

# AGENDA

## Lynnwood Planning Commission

Thursday, June 22, 2006 – 7:00 pm  
City Council Chambers, 19100 – 44<sup>th</sup> Ave. W., Lynnwood WA

- A. Call to Order**      Chair DECKER  
                                 Commissioner AMBALADA  
                                 Commissioner BIGLER  
                                 Commissioner DAVIES  
                                 Commissioner ELLIOTT  
                                 Commissioner PEYCHEFF  
                                 Commissioner WOJACK

**B. APPROVAL OF MINUTES:**

1. Minutes of June 8, 2006

**C. COUNCIL LIAISON REPORT:**

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

**E. PUBLIC HEARINGS:**

1. Comprehensive Plan Amendments – Continued Hearing  
Accept public testimony on the following proposed amendments to the Lynnwood Comprehensive Plan. This hearing is continued from June 8.
  - A. ESD Bus Barn Site – Map change from “Public Facilities” to “Regional Commercial”
  - B. ESD Service Center Site – Map changes to “Industrial” for consolidated site.
  - C. Mobile Home Park “Zone” – Text amendment to add a new MH-1 designation.
  - D. Five-year Implementation Program Update
2. Re-adoption of City Center Zoning (ordinance) –  
Accept public testimony, deliberate and forward recommendation to City Council.

- F. WORK SESSION:** None

**G. BUSINESS:**

1. Comprehensive Plan Amendments – Recommendations  
Deliberation and recommendations to the City Council on 8 proposals to amend the Comprehensive Plan.

**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 June 22, 2006**

**Staff Report**

**Agenda Item: E-1  
2006 Comprehensive  
Plan Amendments – Group #2**

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

Lynnwood Dept. of Community Development — Staff Contact: Ron Hough (425) 670-6655

**Introduction:**

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This is part #2 of the 2006 Planning Commission public hearing on Comprehensive Plan amendments. This public hearing was opened on June 8 to take testimony on the first four proposals. The hearing was continued to June 8 for the remaining four. A Shoreline Master Program is also being prepared and will be considered at a later time.

The following proposals are currently being considered:

Group #1

Good Shepherd Baptist Church  
Essential Public Facilities  
Parks & Recreation Element Update  
Transportation Element Revisions

Group #2

ESD Bus Barn Site  
ESD Service Center Site  
Mobile Home Park "Zone"  
5-year Implementation Program Update

**Process:**

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- Accept public testimony on the Group #2 proposals.
- Close the public hearing.
- Agenda item G-1 (Business): Discuss the proposals and arrive at a recommendation for each. The approval criteria are included in the G-1 report.
- The package of plan amendments, recommendations and SEPA documentation will be submitted for the state's 60-day review by the end of June.
- The Commission's recommendations will be presented to the City Council at a work session on July 5.
- The City Council will hold its own work sessions, followed by public hearings beginning on August 14 or later.
- City Council adoption of amendments is expected in September or October.

## **Background Information:**

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This report provides a brief description of the Group #2 proposals. Full texts and other supporting information were provided earlier and discussed at work sessions. Please refer to the following Planning Commission meeting packets for additional information:

- |          |  |
|----------|--|
| March 9  | Overview and public hearing on the 2006 "Suggested Amendment" requests.  |
| March 23 | ESD Bus Barn Site<br>ESD Service Center Site   |
| April 13 | Essential Public Facilities<br>Mobile Home Park "Zone"   |
| April 27 | Good Shepherd Baptist Church<br>Parks & Recreation Element Update<br>Transportation Element Revisions  |
| May 11   | Mobile Home Park "Zone"  |
| May 25   | ESD Bus Barn Site<br>ESD Service Center Site<br>5-year Implementation Program Update   |
| June 8   | Hearing: Good Shepherd Baptist Church<br>Hearing: Essential Public Facilities<br>Hearing: Parks & Recreation Element Update<br>Hearing: Transportation Element Revisions |

## **Attachments:**

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The following four proposals are scheduled for public testimony on June 22. They are presented as "attachments" to this report.

1. ESD Bus Barn Site
2. ESD Service Center Site
3. Mobile Home Park "Zone"
4. 5-year Implementation Update

# Attachment 1

## ESD Bus Barn Site

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### Proposal:

Change Plan: From "Public Facilities (PF)"  
To "Regional Commercial (RC)"

Change Zoning: From "Public (P-1)"  
To "Planned Commercial Development (PCD)"

### Background:

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 is one step in a plan to consolidate several of the district's functions at a new facility on 52<sup>nd</sup> Avenue. Relocation of the transportation facilities will make the bus barn site available for redevelopment in a manner consistent with its surroundings.

The 9.1 ac. site is located on Alderwood Mall Boulevard, south of Alderwood Mall. It is bordered on the east, south and west by PCD-zoned properties and on the north by "Planned Regional Center (PRC)" zoning and the mall.

This proposal was discussed by the Planning Commission at work sessions on March 23 and May 25, 2006. The proposal 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 problems or conflicts were identified at either work session.

