

**City of Lynnwood**  
**PLANNING COMMISSION MINUTES**  
**April 12, 2007**

**Commissioners present:**

Maria Ambalada  
Jeff Davies  
Patrick Decker  
Elisa Elliott  
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:**

Tia Psycheff

**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.

**APPROVAL OF MINUTES**

The minutes of the March 22, 2007 Planning Commission meeting were approved as written.

**COUNCIL LIAISON REPORT**

Council member Hikel reported on recent City Council actions. He informed the Commission of the City's continuing participation with other cities to get better controls and standards for "air condo" LDMR developments that are being built throughout the County's unincorporated urban areas. Key concerns are fire access and the City's ability to provide sewer and other services to higher densities. The City Council recently repealed an ordinance that gave sewer service to developments outside the City.

The City Council passed a resolution directing staff to proceed with an annexation program. Increasing densities outside the City may affect future annexations.

The City Council unanimously confirmed Mayor Gough's nomination of Paul Krauss to be the City's permanent Community Development Director.

**CITIZEN COMMENTS**

Frank Cheeney, a resident of Kingsbury East Mobile Home Park, commented on the current popularity of higher-density single-family development in the County, including "air condos" that are thought to be more affordable because of their small, or lack of, yard areas. Mr. Cheeney noted that, when a mobile home park is redeveloped for conventional single-family homes, only about 2/3 of the units are replaced and those new homes are much more expensive than the mobile homes they replaced. He suggested that it's much more desirable to preserve existing mobile home parks than to replace them with air condos or other development that really isn't affordable to most.

Mr. Cheeney reminded the Commission of the 2006 Comprehensive Plan amendment that created the MH-1 designation but not the new zone that was requested. He questioned

the need to take the zoning phase through another hearing process simply to keep it on this year's docket. He also asked that the full mailing list of co-applicants from last year be re-activated for this year's process.

Commissioner Ambalada expressed concern about threats of possible lawsuits in a letter from Walter Olsen, the applicant's attorney and asked for an opinion from the City Attorney. Planning Manager Ron Hough responded that he would ask the City Attorney about the letter and the court cases cited by Mr. Olsen. Mr. Hough also clarified the docket approval process and assured Mr. Cheeney that the full list will be used for notification of upcoming public hearings.

## **PUBLIC HEARING**

None scheduled.

## **WORK SESSIONS**

### **1. Comprehensive Plan Amendment – Royalwood Mobile Home Park**

Planning Manager Hough described the application, which requests a change in Plan and Zoning designation from Medium-density Single-family to High-density Single-family. He displayed a city map showing the location of all mobile home parks and an aerial photo of Royalwood. Royalwood is immediately south of the large 246-unit Whispering Pines apartment complex to the north, which is owned by the Housing Authority of Snohomish County. To the west, along 52<sup>nd</sup> Avenue are approximately 150 multiple-family units in six complexes of apartments and condominiums. Mr. Hough explained the review process and summarized the approval criteria, noting that this property meets the minimum requirements for the SF-3/RS-4 designations of being an existing mobile home park within one quarter mile of Highway 99. Mr. Hough summarized the Comprehensive Plan description of the SF-3 designation and pointed out that this category is intended to provide a higher density alternative but "shall only serve as a feasible alternative for mobile home parks which are in need of redevelopment." Hough also noted that, if the proposal is found to meet all criteria, the City Council is not obligated to approve the change. Additional information will be provided for a second work session in May.

There were few questions or discussion on this item and it was continued to another work session in May.

### **2. Zoning Code Amendments – Signs**

Planning Manager Hough described the background and code problems that led to the proposed changes. The proposal affects primarily signs in the public right-of-way, including small A-board and human sandwich-board signs. The changes are based, in part, on a Redmond court case that was settled in the fall of 2006 and led to the end of sign discrimination and special treatment for some businesses but not others. A new Section 21.16.225 was added to address off-premises sandwich board signs and to require a \$500 bond, a sign permit, restricted hours and other conditions. Sections of the code that currently allow off-premise real estate signs would be deleted, as would off-premise signs related to the sale of household goods (garage sales, etc.)

Discussion followed the staff presentation and several concerns and/or questions were directed toward staff. Political signs tend to be eye-sores or distractions leading to

elections and they are primarily within the public right-of-way. However, they are protected as "free speech" signs and will continue to be allowed with time limitations. The proposal to require a \$500 cash bond for a sandwich board sign was questioned, as was limiting those signs to only weekends and Wednesdays. One commissioner felt that people offering things for sale in neighborhoods, including homes and household goods and services, should be able to extend their advertising with temporary small signs pointing the way to their property. It's the traditional way, and it also has some economic aspects for people who want or need to make a little extra money.

Staff was directed to look into these concerns, modify the proposals accordingly and bring back a revised proposal for consideration at a future work session. Commissioner Wright added the element of education, suggesting that the City would have a better informed public about the sign regulations.

## **BUSINESS**

None scheduled.

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

Planning Manager 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.

## **ADJOURNMENT**

A motion was made by Commissioner Wojack and seconded by Commissioner Wright to adjourn. This meeting was adjourned at 8:16 pm.

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**Elisa Elliott**, First Vice-chair