

AGENDA

Lynnwood Planning Commission

Thursday, May 24, 2007 — 7:00 pm

City Council Chambers, 19100 – 44th Ave. W., Lynnwood WA

- 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. April 26, 2007 Planning Commission meeting
2. May 10, 2007 Planning Commission meeting

C. COUNCIL LIAISON REPORT:

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

- E. PUBLIC HEARING:** None Scheduled

F. WORK SESSION:

1. Transportation Improvement Plan (TIP) Briefing
Briefing on this year's amendments to the 6-year TIP. A public hearing will follow in June.
2. Comprehensive Plan Amendment – Royalwood Mobile Home Park
Second review of a formal application to change the Comprehensive Plan designation from Medium-density Single-family (SF-2) to High-density Single-family (SF-3). If approved, the zoning will be changed to RS-4 to maintain Plan/Zone consistency.
3. Comprehensive Plan Amendment – MUGA Amendments
Review proposed amendments to apply Comprehensive Plan designations to unincorporated Perrinville and Maple Precinct, to expand the MUGA to include North Meadowdale and the North Road site of the new Lynnwood High School, and to consider the need for a MUGA boundary adjustment east of 44th Avenue and north of Mountlake Terrace. A public hearing will be scheduled in June.
4. Comprehensive Plan Amendment – City Center
Consider removing the portion of the North End of the City Center Plan, which is currently designated "Study Area", and designate that area "Alderwood - City Center Transition Area."

G. BUSINESS:

H. DIRECTOR'S REPORT & INFORMATION:

1. Upcoming Commission Meetings

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 May 10, 2007**

Staff Report

**Agenda Item: F
Comprehensive Plan
Amendments**

- 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:

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 194th 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 176th Street, west of 60th 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:

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.

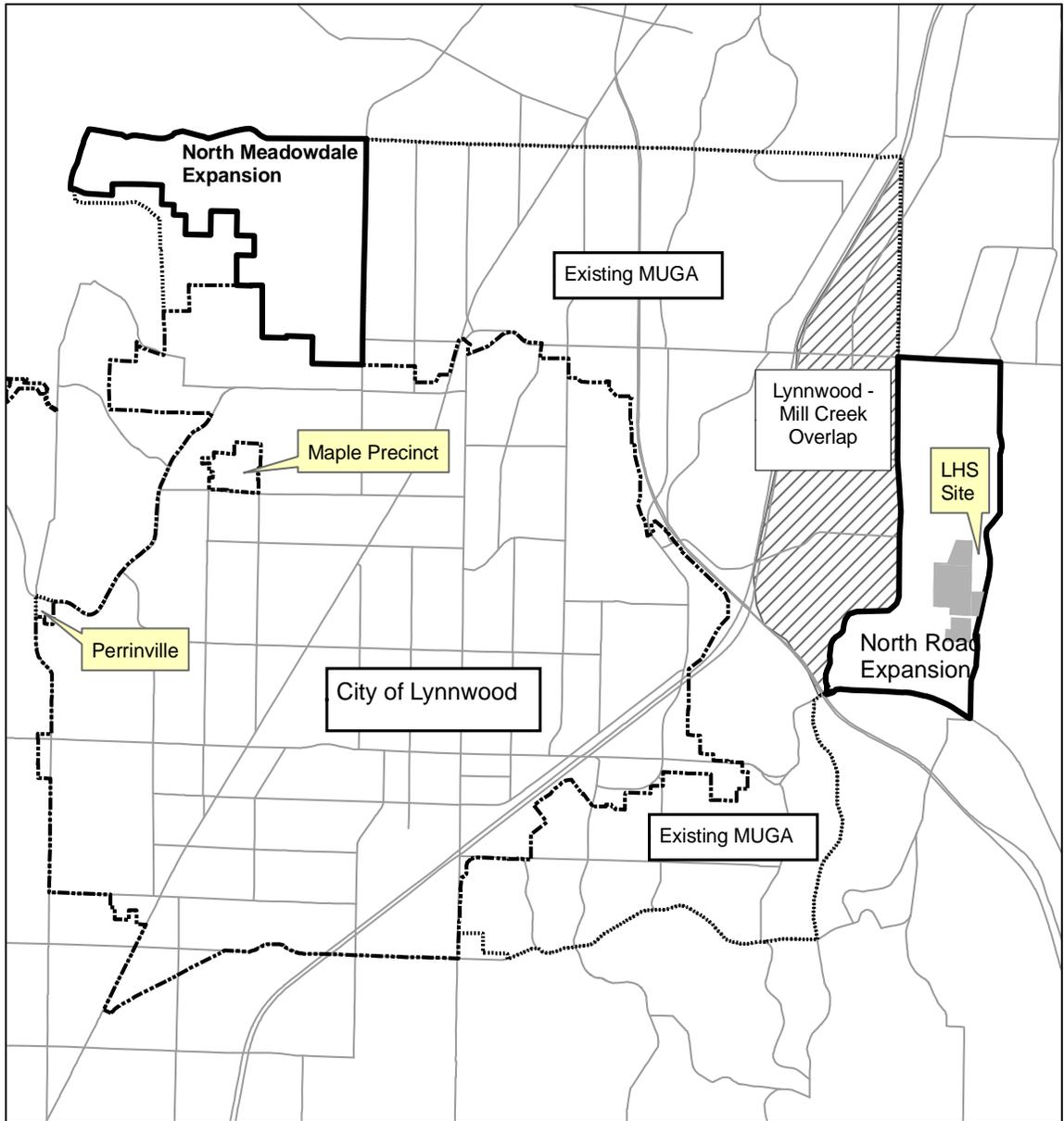
Next Steps:

