

**City of Lynnwood**  
**PLANNING COMMISSION MINUTES**  
**June 8, 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  
Kevin Garrett, Planning Manager  
Les Rubstello, Transportation Manager  
Laurie Cowan, Parks Planner

**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 7:01 PM by Chair Decker. A quorum was present.

**APPROVAL OF MINUTES**

**B-1: May 11, 2006:** Commissioner Elliott offered an amendment to the minutes regarding the motivation for the B-1 zoning in the City Center. She read the proposed addition and will make a written copy available to staff. The minutes of the May 11<sup>th</sup> meeting were then approved, with Commissioner Elliott's additions.

**B-2: May 25, 2006:** Commissioner Bigler moved to approve the minutes of the May 25<sup>th</sup> meeting as written. The motion was seconded by Elliott and passed unanimously.

**COUNCIL LIAISON REPORT**

City Council member Ted Hikel reported that the City Council had not held a business meeting since the last Planning Commission meeting. The Council reviewed the three formal Comprehensive Plan amendments at its last work session and understands that the Lynnwood High School site will need an EIS before that amendment can be processed, which will probably be next year. The Council is also considering membership in the SeaShore Transportation Forum.

Since the Planning Commission has three vacancies, the Mayor and City Council are moving as quickly as possible to fill those positions. The Mayor has interviewed four applicants and the Council will interview the Mayor's appointees next Monday evening. If action is taken on June 19<sup>th</sup>, the newly appointed commissioners could be seated in time for the next meeting on June 22<sup>nd</sup>.

**CITIZEN COMMENTS**

None

## PUBLIC HEARING

### **E-1: Comprehensive Plan Amendments – Group 1:**

Chair Decker announced the public hearing and explained the sequence of presentations and testimony. He then opened the public hearing and asked staff for their reports.

Planning Manager Ron Hough provided a brief overview of the Plan amendment process, schedule and described the Good Shepherd Church amendment proposal.

Senior Planner Dennis Lewis described the proposed amendments to the Essential Public Facilities section of the Capital Facilities & Utilities Element. We can't use a conditional use permit process for EPF's, so the process is being revised to use a Special Use Permit with mitigation measures, along with the additions of a goal, objectives and policies.

Park Planner Laurie Cowan described proposed changes to the Parks & Recreation Element and related map changes to three park sites. The changes also recognize some of the city's partners, such as the Master Gardeners and the Car 55 Restoration Committee.

Transportation Manager Les Rubstello described the Transportation Comprehensive Plan project and related changes to the Transportation Element, including the addition of a 20-year project list. Adjustments to the Levels of Service (LOS) and concurrency are expected to follow next year. This year's changes include minor changes to the text of the element, with a greater emphasis on alternative modes of transportation.

Commissioner Elliott asked why a statement regarding "leadership in regional planning" was being removed. Rubstello explained the reasoning and, following further discussion, agreed to restore that statement.

Following the presentations and questions from the commissioners, Chair Decker opened the hearing and invited public testimony.

Lynn Melby (5809 Central Drive, Mukilteo), representing Good Shepherd Church, used statistics to convey the message that the numbers of senior citizens are rising rapidly, a high proportion of them are low-income or poverty level. Urban areas are experiencing high growth rates of seniors because they need multi-family housing and need to be close to essential services. Mr. Melby talked about the church's objective of providing low-cost senior housing and about the problems encountered with their proposal in 2005. This year, they are including a concomitant zoning agreement that will provide certainty, reduce intrusion, enhance screening, etc. They intend to save most of the poplar trees along the property's west side and infill with additional trees and landscaping. Access from 70<sup>th</sup> Avenue is not part of their plan.

Pastor Chris Boyer (6213 – 183<sup>rd</sup> Place SW, Lynnwood) described the mission and goal of this project. He explained that the church has a calling to help the poor and those in need, as well as a Biblical mandate to love their neighbors. Therefore, they want to address the concerns of their neighbors and build a facility that is aesthetically pleasing.

Donna Walther (7009 – 196<sup>th</sup> Street, #A-103) presented a petition (Exhibit #17) signed by people opposed to the plan amendment and the project. She indicated that the proposed senior apartments structure would be 2½ times the size of her condo structure and, therefore, is out of scale with its surrounding neighborhood. She introduced an aerial photo with the concept plan superimposed (Exhibit #18) to show the relationships and the probable loss of trees and other vegetation. To further illustrate the size and

visual impact concerns, Ms. Walther submitted a photo of the Scriber Point apartments (Exhibit #19) and a photo showing the comparison between Scriber Point apartments and Copper Ridge Condos (Exhibit #20). She offered a graphic illustration to show the mass and shadow pattern of a large structure on the church property at 9:30 AM on Dec. 21. (Exhibit #21). Photos of Scriber Point and Alderwood Court apartments (Exhibit #22) were used to show the size and design of large senior apartment structures in Lynnwood. She talked about the abundance of apartments in Lynnwood, adopted policies intended to favor single-family neighborhoods rather than more apartments, design guidelines that discourage bulky buildings, and new senior housing being built by SHAG. She suggested that the church's property line be drawn east-west, instead of north-south, so the zoning line would be more consistent with the pattern and depth of zoning along 196<sup>th</sup> Street. She submitted a zoning map (Exhibit #23) to illustrate that point. She also asked that the City create design guidelines for infill development, such as adopted in Maryland, and develop neighborhood plans that will serve as guidelines, such as Seattle's 30 neighborhood plans. She urged the Commission to vote "No" on this proposal.