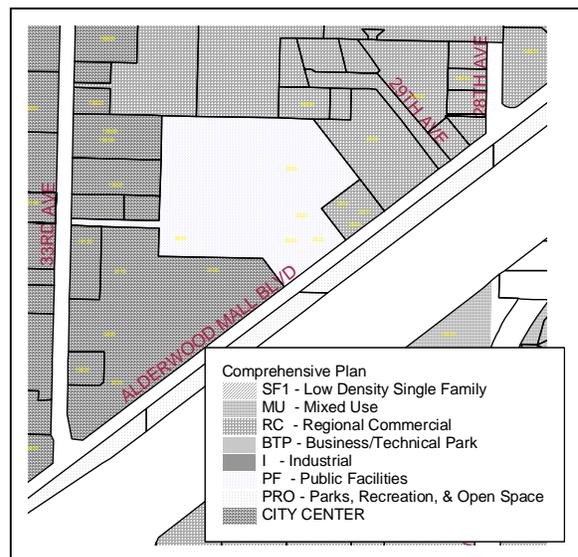
The City's Environmental Review Committee reviewed the SEPA Checklist and discussed potential impacts of redevelopment, including impacts to utilities, street system and the environment. A Determination of Nonsignificance (DNS) was issued on April 12.

### 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.

Approval of the school district's request for a change to "Regional Commercial (RC)" would allow commercial zoning and development that is consistent and compatible with its business neighborhood.

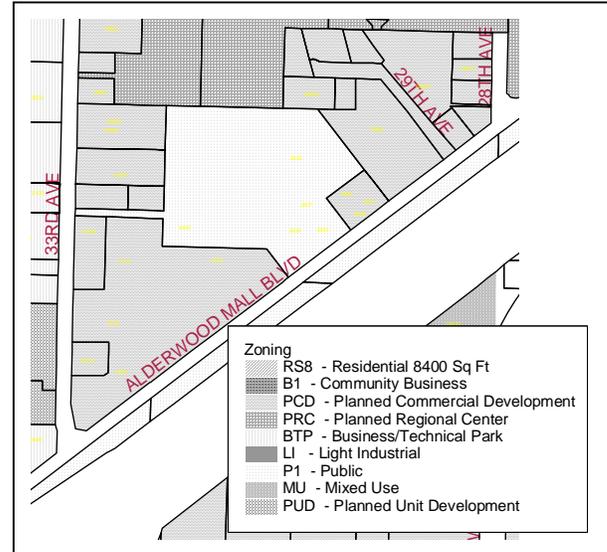


## Zoning:

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 and are zoned "Planned Commercial Development (PCD)." The district requests the same zoning for its bus barn property.

PCD is one of the zones that implements the "Regional Commercial" Comprehensive Plan designation.



## Development Concept:

- The School District intends to relocate its transportation/maintenance facility to the 52<sup>nd</sup> Avenue site where it can be consolidated with other district functions.
- The District's goal for the bus barn site 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. This, in turn, will benefit the City and its regional center. Relocation of the bus maintenance facilities will remove a use that is incompatible with the retail center.
- Adjoining businesses will benefit from increased economic activity.
- 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 a goal in the City's Economic Development Action Plan, which was adopted in November 2004.
- Existing public services and facilities appear to be adequate to serve the site at maximum build-out in the requested PCD zone. Additional analysis will be done at the project phase to determine the adequacy of utilities and facilities, based on a development plan, which is not yet available.
- 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 primary 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.



## Attachment 2

# ESD Service Center Site

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### Proposal:

- Change Plan: From "Business/Technical Park (BTP)" – eastern area  
and "Public Facilities (PF) – Scriber Lake H.S. site  
To "Industrial (I)" – on the consolidated site
- Change Zoning: From "Public & Semi-public (P-1)" – H.S. site  
To "Light Industrial (LI)" – on the consolidated site

### Background:

Edmonds School District No. 15 submitted an application to amend the Comprehensive Plan and Zoning Map on this 19 acre site on 52<sup>nd</sup> Avenue. The west portion of the property is currently occupied by Scriber Lake Alternative High School. The east portion, formerly the Raskin property, is vacant.

The district has a need to consolidate its administrative, transportation, storage and training functions at the subject site.

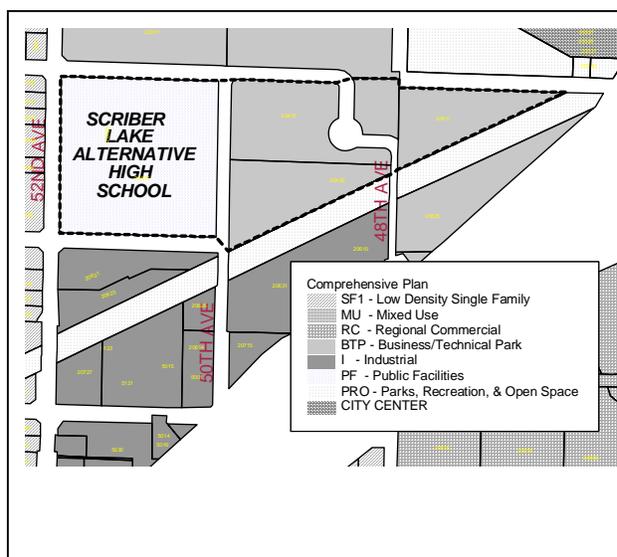
- District administration is currently located adjacent to Edmonds Community College. Scriber Lake High School will be moved into that building.
- The maintenance and transportation facilities are currently on Alderwood Mall Boulevard south of the mall. If the related Plan/Zone amendment to allow commercial redevelopment is approved, those facilities will be moved to the new Service Center.

The 52<sup>nd</sup> Avenue site currently consists of two Comprehensive Plan designations and two zones. This posed problems with interior setbacks, since the district plans to construct a large continuous structure. The applicant worked with City staff and found a better option that involved consolidating the two lots under a single Comprehensive Plan designation and a single zone, as now proposed.