- | | |
|----------------|---|
| Mar. 22 | Planning Commission public hearing & recommendations to Council. |
| April 2 | Council work session on Proposed Amendments List recommendations. |
| Apr. 12 | Planning Commission work session on formal application only. |

- April 26** **Planning Commission** 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.
May 10 **Planning Commission** work session on all proposals.
May 24 **Planning Commission** work session on all proposals.
June 14 **Planning Commission** Public Hearing – Part #1
June 28 **Planning Commission** 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.



Lynnwood Planning Commission
Meeting of May 24, 2007

Staff Report

Agenda Item: F-1

Transportation Improvement Plan (public hearing)

- Public Hearing
- Joint Public Meeting
- Work Session
- New Business
- Old Business
- Information
- Miscellaneous

Lynnwood Dept. of Public Works — Staff Contact: Les Rubstello

Introduction:

The City of Lynnwood is required annually to amend and adopt a **Six Year Transportation Improvement Plan**, which lists anticipated street projects and their costs for the six year period. This requirement is set out in RCW 35.77.010, RCW 36.81.121 and modified by HB 1525.

Attached is a summary project list for the 2008–2013 Six Year TIP. There are 46 projects on this year's list, totaling \$234,986,480. The projects are grouped into eight categories:

1. Annual Programs
2. New/Expanded Roads
3. Pedestrian Facilities & Trails
4. ITS
5. Transit
6. Alderwood
7. Intersection Controls/Safety Improvements
8. City Center

The Proposed TIP covers the years 2008-2013. The projects in the TIP are derived from The Capital Facilities Plan for 2006 with additions as indicated. Scheduling is determined by need and probable funding sources. All of these projects are based on the policies set forth in the City of Lynnwood Comprehensive Plan.

State of the Transportation System:

The annual updating of the Six Year TIP is an opportunity to look at how far we have come over the last few years and to look where we are headed in the future. Changes from last year reflect progress in completing projects as well as preparation for supporting major new initiatives in the City such as the City Center project.

Recent Past: Over the last 10 years the City has seen the completion of several significant transportation projects:

1. Completion of the widening of 44th Ave W from 196th St SW to I-5
2. Completion of the widening of 176th St SW from Olympic View Drive to SR 99
3. Completion of Alderwood Mall expansion related traffic improvements
4. Near completion of the I-5/196th St SW interchange improvements (The WSDOT Braided Ramp project, funded by the recent 9.5 cent tax increase, and the pedestrian connection across I-5 are the only pieces remaining)
5. Completion of SR-99 improvements

Other recent progress includes:

- The City is well into installation of a state-of-the-art Intelligent Transportation System (ITS)
- Completion of the Regional Transit Center
- Completion of the I-5 HOV direct access ramp to the Transit Center
- Completion of 200th St SW intersection improvements
- Completion of the Lynnwood Convention Center (expected to be a major traffic and economic generator)

We are in between major efforts now as we gear up for the transportation projects needed to support the City Center. We are also taking a look at our arterial system and have several new projects in the list that reflect future connections/extensions.

As always, funding has a major impact on when we actually undertake projects. Grants have been very tight for the past few years and that situation accounts for a number of projects being moved out. Still, we have managed to secure grants as follows:

- Two Congressional Earmark grants and two federal CMAQ (Congestion Management and Air Quality) grants for our ITS
- A federal CMAQ grant to complete the Interurban Trail Overpass at 44th Ave W
- A Congressional Earmark grant to begin the I-5 City Center Exit project
- A Community Development Block Grant (CDBG) award to build a sidewalk along 60th Ave W between 200th and 202nd.
- A Transportation Improvement Board (TIB) grant award for reconstructions of Olympic View Drive (OVD).

