

City of Lynnwood
PLANNING COMMISSION MINUTES
October 12, 2006

Commissioners present:

Maria Ambalada
Brian Bigler
Patrick Decker
Jeff Davies
Elisa Elliott
Tia Peycheff

Staff present:

Paul Krauss, Interim Com. Dev. Director
Ron Hough, Comprehensive Planning Mgr.
Kevin Garrett, Current Planning Mgr.
John Bowler, Associate Planner
Katie Anderson, Interim Parks Director
Shay Davidson, Admin. Assistant

Commissioners absent:

Michael Wojack

Others Present:

Ted Hikel – Council Liaison

CALL TO ORDER

Due to the use of the Council Chambers by Lynnwood University, this meeting of the Planning Commission was held in the training room of Fire Station 15. Chair Decker was delayed by traffic, so Vice-chair Peycheff called the meeting to order at 7:04 PM. Commissioners Decker and Wojack were absent, but a quorum was present.

APPROVAL OF MINUTES

Commissioner Bigler moved to approve the minutes of the July 27, 2006 Planning Commission meeting. Commissioner Ambalada seconded the motion and the minutes were approved unanimously.

COUNCIL LIAISON REPORT

Councilmember Hikel reported that the City Council approved the appointment of Paul Krauss as interim Director of Community Development. He noted that Krauss' extensive experience and his expertise in many areas will be helpful in resolving some overlapping functions of community development, economic development and other areas. Mr. Hikel has been attending Association of Washington Cities meetings in various locations throughout the state and hearing many concerns from other areas and communities, especially concerns regarding I-933 and how its passage might affect communities. The City's budget and Capital Facilities Plan processes are currently the primary focus of the City Council.

CITIZEN COMMENTS

None

PUBLIC HEARING

1. Access to Individual Single-family Lots – Code Amendment:

Commissioner Peycheff asked staff about the public hearing notification. Planning Manager Garrett responded that mail-out notices were not necessary for this type of code

amendment and that the published notice stated that this hearing would be held in the Council Chambers. Because the Lynnwood University program is being held in the Council Chambers, the Planning Commission meeting had to be moved to the Fire Station. Although a notice was placed on the Council Chambers door to direct the public to the Fire Station, Commission Peycheff felt it would be appropriate to hold the hearing at a later date so that accurate notice of the location would be provided. Mr. Garrett agreed to re-advertise the hearing for the Commission's November 16th meeting.

Mr. Garrett explained some of the recent changes to the proposed amendment, including a reference to Fire Code section 9.06.020, which will help determine the reduced width of access ways on a case-by-case basis.

Note: Due to a family emergency, Commission Bigler departed at 7:15 pm.

WORK SESSION

None

BUSINESS

1. Capital Facilities Plan:

Interim Parks Director Katie Anderson generally described the CFP update process and some of the changes that are being proposed to non-enterprise park projects, as listed in the table in the document's introductory cover letter. The Commission asked about funding and the status of the proposed senior/community center. Ms. Anderson explained that there is currently no funding available for the major parks projects. A plan for a new community center near Scriber Lake was completed in 2004 and presented to the City Council. Several potential sites were evaluated and the Scriber site (formerly Home Depot) was ranked highest. That site has since been sold. The CFP shows \$8.5 million for community center site acquisition in 2010. A new site selection process will take place prior to that date.

Since there was no staff available to answer Public Works questions, no action was taken and the discussion was continued to the next meeting.

Note: Commissioner Decker arrived at 7:25 pm.

DIRECTOR'S REPORT & INFORMATION

Copies of the Director's Report were distributed to the Commission at the beginning of the meeting. There was no further verbal report from staff.

1. Presentation – City Center Plan Implementation:

Planning Manager Kevin Garrett gave a PowerPoint presentation on City Center implementation activities and invited the Commissioners to an open house at the Convention Center on October 24th to learn more about it. He described the 350 acre City Center's location within the Puget Sound Regional Council Subregional Center and talked about the planning process and new zoning, which was adopted on July 10th of this year. According to the plan, the 3 million sq. ft. of existing commercial is expected to grow to about 9 million sq. ft. and a new residential component will add about 5,400 new

residents to the City Center. The retail component could add \$1.2 billion in retail spending by 2020. Garrett also described the objectives and intended uses within the City Center, including a 3-acre Town Center, similar to Pioneer Courthouse Square in Portland. More information on the Street Master Plan, Parks Master Plan, City Center Access Study and a feasibility study of LID financing of public improvements will be available at the open house. The Public Facilities District (PFD) is currently working on a master plan for their Convention Center property, which may include a major hotel, restaurant and other uses in close proximity to the Convention Center.

2. Briefing – Parking Code Revisions:

Associate Planner John Bowler briefed the Commission on proposed amendments to LMC 21.18, Off-street Parking. He described the reasons for the update, including the need to reorganize certain sections. In some cases, new regulations are proposed to be added, including requirements for “stacking lanes” for drive-through uses and “shared parking.”

Mr. Bowler responded to several questions from the Commission regarding the stacking spaces, whether or not this section will apply to the City Center or Alderwood Mall, how parking regulations can be enforced on private property and problems regarding the use of storage containers and truck trailers for temporary storage in commercial parking lots.

A work session on this subject will be held at a future Planning Commission meeting.

ADJOURNMENT

Commissioner Psycheff moved to adjourn. The motion was seconded by Commissioner Elliott and passed unanimously. The meeting was adjourned at 8:30 pm.

Patrick Decker, Chair