### Comprehensive Plan:

The Comprehensive Plan designation of the school site is "Public Facilities (PF)." The remainder of the property is "Business/Technical Park (BTP)."

The school district is requesting a change to "Industrial (I)" on the entire site.



## Zoning:

The Scriber Lake High School site is currently zoned "Public & Semi-public (P-1)."

If the Comprehensive Plan is changed as requested, the zoning will be changed to "Light Industrial (LI)."

Areas east of the high school are currently zoned "Light Industrial (LI)" and no zoning changes are proposed for those areas.



## General Comments:

**Allowed Uses:** The "LI" zone allows administrative offices outright and allows mass transit storage and maintenance facilities by conditional use permit.

**Access:** As conceptually designed, the site will have good access from 204<sup>th</sup> Street and 206<sup>th</sup> Street. 204<sup>th</sup> Street will provide the main bus access route and its intersection with 52<sup>nd</sup> Avenue is being considered for signalization. A right-of-way crosses the Interurban Trail from the bus parking area, but the district does not intend to use that crossing for vehicular access. It may be reserved for emergency access only.

**Transitional Setbacks:** The applicant asked for relief from the "transitional" setback requirements of the Light Industrial zone that apply to sites within 100 feet of a residential or P-1 zone. It's possible to be relieved of certain hardships through the variance process, but this is normally not done as part of the Comprehensive Plan amendment. By consolidating the lots under one zone, the transitional setback will be applied only at the 52<sup>nd</sup> Avenue frontage, which will significantly reduce the impact of that requirement on the site's overall development potential.

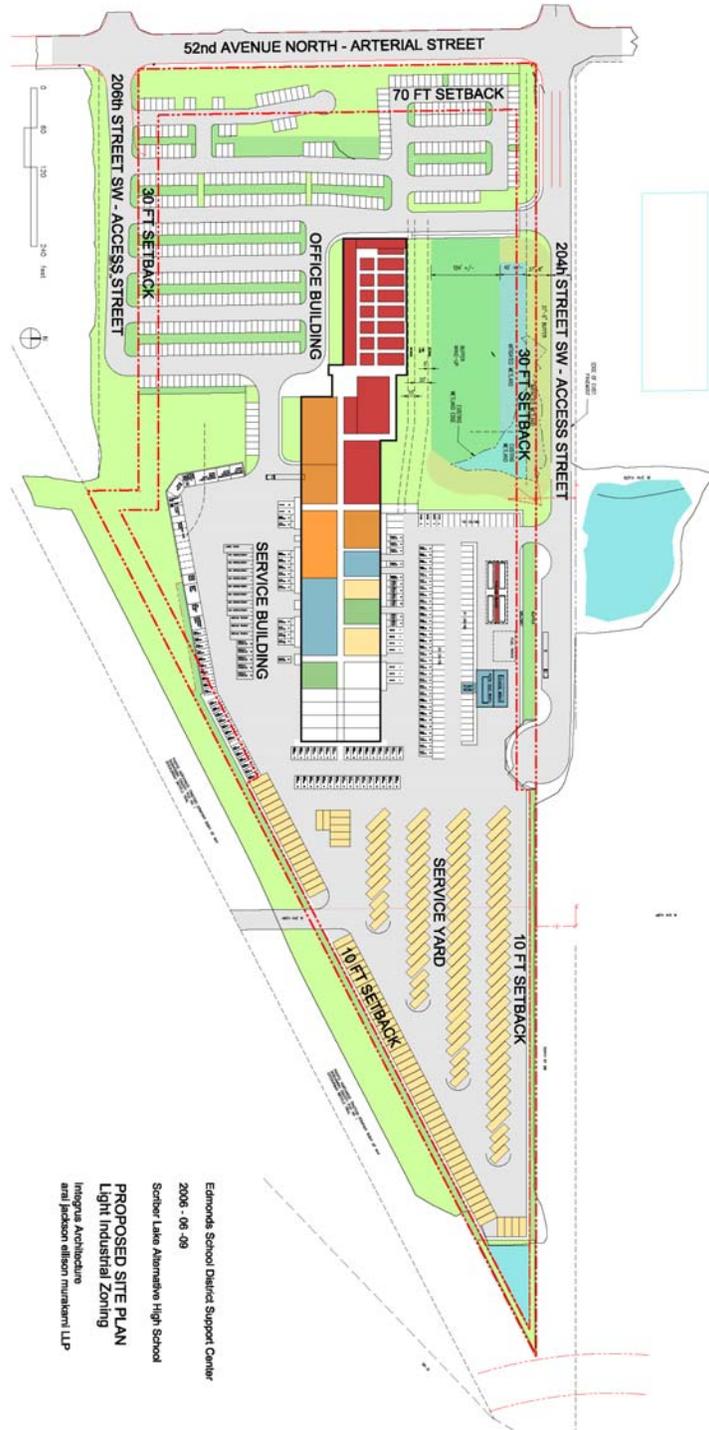
**Building Height Variance:** The westernmost portion of the district's proposed building will be a three-story administration facility. The "LI" zone has a maximum height limit of 35 ft. LMC 21.50.210 provides an opportunity for a height variance "when a proof of conformance with the general intent 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 will be addressed during the project's design and development phase and the height variance considered through the permitting process.

**Buffering:** The "Light Industrial" 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. These requirements will be addressed in the permitting process.