We have also been successful at securing a scope change from WSDOT and PSRC so that we can move ahead with the pedestrian improvements along 196th over I-5. With the State legislature's passage of the recent transportation funding package funding should be more readily available over the next few years. We are hopeful that we will secure Lynnwood's share of the additional funds.

Under Construction: Projects under construction include

- Upgrade of Automated Traffic Management System (ATMS)

In Design: Projects in design include

- 2007 Street Overlays
- ITS Fiber Optic Cable Phase 2
- I-5/196th St SW Pedestrian Improvements
- Interurban Trail, 44th Ave W Overpass
- Olympic View Drive Improvements
- Signal: 200th St SW (AMB) at 40th Ave W
- 60th Ave W Sidewalk – 200th St SW to 202nd St SW
- I-5 City Center Exit – Access Study

Action and Scheduling:

The Commission is requested to conduct a public hearing, take and consider public input and forward the proposed 2008–2013 TIP to the City Council with a “Do Pass” recommendation.

The purpose of this public hearing is to accept public comments pertaining to transportation in general, specific problems or issues, and the contents of the attached Proposed Six Year Transportation Improvement Plan (TIP) for 2008 to 2013.

The Commission’s recommendation will be forwarded to the City Council for consideration at their Public Hearing on (exact date to be determined).

Attachment: Proposed Six Year Transportation Improvement Plan (TIP) 2008–2013.



City of Lynnwood - Six Year TIP 2008-2013

Project Type	Map ID #	Project Title	Funded	Six Year Total	2008	2009	2010	2011	2012	2013	Project Total
Recurring Annual Programs		Overlay Program	P	2,840,000	900,000	900,000	928,000	955,000	984,000	1,013,000	NA
		Traffic Signal Rebuild Program	P	2,429,000	365,000	383,000	402,000	414,000	426,000	439,000	NA
		Sidewalk and Walkway Program - ADA Requirements	P	600,000	100,000	100,000	100,000	100,000	100,000	100,000	NA
		Sidewalk and Walkway Program - Maintenance	P	600,000	100,000	100,000	100,000	100,000	100,000	100,000	NA
		Sidewalk and Walkway Program - New	P	2,100,000	350,000	350,000	350,000	350,000	350,000	350,000	NA
		Guardrail Program	N	60,000	10,000	10,000	10,000	10,000	10,000	10,000	NA
Subtotal				11,469,000	1,825,000	1,843,000	1,890,000	1,929,000	1,970,000	2,012,000	
New/Expanded Roads	1	Olympic View Drive 76th Ave W 169th St SW	P	8,052,000	2,684,000	2,684,000	2,684,000				8,052,000
	6	I-5 / 196th St Interchange- Phase C: Collector/Distributor Braided Ramp	Y	41,250,000			2,750,000	19,250,000	19,250,000		44,000,000
	53	I-5/SR 525 Interchange New Ramp Phase 1	Y	20,000,000						20,000,000	20,000,000
	56	36th Ave W Maple Road 164th St SW	N	3,755,000		441,000	917,000	2,179,000	218,000		3,755,000
	43	204th St SW 68th Ave W SR 99	N	1,586,000		1,586,000					218,000
	78	196th St SW/SR-99 WB to NB Right Turn Lane	N	600,000		50,000	250,000	300,000			218,000
	B	196th St SW/AMP WB to NB Right Turn Lane	N	600,000			50,000	250,000	300,000		218,000
	36	Maple Road Extension AMP 32nd Ave W to	N	1,300,000			217,000	1,083,000			1,300,000
	C	33rd Ave W Extension Maple Road Extended 184th St SW	N	10,017,000			1,264,000	2,814,000	2,898,000	3,041,000	25,000,000
	92	Beech Road Extension AMP Maple Road	N	5,125,000						5,125,000	5,125,000
D	Poplar Extension Bridge 33rd Ave W Poplar Way	N	2,750,000					2,392,000	358,000	14,083,000	
Subtotal				95,035,000	2,684,000	4,761,000	8,132,000	25,876,000	25,058,000	28,524,000	121,969,000
Ped Facilities & Trails	48	Pedestrian Signal SR-99 at 180th St SW	N	260,000				260,000			260,000
	5	I-5/196th St SW Ped Improvements 37th Ave W Poplar Way	Y	3,530,000	3,530,000						4,510,000
		Sidewalks 60th Ave W Phase 2 SR 99 188th St SW	Y	475,000	475,000						475,000
	41	Sidewalks 52nd Ave W 168th St SW 176th St SW	N	2,865,000			2,865,000				2,865,000
	51	Sidewalks 48th Ave W 180th St SW 182nd St SW	N	637,000			637,000				637,000
	I	Sidewalk 60th Ave W Phase 1 200th St SW 202nd St SW	Y	136,000	136,000						167,000
	K	Walkway 40th Ave W Maple Road 188th St SW	N	335,780		88,580	247,200				335,780
	P	Heritage Park Ph 2 Poplar Way Alderwood Pkwy	Y	207,700	100,000	107,700					207,700
Subtotal				8,446,480	4,241,000	196,280	3,749,200	260,000	0	0	9,457,480

