
    - Essential Public Facilities  
    - Parks & Recreation Element Update  
    - Transportation Element Update  
**Work Sessions:**      Comp. Plan Amendments – If needed

**June 22:**      **Public Hearing:**      Comp. Plan Amendments – Group 2  
    - Mobile Home Park "Zone"  
    - ESD Bus Barn Site  
    - ESD Service Center Site  
    - 5-year Implementation Program Update

**July 13:**      **Public Hearing:**      None Scheduled  
**Work Sessions:**      Parkway Annexation – Comp. Plan & Zoning  
    Code Amendments – if ready  
    Shoreline Master Program (tentative)

**July 27:**      **Public Hearing:**      Parkway Annexation  
**Work Sessions:**      Code Amendments – if ready

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**Aug. 10:**      **Public Hearing:**      TBA  
                  **Work Sessions:**      TBA

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**Aug. 24:**      **Public Hearing:**      TBA  
                  **Work Sessions:**      TBA