# Concept Plan



**Attachment 3**  
**Mobile Home Park "Zone"**

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**Proposal:**

The Lynnwood Senior Citizens Action Group (Frank Cheeney) requested text amendments to the Comprehensive Plan to create a new land use plan category which will have mobile and/or manufactured home park as the primary use.

The proposed text amendments will not change the Comprehensive Plan map or the Official Zoning Map. If the new Plan designation is adopted this year, a new zone will be created. The MH-1 Plan designation and its new zone could then be applied simultaneously to some or all mobile home parks in 2007.

This proposal was discussed at Planning Commission work sessions on April 13 and May 11. Additional information is contained in the reports for those meetings.

**Background:**

The planning and zoning of existing mobile and/or manufactured home parks in Lynnwood has been a subject of considerable study over the past five years. The subject came up during 2001 as the City was working to finalize a major update of the Comprehensive Plan and make the zoning consistent with the Plan. Several mobile and/or manufactured home parks had inconsistencies between their plan/zone designations.

During this time, the City Council asked the staff and Planning Commission to look at creation of a specific mobile and/or manufactured home park zone that could be applied to existing parks. The intent of the request was to examine a means for preserving this type of housing for an indefinite period of time. The staff and Planning Commission examined this request. Public meetings were held to discuss the idea. In general, park tenants were in support and park owners were in opposition. At the end of the study process, the Planning Commission decided not to recommend adoption of a specific mobile and/or manufactured home park zone. Instead, the current text of the zoning code was recommended for amendment to encourage renovation of existing parks. The City Council accepted this recommendation and made the proposed amendments to the zoning code.

Most of the mobile and/or manufactured home park plan/zone inconsistencies were resolved in 2001. The inconsistencies for The Squire and Kingsbury East were not resolved at that time. In fact, it took several attempts to resolve the plan/zone consistency problem for these two parks. Ultimately, these two parks received a new plan designation of SF-3, High Density Single-Family; and a new zoning designation of RS-4, Residential 4000 square feet. When the City Council adopted this new high-density single-family plan designation it specifically restricted the application of the new plan designation (and therefore, the RS-4 zone) to existing mobile and/or manufactured home parks within one-quarter mile of SR 99. The SF-3/RS-4 designations were applied by the Council to The Squire and Kingsbury East to resolve the long-standing plan/zone inconsistency problem. The SF-3/RS-4 designations were applied to Kingsbury West

through the 2004 Plan amendment process upon application by the owner of that mobile and/or manufactured home park.

### **Application Relevance to Existing Parks:**

It may be helpful to the Planning Commission to know how this application could possibly affect existing mobile and/or manufactured home parks, and when.

There are seventeen mobile and/or manufactured home parks within the city. Two of the parks, The Squire and Kingsbury East, may not be affected by the proposed amendment if it is passed. Those two parks have recently been sold to a developer who has filed a development application with the city. The project is now vested under the current RS-4 zoning. As long as the developer proceeds with the current application, no legislative action by the city will have any effect on these properties. However, the Housing Authority of Snohomish County (HASCO) has recently expressed an interest in purchasing these two parks and operating them as mobile and/or manufactured home parks. It is not known yet whether that sale will go through. Also unknown is whether HASCO will want to have the plan and zoning designations of the two parks changed from the current SF-3/RS-4 designations.

The remaining fifteen mobile and/or manufactured home parks in the city could be affected by the amendments proposed by this application. Under the application, the latest date of effect would be November 30, 2007. Any of the fifteen parks, regardless of current zoning, could be affected by the proposal.

### **Staff Commentary on the Proposal:**

The proposed amendment, as written by the applicant, would create a land use plan designation, MH-1, for mobile and/or manufactured home parks which could be applied to any or all mobile and/or manufactured home parks no later than November 30, 2007.

As previously stated, we don't know whether this designation would be applied to The Squire and Kingsbury East under HASCO ownership. Also, we have just learned that tenants of the Evergreen Mobile Home Park have been given lease termination notice effective May 1, 2007. The Evergreen park has commercial plan and zoning designations. Several other existing parks have commercial or industrial zoning, and as such are already planned for transition to non-residential uses.

Given the variation in plan designation and zoning of the various parks, and the variation in condition of the parks and units, a study is necessary to determine which parks should have the MH-1 designation should it be adopted. This study can be done within the timeframe requested by the applicant, i.e. November 30, 2007.

The Planning Commission asked at a work session for inclusion of definitions of mobile home and manufactured home in the Plan text amendment. The proposed text amendment now provides a short description of the difference between units, and refers the reader to the Background Report for the Comprehensive Plan for detailed definitions of those terms. For the benefit of the Commission and attendees at the public hearing, the full definitions are as follows.

**Manufactured Home:** A single-family dwelling that it typically built in a factory to the "HUD Code", which became effective on June 15, 1976, and which bears

the state or federal agency insignia indicating compliance with all applicable construction standards. These units are transported to their sites in one or more sections and typically sited on leased spaces within manufactured home parks, in subdivisions, or on individually owned lots in residential neighborhoods.

**Mobile Home:** A transportable, factory-built dwelling unit, designed to be occupied as a year-round residence, and constructed after January 1, 1968 and prior to June 15, 1976. Mobile homes bear the insignia of the Washington State Department of Labor and Industries, but are not expected to fully comply with the "HUD Code". Mobile homes without the insignia are nonconforming structures.