Several follow-up questions were asked of Ms. Walther for clarification. The discussion included her east-west property line suggestion, related safety issues, and how the church's request for multi-family zoning would conflict with the same zoning of her residence in Copper Ridge. Ms. Walther assured the Commission that she was not opposing the church's planned senior apartment project, but felt it was too large for the neighborhood and should be scaled down. In response to a question about the intent of the Growth Management Act, Ms. Walther indicated that GMA promotes good planning, which includes the protection of neighborhoods, as well as manage overall growth.

Rev. Boyer added that the church considered down-scaling last year, but found that a project smaller than 40 units would not be economically viable.

Mike Cooper (Copper Ridge Condos #A-101), expressed concerns about traffic and noise. He assumed that the existing greenbelt will remain, but with only a 15 ft. setback to the proposed driveway, his privacy will be gone and he will hear cars going back and forth.

Lannon Thomas (The Squire Mobile Home Park, #45), talked about her possible eviction and difficulties living on a limited Social Security income. She can't afford most senior apartments. She has encountered long waiting lists and high costs. She welcomes the Good Shepherd proposal for low-income senior apartments.

Commissioner Peycheff asked about the church's anticipated financing and the affordability of rental rates. Lynn Melby indicated that rents will be no more than 35% of income and the apartments will be one-bedroom. Kent Whitehead (Beacon Development Group) added that the project expects to utilize the HUD 202 program.

Kylin Parks (4515 – 176<sup>th</sup> St. SW, #43) testified in favor of the church's proposal.

Amos Chapman (19503 – 70<sup>th</sup> Place W), submitted a photograph taken from his back yard (Exhibit #24) showing a wood fence and dense vegetation and the row of poplar trees between his house, a detention basin and the church property.

Kent Whitehead (Beacon Dev. Group) emphasized that the site plan for the apartments is a conceptual plan, not an architectural plan, and is intended to show the general location of the structure. Because it's conceptual, there is still opportunity for adjustment, if necessary.

Maryjane Fielding (Copper Ridge Condos #205), stated that this is already a busy area. She said she supports affordable senior housing, but not at her expense.

Jack Hisayasu (19331 – 70<sup>th</sup> Ave. W), expressed concern that there may be a need for a rear entrance to the property at some time in the future. If so, traffic could get heavy in his neighborhood. Staff noted that an entrance to the church property from 70<sup>th</sup> Avenue is not anticipated, not shown on the conceptual site plan and not proposed in the concomitant zoning agreement.

Dee Stanwick (The Squire Mobile Home Park), talked about the needs of low-income people. Low-income housing is needed and traffic will not be a problem. To clarify the matter of “affordability”, staff noted that the church’s proposal is a Comprehensive Plan amendment with a related zone change. The intended project is a senior housing facility and, although it may come with income limits and lower rents, it was not intended that affordability be a criterion for approval, nor a condition.

No further testimony was offered. Chair Decker continued the public hearing to June 22<sup>nd</sup> to hear testimony on the remaining four plan amendment proposals. He also informed the audience that the Commission would take additional comments on the proposals heard tonight, provided the information is new.

## **WORK SESSION**

### **F-1. Re-adoption of City Center Zoning:**

City Attorney Rod Kaseguma informed the Commission that he had responded to a request made at a prior meeting and suggested the commissioners read his memo prior to the June 22 public hearing on City Center zoning. Commissioner Elliott raised a question about the Commission’s need to have confidential communications with the City Attorney. A discussion ensued regarding the format and use of confidential information. Mr. Kaseguma offered to return at a more opportune time for further discussion and clarification of the Commission’s role. Council Liaison Hikel added that the Planning Commission represents the City and has certain responsibilities regarding things confidential, including the authority to hold an executive session if necessary.

Planning Manager Kevin Garrett described the two new zoning alternatives that are offered for discussion, in addition to three that were considered previously. New Alternative #4 was described as an application of City Center Zoning to all City Center area properties, but with additional language added to the text of the regulations to require consistency with the City Center Plan regarding planned park sites. New Alternative #5 would apply City Center zoning only to blocks without planned park sites. The present zoning would continue in those blocks with planned parks, until such time as the Parks Master Plan has been completed.

Commissioner Elliott departed at 9:55 PM, leaving the Commission without a quorum. Since there was no business to be done, the remaining three members agreed to remain to finish the work session and remainder of the agenda.

Following a general question/answer discussion of the new alternatives, Mr. Garrett reminded the Commission that its public hearing on City Center Zoning is scheduled for the June 22<sup>nd</sup> meeting.

## **BUSINESS**

None

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

Planning Manager Hough reported on the agenda for the June 22<sup>nd</sup> Commission meeting, which will include the continued Comprehensive Plan public hearing to hear the Group 2 proposals, and a second hearing on City Center zoning.

Mr. Hough also reported that the Mayor had interviewed four applicants for a seat on the Commission and was nearing his decision. The City Council has scheduled its interviews of the Mayor's appointees during a work session on June 12<sup>th</sup>. The new members could be confirmed at the June 19<sup>th</sup> Council meeting.

## **ADJOURNMENT**

Without a quorum to take action to adjourn, this meeting concluded at 10:10 PM.

---

Patrick Decker, Chair