City of Lynnwood - Six Year TIP 2008-2013

Project Type	Map ID #	Project Title				Funded	Six Year						Project Total																																
							Total	2008	2009	2010	2011	2012		2013																															
ITS	E	Traffic Management Center (TMC)	City Hall	P	1,053,000	600,000	453,000						1,053,000																																
					Subtotal	1,053,000	600,000	453,000	0	0	0	0	1,053,000																																
Transit	H	Lynnwood Link Feasibility Study	ECC Convention Ctr	Transit Ctr Alderwood	N	225,000	75,000	75,000	75,000				225,000																																
					Subtotal	225,000	75,000	75,000	75,000	0	0	0	225,000																																
Alderwood	59	Traffic Signal	28th Ave W	AMB	N	636,000		318,000	318,000				318,000																																
					Subtotal	636,000	0	318,000	318,000	0	0	0	318,000																																
Intersection Controls / Safety Improvements	42	Traffic Signal	Olympic View Drive	176th St SW	Y	345,000	345,000						380,000																																
					60	Traffic Signal	40th Ave W	200th St SW (AMB)	Y	360,000	360,000						495,000																												
									52	Traffic Signal	52nd Ave W	176th St SW	N	389,000		389,000					389,000																								
													14	Traffic Signal	48th Ave W	188th St SW	N	410,000		410,000					410,000																				
																	15	Traffic Signal	66th Ave	212th St	N	600,000			600,000				600,000																
																					77	Traffic Signal	164th St SW	164th Pl SW	N	425,000			425,000				425,000												
																									24	Roundabout	36th Ave W	172nd St SW	N	486,000				486,000			486,000								
																													F	Annual Safety Improvements	Various	Various	N	300,000	50,000	50,000	50,000	50,000	50,000	50,000	300,000				
																																	G	Roundabout	36th Ave W	Maple Road	N	835,000		835,000					835,000
																																					Traffic Signal	Scriber Lake Road	196th St SW	Y	325,000	325,000			
Subtotal	4,475,000	1,080,000	885,000	849,000																																				1,075,000	536,000	50,000	4,645,000		

City of Lynnwood - Six Year TIP 2008-2013

Project Type	Map ID #	Project Title	Funded	Six Year Total						Project Total	
				2008	2009	2010	2011	2012	2013		
City Center	69	200th St SW SR-99 to 48th Ave W	N	12,842,000	827,000	3,077,000	3,145,000	5,793,000		12,842,000	
	76	200th St SW 40th Ave W 48th Ave W	N	4,298,000		752,000	1,500,000	2,046,000		4,298,000	
	19	Interurban Bridge & Trail Overpass 44th Ave W 40th Ave W	Y	325,000	325,000					2,938,000	
	68	196th St SW (SR-524) 37th Ave W 48th Ave W to	N	15,188,000	1,113,000	3,061,000	3,137,000	3,892,000	3,985,000	15,188,000	
	67	44th Ave W 198th St SW 200th St SW	N	400,000		60,000	170,000	170,000		400,000	
	75	Grid Streets Master Street Plan	N	50,000,000		17,000,000	17,000,000	16,000,000		50,000,000	
	73	Promenade 45th Ave W 196th St SW	N	10,444,000	996,000	2,086,000	2,530,000	2,416,000	2,416,000	10,000,000	
	J	Traffic Signal 48th Ave W 194th St SW	N	350,000				350,000		350,000	
	71	City Center Access Study	P	19,800,000	800,000	800,000	800,000	1,400,000	6,000,000	10,000,000	19,800,000
Subtotal				113,647,000	1,125,000	3,736,000	26,836,000	28,882,000	36,667,000	16,401,000	115,816,000
Totals				234,986,480	11,630,000	12,267,280	41,849,200	58,022,000	64,231,000	46,987,000	253,483,480

Staff Report:

Municipal Urban Growth Area (MUGA) Amendments

File: 2007CPL0006

Applicant:

Dept. of Community Development

Contacts: **Paul Krauss**, Director
Ron Hough, Planning Manager

Introduction:

These proposals include:

1. **Perrinville:** Apply City Comprehensive Plan designations to this unincorporated "island" located between Lynnwood and Edmonds.
2. **Maple Precinct:** Apply City Comprehensive Plan designations to this unincorporated "island" surrounded by the City of Lynnwood.
3. **North Meadowdale:** Consider adding this unclaimed and unincorporated area on the north side of Lund's Gulch to our MUGA.
4. **North Road:** Consider extending the eastern boundary of our MUGA to include the site of the new Lynnwood High School.
5. **Scriber Creek Area:** Consider possible adjustments to the MUGA boundary between Lynnwood and Mountlake Terrace in the vicinity of the Albertson's shopping center at 44th Ave. and 212th Street.

Process:

It is staff's intention to introduce these MUGA issues at the May 24th meeting with more detailed discussion to follow the June public hearings. The Planning Commission's steps include . . .

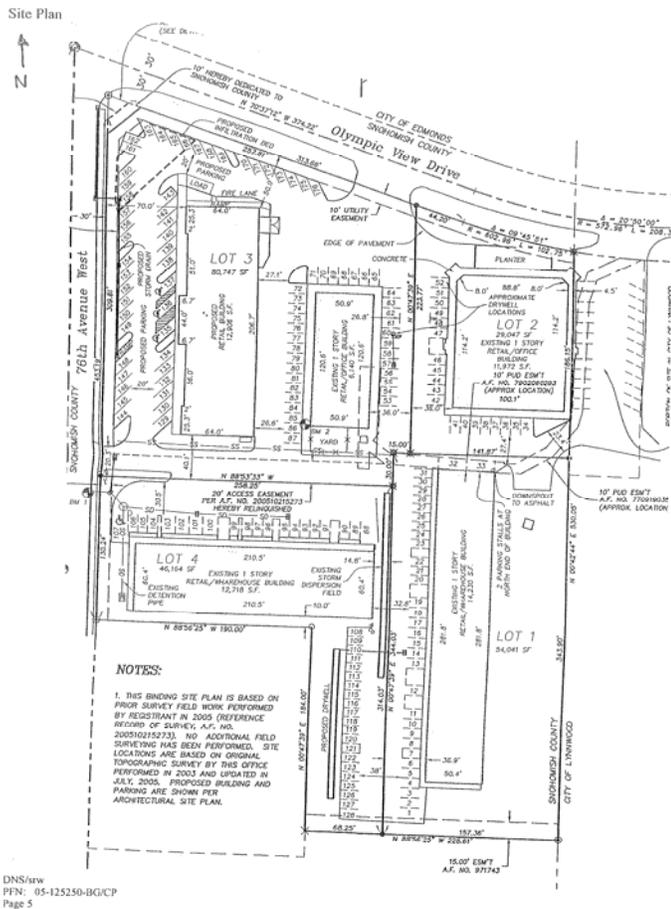
- Review the staff report and proposed amendments.
- Ask questions and discuss with staff at a work session.
- Conduct a public hearing in June to accept public comments.
- Forward recommendations to the City Council following the public hearing.

The Council will conduct its own work sessions, followed by a public hearing later this summer, leading to adoption of the 2007 amendments in September.

Perrinville:

This 4.8 acre unincorporated area lies between Lynnwood and Edmonds. It consists of an assortment of businesses in four buildings. Permits for a fifth building are currently being processing by Snohomish County. The following is a site description:

- Lot #1** 54,041 sq. ft. lot with 14,230 sq. ft. retail/warehouse building
 - NV Nails (Nails and waxing personal services)
 - Green Point Landscaping
 - Granite and related manufacturing services
- Lot #2** 29,047 sq. ft. lot with 11,972 sq. ft. retail/office building
 - Camille's Dance Edge (dance studio)
 - For Heaven's Sake (book store)
 - Heaven Sent (gifts and cards)
- Lot #3** 80,747 sq. ft. lot with 6,140 sq. ft. retail/office building
 - A new 12,906 sq. ft. retail building is proposed for this lot
 - American Printing Company
 - Tazza Bella Espresso
 - Vi Vi Hair Salon
 - Olympic View Montessori
- Lot #4** 46,164 sq. ft. lot with 12,718 sq. ft. retail/warehouse building
 - Window and Door Shoppe
 - Offices





In November, 2003, Lynnwood and Edmonds formally agreed to a plan to service and eventually annex the Perrinville island. That agreement specified that all real property and the right-of-way of Olympic View Drive would be in Lynnwood's MUGA for future annexation. The right-of-way of 76th Avenue was included in Edmonds' MUGA.