### **Approval Criteria:**

The applicants compared their proposal to the City's approval criteria and offered the following findings.

1. This proposed amendment is totally consistent with the GMA and supports its elements relating to the environment, senior, and low-income housing.
2. This proposal does not change the development or land use potential of any of the existing MHP, but restores them to their current use with a zone that properly relates to them.
3. The proposed amendment is currently being accommodated by all applicable public services and facilities, including transportation.
4. The proposal supports and is consistent with the goals and policies of the Lynnwood Comprehensive Plan.

### **Proposed Text Amendments:**

The following is new text proposed by the applicant for inclusion in the Comp. Plan.

### **SUGGESTED MOBILE and/or MANUFACTURED HOME PARK PLAN DESIGNATION**

#### **Mobile and/or Manufactured Home Park Residential (MH-1):**

**Purpose:** This Plan category is to provide a land use plan designation for existing and future Mobile and/or Manufactured Home Parks (MHP) in the City of Lynnwood. The difference in terminology used to describe these housing units relates to whether the units were built to the HUD Code adopted on June 15, 1976. Manufactured home units all meet the HUD Code. Mobile homes do not fully meet the Code. For a complete definition of the terms read the Background Report to the Comprehensive Plan.

**Principal Use:** Single-family mobile and/or manufactured homes in a density range of four to fourteen dwelling units per acre.

**Subordinate Uses:** Institutional, educational, or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences in a negative way.

**Locational Criteria:** This housing type requires locations with good access to arterial and collector streets, and within reasonable proximity to essential services. The existing Plan designations applied to some or all existing Mobile and/or Manufactured Home Parks shall be changed to the MH-1 Plan designation no later than November 30, 2007.

**Site Design:** Minimum site size – one (1) acre. On each lot four (4) to fourteen (14) mobile/manufactured homes per net acre may be located. Mobile and/or manufactured home parks may be reconfigured and upgraded in accordance with LMC 21.70.

**Building Design:** Residences in the Mobile and/or Manufactured Home Park shall be as they currently exist and/or meet current Manufactured Home requirements. Nothing shall prevent park ownership and/or management from upgrading the park to residences meeting current manufactured home standards. Units shall not be connected by any common wall(s).

## **SUGGESTED HOUSING POLICY REVISION**

**Current Policy H-8.2:** Encourage the development of affordable housing for senior citizens.

**Proposed Policy H-8.2:** Encourage the development of affordable housing for senior citizens to include as a viable alternative Mobile and/or Manufactured Home Parks.



## Attachment 4

# 5-year Implementation Program Update

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### **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 is a summary of measurable objectives in a matrix format for purposes of coordination and scheduling. The objectives are derived from various elements of the Comprehensive Plan and are generally the responsibility of the Departments of Community Development, Public Works and Parks and Recreation.

These objectives are reviewed annually and recommendations made to (1) remove it from the Plan and program, (2) reschedule 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 others could also be included.

### **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 transportation comprehensive plan, including non-motorized elements.			◆			
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	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.		◆				
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.			◆			

Obj. or Policy	Activities	Completion Targets					
		2006	2007	2008	2009	2010	2011
<b><i>Parks &amp; Recreation</i></b>							
P-1	Acquire Core park land in the city.	ongoing					
P-2	Acquire park land in the UGA for future development.	ongoing					
P-3	Acquire Tutmark Hill properties for community park in UGA.		◆				
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 park.			◆			
P-8	Renovate spray parks at North Lynnwood Park and Daleway Park in 2007.		◆				
OS-1	Acquire open space properties in Lund's Gulch, Swamp Creek, and Scriber Creek watersheds.	ongoing					
OS-5	Provide passive rec. opportunities in acquired natural areas.	ongoing					
FP-2	Complete Heritage Park and renovation of all historic structures.		◆				
FP-3	Renovate existing rec. center and construct multi-purpose comm. center.			◆			
T-1	Develop Non-motorized Transportation Plan and Trails Master Plan.		◆				
T-2	Develop additional trails outside parks.	ongoing					
T-3	Plan for the northward extension of Scriber Creek Trail.						
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.		◆				
T-6	Complete South Lund's Gulch Trail to connect to Meadowdale Beach Trail.						
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					
ME-3	Continue public information program to increase public awareness.	ongoing					

Obj. or Policy	Activities	Completion Targets					
		2006	2007	2008	2009	2010	2011
<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.		◆				

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*Lynnwood Planning Commission*  
**Meeting of June 22, 2006**

## Staff Report

**Agenda Item: E-2**

**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:**

Hold public hearing and make recommendation to City Council regarding zoning for the City Center Subarea.

### **BACKGROUND:**

On May 25, 2006, following completion of the Planning Commission hearing on the P-1 zoning alternative for the City Center, the Commission scheduled a public hearing on two new zoning alternatives for the City Center for June 22, 2006. Following the hearing, the Commission should make a recommendation to the City Council regarding these zoning alternatives. The Council has asked the Commission to complete its recommendation on these alternatives at this meeting because the Council is scheduled to hold its hearing on these alternatives on July 5, 2006.

Adopting new zoning designations for the City Center is intended to identify and protect the park/plaza sites on the zoning map in a manner that is consistent with long-term implementation of the Plan. As indicated by the history of this item, achieving this goal is more complicated than it first seemed. Following public hearings on the “cut-out” and “P-1” zoning alternatives, the City Council referred two new alternatives to the Commission for a public hearing and recommendation:

#### Development Regulation Alternative

Apply City Center zoning districts throughout the City Center area (except for the Study Area in the North End), AND amend City Center Development Regulations in the Zoning Code to protect the park/plaza sites from development and to provide development regulations for property adjoining the park sites (“street level retail”).

