

**City of Lynnwood**  
**PLANNING COMMISSION MINUTES**  
**February 8, 2007**

**Commissioners present:**

Maria Ambalada  
Tia Peycheff  
Michael Wojack  
Richard Wright

**Staff present:**

Ron Hough, Planning Manager  
John Bowler, Associate Planner  
Shay Davidson, Admin. Assistant  
LeRoy McNulty, Fire Marshal

**Commissioners absent:**

Patrick Decker  
Elisa Elliott

**Others Present:**

Ted Hikel, City Council Liaison

**CALL TO ORDER**

This meeting was called to order by Second Vice-chair Wojack at 7:00 PM in the Council Chambers of Lynnwood City Hall. Due to a conflict, Commissioner Davies arrived later during the meeting. A quorum was present.

**APPROVAL OF MINUTES**

**1. January 11, 2007**

Planning Manager Ron Hough informed the Commission that, due to the new recording system and related software installations, staff is unable to listen to the minutes of the January 11 Commission meeting. As soon as staff gains access to the audio file, the minutes of that meeting will be corrected and returned for the Commission's approval.

**2. January 25, 2007**

The minutes of the January 25 Planning Commission meeting were approved as written.

**COUNCIL LIAISON REPORT**

Council member Hikel reported that the City Council discussed urban growth and annexation at its February 5 work session.

**CITIZEN COMMENTS**

No comments were offered.

**PUBLIC HEARING**

**1. Zoning Code Amendment – Parking Code Revisions**

Commissioner Wojack announced the subject, opened the public hearing and asked for the staff report. Planning Manager Hough generally described the process of updating the off-street parking regulations. Proposed changes have been discussed at earlier work sessions and this hearing is an opportunity to receive comments from the public. Hough indicated that additional late comments had arrived from the Economic Development Director and possibly others. Since the Commission had not seen or discussed those comments, the hearing can be held tonight and the discussion continued to the next meeting before making recommendations. Hough pointed out some of the key changes

being proposed, including a new section 21.18.450 that pertains to the use of parking lots for storage.

Associate Planner John Bowler distributed a new version of the parking code with key changes highlighted in yellow. He described some of Economic Development Director Kleitsch's comments, indicating that they are mostly minor but will be considered. He also read a Jan. 22, 2007 letter from developer Mike Echelbarger objecting to increased parking requirements while other efforts are being made to encourage transit and reduce auto usage and traffic. In response to the Echelbarger letter, Mr. Bowler indicated that most of the parking requirements are not changing but that some have been targeted for changes and some parking ranges have been added. Bowler has also received email pertaining to compact parking standards.

Commissioner Peycheff asked staff if an early cut-off could be imposed for written comments so the Commission can see them prior to the meeting. Mr. Hough recalled that question being asked last year and the City Attorney advising that an early deadline for written comments is possible, provided it's advertised.

Commissioner Ambalada expressed concern about making it more difficult for business and asked staff about the general impact of the changes on small businesses and small shopping centers in particular. Mr. Bowler responded that the proposed changes would have minimal additional impact on small businesses.

At 7:35 pm, Commission Wojack opened the hearing to comments from the audience.

LeRoy McNulty, Lynnwood Fire Marshal, said allowing shared parking was a good idea. He also talked about his need for adequate access for fire equipment and, in some cases, will need a 28 ft. wide fire lane for taller buildings. He identified compact parking spaces as a problem for access and enforcement and suggested that compact parking spaces be eliminated from the code or provided only in areas away from buildings.

Larry Ingraham submitted a Seattle Times article entitled "We're Driving Less for the First Time in 25 Years." He said he received the latest revisions earlier that day and didn't have adequate time to review them or comment on the changes. He suggested that the Commission take a closer look at the formula for college parking (21.18.03). He noted several other changes to parking requirements and felt that some of the reference documents used by staff, such as the Urban Land Institute, were based on past experience (rear view mirror) and do not consider efforts to change the future. He felt that property owners and businesses have vested interests in providing adequately for their own needs and they are going to provide parking that meets their needs.

Commissioner Wright asked if inadequate parking hurts the consumer or the business more. The response was that it hurts both. The consumer won't shop where there's poor access or parking and, if people don't shop, business suffers.

Brian Tuttle, Lowe's Manager, expressed concern about regulations on outdoor truck parking and containers. He described business fluctuations, export sales, and occasional need to overstock to satisfy customer demands or, in some cases, unpredictable demands brought about by storms or major disasters. They keep a truck trailer on the property to gather waste materials, debris, pallets, etc., and they always have some trucks or empty trailers waiting to be loaded or unloaded.

Larry Ingraham suggested the City place emphasis on "reduce parking demand", as stated in the purpose statement (21.18.050). He expressed discomfort with the clause in section

21.18.100 that says permits will not be issued until the parking plan has been approved. When making building or interior improvements, the future tenant is not always known.

At 8:17 pm, Commissioner Wojack closed the public testimony portion of the hearing and invited questions and discussion. Commissioner Peycheff asked for staff's general response to the testimony that was presented. Mr. Bowler comments on some of the testimony and about Lowe's storage area in particular. Mr. Hough provided some history on compact parking and indicated that it hasn't been working as intended. People looking for a place to park often ignore the "compact only" designation and enforcement is nearly impossible. Many cities have reverted to a one-size-fits-all program which is much easier to design and enforce. He suggested that the Commission consider changes as well.

Commissioner Ambalada reiterated that our regulations should be business-friendly and the Commission needs further discussion of the changes. Commissioner Peycheff, referring to the Seattle Times article, suggested that people are really not driving less in Lynnwood. The Commission should consider the Fire Marshal's comments.

With no further discussion, Commissioner Wojack directed staff to continue this discussion to the next meeting.

### **WORK SESSION**

No work sessions were scheduled.

### **BUSINESS**

No business items were scheduled.

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

Planning Manager Hough acknowledged Council member Hikel's report of the work session on urban growth and annexation and said the discussion will continue at the Council's February 20 work session and beyond. Because it's a very interesting and important subject, he invited the commissioners to attend and hear the discussion. Hough reminded the Commission that its February 22 meeting has been cancelled and that the March meetings will include review of Comprehensive Plan amendments.

Mr. Hough suggested that the Commission consider amending its Rules and By-laws to require one meeting per month instead of two. In many cases, agenda items can be grouped into one substantial meeting so that a second meeting is not needed. Additional meetings can be scheduled when necessary.

### **ADJOURNMENT**

A motion was made by Commissioner Wright and seconded by Commissioner Peycheff to adjourn. This meeting was adjourned at 8:40 pm.

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**Patrick Decker**, Chair