

City of Lynnwood
PLANNING COMMISSION MINUTES
March 8, 2007

Commissioners present:

Maria Ambalada
Jeff Davies (late arrival)
Patrick Decker
Elisa Elliott
Michael Wojack
Richard Wright

Staff present:

Paul Krauss, Community Dev. Director
Ron Hough, Planning Manager
John Bowler, Associate Planner
Keith Maw, Associate Planner
Shay Davidson, Admin. Assistant

Others Present:

Commissioners absent:

Tia Peycheff

CALL TO ORDER

A quorum was present and this meeting was called to order by Chair Decker at 7:05 PM in the Council Chambers of Lynnwood City Hall. Five members were present. Due to a conflict, Commissioner Davies arrived at 7:45 pm.

APPROVAL OF MINUTES

1. February 8, 2007

Since only three members at tonight's meeting had attended the Feb. 8 meeting, approval of the minutes was postponed until the next regular meeting.

COUNCIL LIAISON REPORT

Council member Hikel was not present. No report.

CITIZEN COMMENTS

No comments were offered.

PUBLIC HEARING

No hearings were scheduled.

WORK SESSION

1. Comprehensive Plan Amendments – 2007 Docket

Chair Decker announced the subject and asked for a report from staff. Planning Manager Ron Hough explained that this is an introduction to this year's docket. He described the only "formal application" to be submitted this year, which is a request by Royalwood Mobile Home Park to change their designations from Medium-density Single-family to High-density Single-family. Hough showed an aerial photo of the Royalwood vicinity, a zoning map of the area, and explained the background of the SF-3 Plan designation, which has been applied to only three mobile home parks. This designation can only be applied to existing mobile home parks within one-quarter mile of Highway 99. A map showed that 15 of Lynnwood's 17 parks fall within that corridor, including Royalwood.

Mr. Hough described a package of six "suggested" plan amendments that will be the subject of a public hearing on March 22. The Commission will recommend which of these should be processed this year and the City Council will make that decision. Adoption of a Mobile Home Park Zone is a continuation of a 2006 amendment. The City will decide how and where to apply the new MH-1 Comprehensive Plan designation and the new zone.

Two annual amendments on the docket are the Parks Department's routine update of the Parks & Recreation Element and the annual update of the 5-year Implementation Program which is used to schedule measurable objectives and other tasks. An amendment is proposed to the City Center Plan to remove the "study area" designation on the northeastern portion of the area.

Two proposals will be considered to extend City Plan designations into areas most likely to annex in the near future, specifically Perrinville and the unincorporated island known as the Maple Precinct. There are also two proposals to expand the City's Municipal Urban Growth Area (MUGA). One would include the unclaimed area north of Lund's Gulch to Norma Beach Road. The other would extend the MUGA eastward to include the North Road site of the new Lynnwood High School. Mr. Hough explained that the North Road site is within Mill Creek's growth area and we will have to resolve the existing overlap to pave the way to expansion in that direction. Interim Director Krauss provided additional information on the City's need for an annexation strategy and about SSB-6686 which would provide a significant economic incentive, if the City can put together an annexation area of at least 10,000 people.

BUSINESS

1. Zoning Code Amendment – Parking Code Revisions

Chair Decker announced the subject and asked for the staff report. Associate Planner John Bowler described the most significant of the proposed changes, including tighter restrictions on the parking of trucks, trailers and storage containers in commercial parking lots, and changes to the compact car regulations. It is also proposed that the Director of Community Development be given greater authority to approve minor parking adjustments of up to 20 percent.

There was considerable discussion about compact stall requirements, where to place them and whether or not the concept was effective. Mr. Bowler talked about the dimensions of the stalls, how small cars were measured, and how the term "compact car" is commonly used but most people don't know what it really means. To provide another perspective on this issue, he distributed an article by the Urban Land Institute and National Parking Assn. that explained why, in their opinions, compact car stalls don't work as intended. The Commission had no serious objections to compact spaces if they allow businesses to have a few more parking spaces and Commissioner Ambalada felt any changes should be "business-friendly" and not result in greater costs to the community. The Commission generally agreed with the Fire Marshal that, if fire access problems result from large cars being parked in spaces designated for small cars and overhanging the fire lanes, then compact spaces should be prohibited along fire lanes. A motion was made by Chair Decker to include that recommendation. It was seconded by Commissioner Wright and passed.

The Commission was comfortable with the commercial truck and trailer parking amendments as presented. Commissioner Wojack asked staff about a past agreement to

allow "seasonal" truck parking. Mr. Bowler explained that the City has never formally allowed seasonal truck parking, although there may have been informal agreements between a business and the Code Enforcement Officer in the past. Commissioner Wright asked about short-term parking during a construction project. Mr. Bowler explained that project-related short-term parking is allowed and usually not a problem. Chair Decker felt that, if a business has excess room in its parking lot and needs outdoor storage, it can create a properly fenced and screened storage area for that purpose.

A motion was made by Commissioner Wright to approve the amendments to the Parking Code as presented by staff, including the compact car amendment approved earlier in the meeting. The motion was seconded and passed unanimously.

DIRECTOR'S REPORT & INFORMATION

Interim Community Development Director Paul Krauss talked about recent City Council activities, including the MUGA and annexation discussions and the expectation of Council direction at its April 9 meeting. He also noted that the City of Kenmore is putting together a Planning Short Course on March 21 and has invited Lynnwood to participate.

Mr. Hough provided additional information about the Planning Short Course. It will be designed especially for planning commissioners. He urged the commissioners to attend if they could. At least three indicated interest in attending.

ADJOURNMENT

A motion was made by Commissioner Elliott and seconded by Commissioner Ambalada to adjourn. This meeting was adjourned at 8:22 pm.

Patrick Decker, Chair