#### Partial City Center Zone Alternative

Apply City Center zoning districts only to those blocks that do not contain a park/plaza site; allow existing zoning to remain in effect in blocks with a park/plaza site until the Parks Master Plan is completed (a separate rezoning process for these blocks would be initiated following approval of that Plan), AND, amend existing zoning regulations for these blocks (B-1, BTP and RMM zones) to protect the park/plaza sites from development (existing development would not be affected).

Attachment A shows the LMC text that each alternative proposes.

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 public hearing and make recommendation on these zoning alternatives to the City Council.

**ATTACHMENT(S):**

- A. City Center Zoning Alternatives (June 1, 2006).

## City Center Zoning Alternatives

### Development Regulation Alternative

Apply City Center zoning districts throughout the City Center area (except for the Study Area in the North End), AND,

Amend zoning regulations for City Center to protect the public park/plaza sites from development and require “street level retail” at property adjoining The Promenade and the public park/plaza sites, as follows:

Add Subsection D to LMC Section 21.60.600 (“Design Review”), to read as follows:

- D. Compliance with Subarea Plan and Related Documents. For determining compliance with the Comprehensive Plan (that includes the City Center Subarea Plan), as required by LMC 21.25.145.B.2, an application for approval of structures and facilities under this section shall:
1. Demonstrate consistency and compatibility with the following locations and design of public streets and parks/plazas:
    - a. Planned location and design of streets, as shown in the Street Protection Ordinance (Ord. No. \_\_\_\_);
    - b. Planned location of public parks/plazas, as follows:

#### Town Square (Core District)

The rectangular parcel formed by the existing right-of-way of 198<sup>th</sup> St. SW and the future rights-of-way of 42<sup>nd</sup> Ave. W, 199<sup>th</sup> St. SW, and 43<sup>rd</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

#### West End Square

Starting at the intersection of the eastern ROW line of 44<sup>th</sup> Ave. W. and the southern ROW line of 198<sup>th</sup> St. SW, then west a distance of 480 feet to the eastern boundary of the Square (true starting point), then south a distance of 200 feet to the southeast corner of the Square, then west a distance of 210 feet (southwest corner), then north a distance of 460 feet (northwest corner), then east a distance of 210 feet (northeast corner), then south to the true starting point.

#### North End Park/Plaza

Starting at the southwest corner of Snohomish County Tax Lot Parcel #00-3726-002-008-05, then generally east along the south boundary of this parcel a distance of 320 feet, then generally north and perpendicular to the south property line a distance of 235 feet to the north boundary of this parcel, then west along the north boundary of this parcel to the northwest corner of this parcel (300 feet), then generally south along the west boundary of this parcel to the starting point.

#### West End – North Park/Plaza

The rectangular parcel formed by the existing right-of-way of 194<sup>th</sup> St. SW and 44<sup>th</sup> Ave. W. and the future rights-of-way of 195<sup>th</sup> St. SW, and 45<sup>th</sup> Ave. W., as

those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

Where any locations and designs in subsections (a) and (b), above, conflict with the City Center Subarea Plan, such locations and designs shall supersede the conflicting provisions of the City Center Subarea Plan.

2. Locate “retail frontage land uses” along the portion of The Promenade, as depicted and described in the City Center Subarea Plan, that is south of 196<sup>th</sup> St. SW and also around public parks/plazas that abut The Promenade. “Retail frontage land uses” in this case includes any pedestrian-oriented use, such as retail stores, groceries, drug stores, shoe repair shops, cleaning establishments, floral shops, beauty and barber shops, department stores, apparel shops, art galleries, travel agencies, restaurants, theaters, public offices, libraries and other businesses that are intended to be pedestrian-attracting or pedestrian-generating in nature (as determined by the Community Development Director).

## Partial Rezone Alternative

*Apply City Center zoning districts only to those blocks that do not contain a park/plaza site. Allow existing zoning to remain in effect in blocks with a park/plaza site until the Parks Master Plan is completed. A separate rezoning process for these blocks would be initiated following approval of that Plan. AND,*

*Amend existing zoning regulations for these blocks (B-1, BTP and RMM zones) to protect the park/plaza sites from development (existing development would not be affected), as follows:*

*A new Section 21.46.240 is added to Chapter 21.46 (“Commercial Zones”), to read as follows:*

### **21.46.240 Protection of Sites for Future Major Public Facilities in City Center Subarea.**

Any construction at any property within the City Center Subarea, as described in the City Center Subarea Plan, shall demonstrate that it is consistent and compatible with the planned location of future public streets and public parks/plazas in that Subarea, as follows:

- A. An application shall demonstrate compliance with the Street Protection Ordinance (Ord. No. \_\_\_\_).
- B. An application shall be consistent and compatible with the following locations of public parks/plazas:

#### Town Square (Core District)

The rectangular parcel formed by the existing right-of-way of 198<sup>th</sup> St. SW and the future rights-of-way of 42<sup>nd</sup> Ave. W, 199<sup>th</sup> St. SW, and 43<sup>rd</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

#### West End Square

Starting at the intersection of the eastern ROW line of 44<sup>th</sup> Ave. W. and the southern ROW line of 198<sup>th</sup> St. SW, then west a distance of 480 feet to the eastern boundary of the Square (true starting point), then south a distance of 200 feet to the southeast corner of the Square, then west a distance of 210 feet (southwest corner), then north a distance of 460 feet (northwest corner), then east a distance of 210 feet (northeast corner), then south to the true starting point.