Ownership of the Perrinville properties has changed several times in recent years. Each owner had a development concept but the property sold before plans were finalized and before annexation could occur. Past owners talked with our staff about the possibility of annexing and about the kinds of development the City might allow in different zones. But, without our Comprehensive Plan in place, future zoning was not predictable. This proposal would extend our Comprehensive Plan to cover Perrinville and provide the missing predictability.

Proposal: Designate Perrinville **Local Commercial (LC)** on the Comprehensive Plan.

The "Local Commercial" designation is designed to provide for a limited range of commercial services at a low level of development and with minimal impacts on surrounding neighborhoods. This designation will accommodate the variety of land uses, primarily retail, office and storage, that currently exist in this area. The "Neighborhood Business (B-3)" and the "Restricted Business (B-4)" zones are consistent with the "LC" designation and either zone can be applied upon annexation.

Maple Precinct:

This unincorporated "island" is located north of 176th Street and west of 60th Avenue. It is surrounded by Lynnwood and contains approximately 100 single-family residences and a small business. Surrounding land use in the City is primarily low-density single-family.

Most of the island is currently zoned R-8400 by Snohomish County, but the County has planned it for higher-density development. The Comprehensive Plan designation is "Urban Medium Density Residential (UMDR)" and the commercial business is designated "Urban Commercial". Since the zoning is not consistent with the Comprehensive Plan, rezones often accompany development proposals and, if the rezone request is consistent with the Plan designation, it is easily approved. This has already happened in many locations around Lynnwood where rezones to Low Density Multiple Family (LDMR) have been approved for intense developments of high-density single-family homes on very small lots or as condominium homes without lots. Such a proposal is currently being processed within the Maple Precinct. Its neighbors object to it on the basis that it is out of character and incompatible with their established neighborhood.

Proposal:

- Apply the City's **Low-density Single-family (SF-1)** Plan designation to Maple Precinct. This designation will support RS-8 zoning upon annexation.
- Apply the **Local Commercial (LC)** designation to the existing business. This designation will support either the "B-3" or "B-4" commercial zones.

North Meadowdale:

This unincorporated area lies between Lund's Gulch and 148th Street, which is the northern boundary of Lynnwood's MUGA. This is a "gap" is the MUGA area that was not claimed by any city, although the City of Mukilteo included it as one of six areas studied in a recent \$127,000 Annexation and Economic Development Study. The study concluded that this area can be included in a large annexation because needed services can be provided and the related costs spread over a much larger annexation area. Mayor Joe Marine plans to speak to homeowner associations in the area and it will be up to those residents which city they would like to annex to. The Mukilteo City Council has not decided whether or not to include the North Meadowdale area in their MUGA.

By adding this area to Lynnwood's MUGA, we will be better able to plan for, and eventually annex, the area. Protection of the sensitive areas in the vicinity of Lund's Gulch through the City's development regulations is a primary consideration.

Most of this area is currently designated "Urban Low Density Residential (ULDR)" on the County's Comprehensive Plan and properties are zoned R-9600, R-8400 and R-7200.

Proposal: Continue to discuss this proposal with the City of Mukilteo and collaborate on a strategy that will be most favorable to both cities and to the affected residents by September. If no agreement is reached, include the area in Lynnwood's MUGA and consider adjustments at a later time.

North Road:

Lynnwood High School is moving to a site on North Road, north of Filbert. If the City intends to eventually bring Lynnwood H.S. into the City, this site needs to be included in our growth area for future annexation.

A potential obstacle is the fact that the proposed extension will constitute an enlargement of an existing "overlap" in the MUGAs of Lynnwood and Mill Creek in the area east of Interstate-5 and west of Larch Way. Therefore, a component of this proposal will be to work with the City of Mill Creek toward the mutual resolution of this overlap. Several possible scenarios will be discussed as this proposal is processed.

Proposal: Extend Lynnwood's eastern MUGA boundary to North Road to include the new Lynnwood High School site. If the high school site is included in our MUGA, it should be designated **Public Facilities (PF)** on our Comprehensive Plan. The area proposed for expansion includes commercial development along 164th Street, multi-family south of 164th Street, single-family neighborhoods, and Floral Hills Cemetery at the corner of Filbert and North Road. Boundary adjustments may be needed following further study and discussion.

Scriber Creek Area:

A late suggestion was made to consider an adjustment of the Lynnwood/Mountlake Terrace MUGA boundary in the area east of 44th Avenue. The PAL proposed a study of the issues and opportunities of maintaining the current MUGA boundaries or of ceding a portion of our area to Mountlake Terrace. Several City Departments were asked for their assessment of possible adjustments but there is no specific proposal to consider.

