

# AGENDA

## Lynnwood Planning Commission

Thursday, March 22, 2007 — 7:00 pm  
City Council Chambers, 19100 – 44<sup>th</sup> Ave. W., Lynnwood WA

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**A. Call to Order**      Chair DECKER  
                                 Commissioner AMBALADA  
                                 Commissioner DAVIES  
                                 Commissioner ELLIOTT, First Vice-chair  
                                 Commissioner PEYCHEFF  
                                 Commissioner WRIGHT  
                                 Commissioner WOJACK, Second Vice-chair

**B. APPROVAL OF MINUTES:**

1. February 8, 2007 Planning Commission meeting
2. March 8, 2007 Planning Commission meeting

**C. COUNCIL LIAISON REPORT:**

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

**E. PUBLIC HEARING:**

1. Comprehensive Plan Amendments – 2007 Docket  
One formal application to amend the Comprehensive Plan was received this year and it will be processed. The purpose of this hearing is to accept public comments regarding the processing of "Suggested Amendments" which must be approved for processing by the City Council. The Commission will recommend which of the proposals should be processed this year.

**F. WORK SESSION:**

**G. BUSINESS:**

**H. DIRECTOR'S REPORT & INFORMATION:**

1. Upcoming Commission Meetings
2. Planning Short Course – Commissioner comments

**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 March 22, 2007**

**Staff Report**

**Agenda Item: F-1**  
**Comprehensive Plan**  
**Amendments – 2007 Docket**

- 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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Cities and counties may amend their comprehensive plans only once each year. Ideally, all amendments are processed together as a package. However, occasionally an amendment follows a separate track. The Shoreline Master Program is an example of a project that has been underway for more than a year and will arrive when ready.

Any citizen, organization, commission, special interest group, Mayor or City Council may propose a change to either the Comprehensive Plan map or text, including the City's long-range vision, goals, objectives and policies. This can be done in one of two ways:

**Formal Application:**

Project-related and site-specific requests require a formal application and processing is guaranteed. One such application was submitted this year to change the designations of Royalwood Mobile Home Park. Changes to the Lynnwood High School site were also proposed but delayed until 2008 while an EIS is being prepared.

**Suggested Amendment Application:**

Requests for changes of a more general nature, such as a change to a goal, policy or text, are proposed as "Suggested Amendments." These can affect a district, a neighborhood or the entire city. Processing is not guaranteed.

**Planning Commission Action:**

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Suggested Amendments are placed on the Proposed Amendments List for consideration. Testimony at this public hearing will help the Planning Commission determine which requests should be "processed" this year. The decision to approve or deny the proposal will be made later in the year following further study, work sessions and public hearings.

The Planning Commission may suggest modifications to the proposed amendments to make them better or more effective. The Commission will recommend which of the proposals the City Council should include on the final Proposed Amendments List for processing this year.

## **Proposed Amendments List (PAL):**

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The following "Suggested Amendments" are being considered for inclusion on the PAL for processing this year. Following initial review, staff found all to be legitimate worthwhile proposals and recommends that all be included on the PAL.

### **A. Mobile Home Park Zone:**

Applicant: Lynnwood Senior Citizens Action Group (Frank Cheeney)

Description: This application was submitted and partially processed in 2006. The applicant requested specific changes to the Land Use Element and Housing Element to establish policy support for a new Mobile Home Park zone. Those changes were adopted, including a new Mobile Home Park (MH-1) Plan designation. The application of the designation was continued to 2007 to provide time to create the implementing zone. The zone is being drafted and will be processed along with the related Plan amendments. During the 2007 amendment process, the City will decide which, if any, mobile home parks will receive the Plan designation and zone. At the present time, Lynnwood's mobile home parks are included in single-family, multi-family, commercial and industrial zones.

The applicant's intent and expectations, as clarified in his letter of Feb. 20, 2007, is that the City will review all manufactured/mobile home parks and decide which parks should receive the new MH-1 Plan designation. Concurrent with that review, the City will adopt and apply a new mobile home park zone. A recommendation will follow the City Council's inclusion of this item on this year's Proposed Amendments List.

### **B. Parks & Recreation Element:**

Applicant: Dept. of Parks, Recreation & Cultural Arts

Description: This annual update will include at least the following:

- Park acres will be revised to reflect current inventory.
- LOS will be revised to reflect current population and inventory.
- Completion dates will be updated in Goals, Objectives and Policies.
- Parks Map will be updated to show new park properties, if any.

### **C. Implementation Element:**

Applicant: Dept. of Community Development

Description: Measurable objectives throughout the Comprehensive Plan are brought together in the 5-year Implementation Program, which is contained in this element of the Comprehensive Plan. The objectives, projects and schedule are updated each year to keep the program current.