#### North End Park/Plaza

Starting at the southwest corner of Snohomish County Tax Lot Parcel #00-3726-002-008-05, then generally east along the south boundary of this parcel a distance of 320 feet, then generally north and perpendicular to the south property line a distance of 235 feet to the north boundary of this parcel, then west along the north boundary of this parcel to the northwest corner of this parcel (300 feet), then generally south along the west boundary of this parcel to the starting point.

#### West End – North Park/Plaza

The rectangular parcel formed by the existing right-of-way of 194<sup>th</sup> St. SW and 44<sup>th</sup> Ave. W. and the future rights-of-way of 195<sup>th</sup> St. SW, and 45<sup>th</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

A new Section 21.43.240 is added to Chapter 21.43 (“Residential – Multiple Family Zones”), to read as follows:

**21.43.260 Protection of Sites for Future Major Public Facilities in City Center Subarea.**

Any construction at any property within the City Center Subarea, as described in the City Center Subarea Plan, shall demonstrate that it is consistent and compatible with the planned location of future public streets and public parks/plazas in that area, as follows:

- A. An application shall demonstrate compliance with the Street Protection Ordinance (Ord. No. \_\_\_\_).
- B. An application shall be consistent and compatible with the following locations of public parks/plazas:

Town Square (Core District)

The rectangular parcel formed by the existing right-of-way of 198<sup>th</sup> St. SW and the future rights-of-way of 42<sup>nd</sup> Ave. W, 199<sup>th</sup> St. SW, and 43<sup>rd</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

West End Square

Starting at the intersection of the eastern ROW line of 44<sup>th</sup> Ave. W. and the southern ROW line of 198<sup>th</sup> St. SW, then west a distance of 480 feet to the eastern boundary of the Square (true starting point), then south a distance of 200 feet to the southeast corner of the Square, then west a distance of 210 feet (southwest corner), then north a distance of 460 feet (northwest corner), then east a distance of 210 feet (northeast corner), then south to the true starting point.

North End Park/Plaza

Starting at the southwest corner of Snohomish County Tax Lot Parcel #00-3726-002-008-05, then generally east along the south boundary of this parcel a distance of 320 feet, then generally north and perpendicular to the south property line a distance of 235 feet to the north boundary of this parcel, then west along the north boundary of this parcel to the northwest corner of this parcel (300 feet), then generally south along the west boundary of this parcel to the starting point.

West End – North Park/Plaza

The rectangular parcel formed by the existing right-of-way of 194<sup>th</sup> St. SW and 44<sup>th</sup> Ave. W. and the future rights-of-way of 195<sup>th</sup> St. SW, and 45<sup>th</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

A new Section 21.50.230 is added to Chapter 21.50 (“Industrial Zones”), to read as follows:

**21.50.230 Protection of Sites for Future Major Public Facilities in City Center Subarea.**

Any construction at any property within the City Center Subarea, as described in the City Center Subarea Plan, shall demonstrate that it is consistent and compatible with the planned location of future public streets and public parks/plazas in that area, as follows:

- A. An application shall demonstrate compliance with the Street Protection Ordinance (Ord. No. \_\_\_\_\_).
- B. An application shall be consistent and compatible with the following locations of public parks/plazas:

Town Square (Core District)

The rectangular parcel formed by the existing right-of-way of 198<sup>th</sup> St. SW and the future rights-of-way of 42<sup>nd</sup> Ave. W, 199<sup>th</sup> St. SW, and 43<sup>rd</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

West End Square

Starting at the intersection of the eastern ROW line of 44<sup>th</sup> Ave. W. and the southern ROW line of 198<sup>th</sup> St. SW, then west a distance of 480 feet to the eastern boundary of the Square (true starting point), then south a distance of 200 feet to the southeast corner of the Square, then west a distance of 210 feet (southwest corner), then north a distance of 460 feet (northwest corner), then east a distance of 210 feet (northeast corner), then south to the true starting point.

North End Park/Plaza

Starting at the southwest corner of Snohomish County Tax Lot Parcel #00-3726-002-008-05, then generally east along the south boundary of this parcel a distance of 320 feet, then generally north and perpendicular to the south property line a distance of 235 feet to the north boundary of this parcel, then west along the north boundary of this parcel to the northwest corner of this parcel (300 feet), then generally south along the west boundary of this parcel to the starting point.

West End – North Park/Plaza

The rectangular parcel formed by the existing right-of-way of 194<sup>th</sup> St. SW and 44<sup>th</sup> Ave. W. and the future rights-of-way of 195<sup>th</sup> St. SW, and 45<sup>th</sup> Ave. W., as those streets are described in Ordinance No. \_\_\_\_\_, also known as the Street Protection Ordinance.

***Lynnwood Planning Commission***  
**Meeting of June 22, 2006**

## **Staff Report**

**Agenda Item: G-1**  
**Comprehensive Plan Amendments –**  
**Recommendations**

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

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

### **INTRODUCTION:**

The Planning Commission has studied all of this year's proposed amendments, conducted public hearings and reviewed written comments, maps, letters, petitions and photographs. The next step is to forward recommendations to the City Council.