Many issues and factors can influence a decision to modify a MUGA boundary, which is intended to be a joint decision by the affected jurisdictions. The general area being considered for this change is very complex. Until recently, a portion of the area was in Lynnwood's service area as the result of a 1997 court settlement agreement. This urban area is sandwiched between the cities of Lynnwood and Mountlake Terrace and is very close to our City Center and Subregional Center. It has been planned and zoned for intense mixed use development and an urban center demonstration project is being processed by Snohomish County that could result in nearly 1,000 dwelling units and 90,000 sq. ft. of retail space. The area also includes a portion of Scriber Creek and associated wetlands. Property lines cross the wetlands and there are issues involving the provision of utilities and other municipal services within the area. The existing MUGA boundary follows city limits lines. Very little analysis has been done to date to justify a change and no specific proposal has been made by either city for a boundary adjustment. Further research, analysis and discussions are needed.

Proposal: No action at this time.



Perrinville

Land Use Plan Designation and Zoning

County Plan Designation & Zoning

 Neighborhood Business

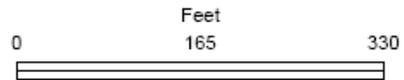
Lynnwood Zoning

 P1 - Public

 B3 - Neighborhood Business



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**Maple Precinct
Land Use Plan Designation and Zoning
County Plan Designation & Zoning**

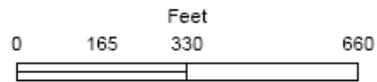
-  Plan: UMDR Zone: R-8400
-  Plan: UMDR Zone: R-12500
-  Plan: UCOM Zone: R-8400
-  Proposed 64th Avenue LDMR Rezone