### **D. City Center Subarea Plan Amendment:**

Applicant: Dept. of Community Development

Description: When the City Center Plan was adopted in 2005, the northeast portion was designated a "study area". This proposal is to amend the subarea plan and Comprehensive Plan Map (Future Land Use) to remove the portion of the North End that is north of the extension of 194<sup>th</sup> Street SW from the City Center Area and designate this area as Business Technical Park (BTP), consistent with the existing zoning of the area.

### **E. Municipal Urban Growth Area:**

Applicant: Dept. of Community Development

Description: Cities are expected to annex some or all of their growth areas. Lynnwood is beginning to plan and zone its MUGA areas, involve local citizens early, and provide the land use and zoning predictability needed to expedite the annexation process. During the 2007 amendment process, staff is proposing to make two adjustments to the City's MUGA boundaries and extend Comprehensive Plan designations to two unincorporated islands to expedite their annexation. (See map)

**Perrinville:** This is a small unincorporated island between Lynnwood and Edmonds. The cities have agreed that most of the island will annex to Lynnwood. A suitable Plan designation will be proposed.

**Maple Precinct:** This is an unincorporated island north of 176<sup>th</sup> Street, west of 60<sup>th</sup> Avenue and totally surrounded by Lynnwood. It includes about 104 single-family homes and a neighborhood business. The area is mostly planned for medium-density residential and business by the County and appropriate City designations will be recommended.

**North Meadowdale:** An unincorporated area north of Lund's Gulch and south of Norma Beach Road will be considered for inclusion in Lynnwood's MUGA. This area consists mostly of low-density residential development and is "urban" but has not been claimed by any city.

**Lynnwood High School – North Road Site:** A new Lynnwood High School is being constructed on a site on North Road. This site is in unincorporated Snohomish County but also within Mill Creek's MUGA. If Lynnwood intends to bring the new Lynnwood High School into Lynnwood, we need to work with Mill Creek to make the appropriate MUGA adjustments to allow that annexation to take place.

### **F. Shoreline Master Program:**

Applicant: Dept. of Community Development

Description: Lynnwood has a small amount of Puget Sound shoreline within its City limits at the waste water treatment plant site. The site is surrounded by the City of Edmonds but is within the City limits of Lynnwood and, therefore, requires a Shoreline Master Program to protect it and regulate activities within it. The first draft of the SMP was completed in late 2004. Additional work and extensive mapping continued through 2005 and 2006 with the assistance of a Dept. of Ecology grant. The Planning Commission completed its review in December 2006 and forwarded the

SMP with a recommendation for approval. Additional review comments from DOE and the Attorney General's Office are now being processed and the plan will be returned to DOE for another final review before moving it on to the City Council for hearings and adoption. This plan has been thoroughly reviewed by the Planning Commission and will only return if significant changes are needed. This project demands close coordination and requires DOE approval as well as City adoption. The SMP will continue on a track that is separate from but parallel to the plan amendment process.

## **Approval Criteria:**

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The following criteria are used by the Planning Commission and City Council when processing the proposals and are included here simply to help the Commission determine whether or not each proposal is within the realm of possibility. If a proposal conflicts with several of the criteria, that may be good reason to recommend that it not be approved for the Proposed Amendments List (PAL).

The criteria are as follow:

- 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.

## **Next Steps:**

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| <b>Mar. 22</b>  | <b>Planning Commission</b> public hearing & recommendations to Council.  |
| April 2         | Council work session on Proposed Amendments List recommendations.        |
| <b>Apr. 12</b>  | <b>Planning Commission</b> work session on formal application only.      |
| <b>April 26</b> | <b>Planning Commission</b> work session on formal application only.      |
| April 16        | Council's second work session on the PAL (if needed).                    |
| April 23        | Council approval of the PAL for processing.                              |
| <b>May 10</b>   | <b>Planning Commission</b> work session on all proposals.                |
| <b>May 24</b>   | <b>Planning Commission</b> work session on all proposals.                |
| <b>June 14</b>  | <b>Planning Commission</b> Public Hearing – Part #1                      |
| <b>June 28</b>  | <b>Planning Commission</b> Public Hearing – Part #2 and recommendations. |

## MUGA Adjustments:

- **Perrinville** – Apply City Comp. Plan designations
- **Maple Precinct** – Apply City Comp. Plan designations
- **North Meadowdale** – Consider adding this area to Lynnwood MUGA
- **North Road** – Consider expanding MUGA to include new H.S. site.