Administration recommendations will be forthcoming for each of the proposals. Following the hearing, the Commission may forward the suggested recommendations, modify them as needed, or send a different recommendation to the City Council.

Recommendations are based on the materials in the record and the approval criteria. If the Commission arrives at a different recommendation, it should clearly state the reasons (findings) on which that recommendation is based.

### **PROCEDURE:**

- Discuss each proposal and arrive at "preliminary" recommendations for each.
- Make a final recommendation to send the package of amendments to the City Council. A model motion is provided at the end of this report.

### **APPROVAL CRITERIA:**

- A. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Plan or regulation conflicts; and
- B. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and
- C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and
- D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and
- E. If the proposal could have significant impacts beyond the Lynnwood City limits, it has been sent to the appropriate Snohomish County officials for review and comment.  
[Note: All proposals will be offered to Snohomish County for review and comment.]

# PROPOSALS:

## 1. Good Shepherd Baptist Church

**Proposal:** Change Plan: From **SF-2** (Single-family Medium-density)  
To **MF-2** (Multiple-family Medium-density)  
Change Zone: From **RS-7** (7,200 sq. ft. lots – 6 lots per acre)  
To **RMM** (Multi-family 18 units per acre)

**Recommendation: (DRAFT)**

**Approve** a Comprehensive Plan amendment from single- to multiple-family for the western lot of the two Good Shepherd lots, with the following provisions:

1. That the property lines of the two church-owned lots be adjusted through a Boundary Line Adjustment so that the westernmost lot, which is the subject of this amendment, contains an area of 2.2 acres and both lots have frontage on 196<sup>th</sup> Street SW, as proposed in the applicant's Boundary Line Adjustment (BLA) application, which is being processed.
2. That the consistent zoning of the subject lot be changed from Single-family Medium-density (RS-7) to Multi-family Medium-density (RMM).
3. That a concomitant zoning agreement (CZA) be approved as a binding component of the rezone. It shall include at least the following provisions:
  - a. A maximum of 40 dwelling units shall be built on the subject lot.
  - b. The property shall be used as a residence for senior citizens.
  - c. Development will be subject to Project Design Review.
  - d. A future project will include the following:
    - Building materials complementary to nearby development.
    - Building shall be sited to minimize impacts on neighboring properties.
    - Building shall be as close to 196<sup>th</sup> Street as allowed by City codes.
    - Building's west setback shall be maximized to reduce impacts.
    - A six-foot high site screening fence along the west and north lot lines.
    - No fencing will be required between the church and senior housing.
    - Off-street parking will be generally located per the concept plan.
    - Buffer of trees and groundcover along west and north lot lines.

## 2. Edmonds School District – Bus Barn Site

**Proposal:** Change Plan: From **PF** (Public Facilities)  
To **RC** (Regional Commercial)  
Change Zone: From **P-1** (Public and Semi-public)  
To **PCD** (Planned Commercial Development)

**Recommendation: FORTHCOMING**

## 3. Edmonds School District – Service Center Site

**Proposal:** Change Plan: From **BTP** (Business/Technical Park) – eastern area  
and From **PF** (Public Facilities) – Scriber Lake H.S. site  
To **I** (Industrial) – on consolidated site  
Change Zone: From **P-1** (Public and Semi-public) – H.S. site  
To **LI** (Light Industrial)

**Recommendation: FORTHCOMING**

#### **4. Mobile Home Park "Zone"**

**Proposal:** To create a new land use plan category of MH-1, which will have mobile and/or manufactured home park as the primary use. If approved, the new designation would be considered for application to some or all of Lynnwood's mobile home parks in 2007, along with a new zone.

**Recommendation: FORTHCOMING**

#### **5. Essential Public Facilities**

**Proposal:** Amend this EPF Siting Process, which is contained in the Capital Facilities & Utilities Element to add a goal, objectives and policies, and to make other minor text adjustments that are needed for consistency with the Snohomish County program and to comply with state requirements.

**Recommendation: FORTHCOMING**

#### **6. Parks & Recreation Element Update**

**Proposal:** Annual update of statistics, goals, policies, level of service and other parks data. Also, amendments to the Plan Map, Zoning Map and Parks Map to include three new park sites.

**Recommendation: FORTHCOMING**

#### **7. Transportation Element Update**

**Proposal:** Minor text changes within the first nine pages of the element and the addition of a 20-year List to guide the long-range plan for transportation.

**Recommendation: FORTHCOMING**

#### **8. 5-Year Implementation Program Update**

**Proposal:** Updated the five-year program and related measurable objectives.

**Recommendation: FORTHCOMING**

#### **9. Shoreline Master Program**

**Proposal:** Adopt a Shoreline Master Program to cover the City's Puget Sound shoreline at the waste water treatment site to comply with state requirements.

**Recommendation: NO ACTION AT THIS TIME** This project is on a separate track and requires state approval prior to City adoption.

**MODEL MOTION:**

**I move that the Planning Commission forward the following recommendations to the Lynnwood City Council for action on the 2006 Comprehensive Plan amendments:**

**1. Good Shepherd Baptist Church:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**2. ESD Bus Barn Site:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**3. ESD Service Center Site:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**4. Mobile Home Park "Zone":**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**5. Essential Public Facilities:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**6. Parks & Recreation Element Update:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**7. Transportation Element Revisions:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

**8. 5-year Implementation Program Update:**

- Approve as recommended.
- Approve as adjusted by Planning Commission.
- Deny

