

**City of Lynnwood**  
**PLANNING COMMISSION MINUTES**  
**March 22, 2007**

**Commissioners present:**

Maria Ambalada  
Jeff Davies  
Patrick Decker  
Elisa Elliott  
Tia Peycheff  
Michael Wojack  
Richard Wright

**Staff present:**

Ron Hough, Planning Manager  
Keith Maw, Associate Planner  
Shay Davidson, Admin. Assistant

**Others Present:**

Ted Hikel, City Council Liaison

**Commissioners absent:**

None

**CALL TO ORDER**

A quorum was present and this meeting was called to order by Chair Decker at 7:00 PM in the Council Chambers of Lynnwood City Hall. All members were present.

**APPROVAL OF MINUTES**

The minutes of the February 8, 2007 and March 8, 2007 Planning Commission meetings were approved as written.

**COUNCIL LIAISON REPORT**

Council member Hikel reported on recent City Council actions. He informed the Commission that, in response to an "air condo" LDMR proposal in the Maple Precinct area, the City Council revoked an ordinance that provided the extension of city sewer service to unincorporated areas. The LDMR proposal was to build seven single-family homes on approximately 0.6 acre. The Council expressed concerns about providing services to developments on our doorstep that do not meet Lynnwood standards.

The City Council has been discussing possible options that might make possible a large annexation. Such an effort will require an extensive outreach program that will probably involve the Planning Commission.

**CITIZEN COMMENTS**

No comments were offered.

**PUBLIC HEARING**

**1. Comprehensive Plan Amendments – 2007 Docket**

Chair Decker announced that this is a public hearing to accept comments regarding the processing of "suggested amendments" to the Comprehensive Plan. The Commission will recommend which proposals should be processed this year.

Planning Manager Ron Hough provided more detail about the process, including the approval criteria to be used and the schedule of Planning Commission work sessions leading to public hearings in June. Mr. Hough explained each of the six suggested

amendment proposals, several of which are relatively routine updates of various Plan elements (chapters). He explained that the Mobile Home Park Zone proposal is part 2 of a 2006 Plan amendment that created the MH-1 designation for the Comprehensive Plan. This year's task is to create and adopt a new zone that will implement the MH-1 designation. The Commission will also recommend how to apply both the Plan designation and the new zone to all, some or none of Lynnwood's mobile home parks.

Another proposal that is expected to generate considerable discussion would apply City Comprehensive Plan designations to unincorporated Perrinville and Maple Precinct, and would expand our Municipal Urban Growth Area (MUGA) to include the North Meadowdale area and the new Lynnwood High School site on North Road. Hough explained that the North Road site is east of a MUGA overlap area and resolving that dispute is the first step toward expanding east of Interstate 5.

Chair Decker opened the public hearing and asked for testimony from the audience.

John Parker of Candlewood Estates mobile home park talked about the quality of newer manufactured homes, their reasonable cost as compared to the large conventional homes that are currently being built, and the need for sites for new manufactured home communities. He pointed to an area of northeast Lynnwood where a few large remaining lots might be suitable for such development. He also explained the difference between mobile home parks and "trailer parks" which are typically occupied by very old units or recreational vehicles. Mr. Parker urged the City to apply the new MH-1 designation and zone to all existing mobile home park, with the exception of trailer parks.

Jeff Palmer, manager of Kingsbury West Mobile Home Park, provided some history of his park and talked about the difference between the value of the park as a business and its land value. He has been involved in mobile home park issues in Lynnwood for the past five or six years and does not support a new mobile home park zone.

John Woodring, attorney for Kingsbury West Mobile Home Park, referred to comments that he submitted in June 2006 in opposition to the new MH-1 Plan designation. He submitted another letter at this meeting, dated March 22, 2007. A few years ago, the City Council approved a rezone to RS-4 for Kingsbury West to settle a lawsuit. Putting the park into a new zone will violate that agreement and foster further litigation. Mr. Woodring advised the commission that a new zone should not be implemented and none of the City's mobile home parks should be placed in that category. If that happens, the legal issues may include spot zoning, GMA violations, constitutional taking, inverse condemnation, and substantive due process violations. He felt the unintended consequences of the proposed action could force the early redevelopment of some existing parks. He mentioned that Snohomish County is also working on a mobile home park zone, but it would be voluntary. He would support that type of proposal, along with legislation that would offer new incentives and help tenants purchase their parks.

Walt Olsen, attorney for Royalwood Mobile Home Park, referred to the City's approval criteria. He felt the imposition of a new MHP zone would be a significant impact on existing mobile home park businesses and on their residents if the park owners were pushed into redevelopment. His experience showed that a typical mobile home park is valued at approximately \$50,000 per space. The value is much higher for other uses. He asked the Commission to not continue this discussion further.

John Parker (Candlewood) did not agree with earlier speakers regarding spot zoning. If the new zone is applied to all parks equally, it will not be considered spot zoning.

Don Shaw, owner/manager/resident of Royalwood Mobile Estates, submitted a letter dated March 20, 2007 for the record. He felt that targeting manufactured home communities for permanent zoning will drastically reduce the worth of the properties. He cited several incidences of utility bills that have risen recently, making it difficult to keep park rents low. He talked about the very low value of old mobile homes that are left in the park when people die or move on. He has to bear the costs of removing the home. He also talked about difficulties replacing units due to the fear of a possible park closing.

Chair Decker closed the public testimony portion of the hearing at 8:10 pm and asked for discussion leading to a recommendation. The discussion that followed included clarification questions about vesting, incentives and how tenants might organize in order to purchase their park.

Chair Decker moved to recommend all six suggested amendment proposals to the City Council for inclusion on the Proposed Amendments List for processing this year. The motion was seconded by Commissioner Wright. Commissioner Davies moved to amend the main motion to encourage the City Council to take a serious look at the voluntary zoning option and available incentives. That motion was seconded by Commissioner Wojack and carried 6-1. The main motion then passed 6-1.

After further discussion of costs and fees, Commissioner Elliott moved to recommend that the City Council consider modifications to the City's fee structure for low-income housing. That motion was seconded and passed 7-0.

## **WORK SESSION**

None scheduled.

## **BUSINESS**

None scheduled.

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

Planning Manager Hough mentioned a Planning Short Course that was held the previous evening in Kenmore. Three of our commissioners attended and shared their experience with the rest of the commission. One of the scheduled presenters couldn't attend, so Hough suggested that the program be continued, with the second part held in Lynnwood. He tentatively scheduled the Council Chambers for April 19 for that event. The commission saw this as an opportunity to meet commissioners from our neighboring cities and asked Mr. Hough to look into extending an invitation to them as well as Kenmore.

Mr. Hough reviewed the schedule of upcoming meetings and noted that the April and May meetings will be work sessions on the plan amendments, leading to hearings in June. Some Sign Code amendments will also be forthcoming.

## **ADJOURNMENT**

A motion was made and seconded to adjourn. This meeting was adjourned at 8:37 pm.

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**Patrick Decker**, Chair