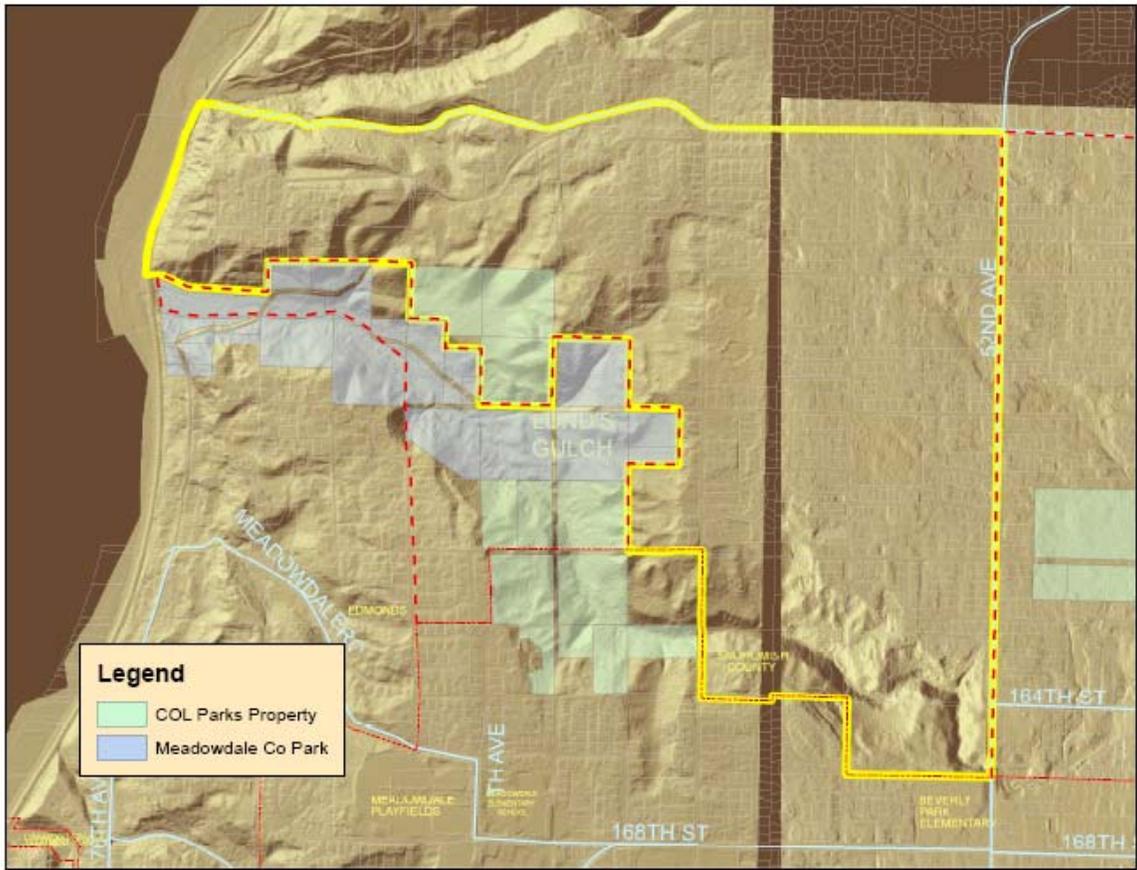
Lynnwood Zoning

-  P1 - Public
-  RS8 - Residential 8400 Sq Ft

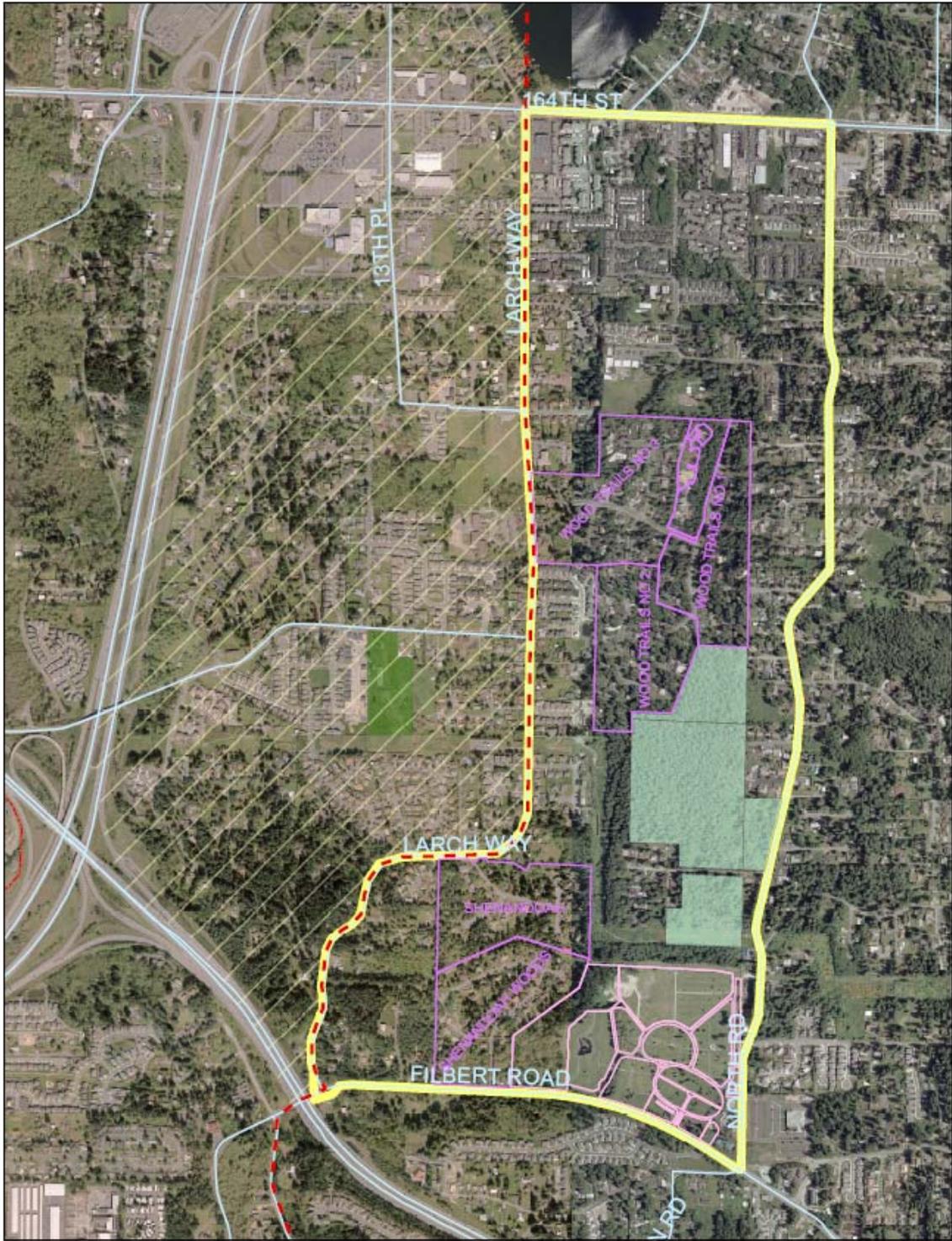


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Staff Report:

City Center Study Area Amendment

File: 2007CPL0005

Applicant:

Dept. of Community Development

Contacts: **Paul Krauss**, Director

Kevin Garrett, Planning Manager

Introduction:

This amendment would resolve the land use designation for the portion of the North End of the City Center area that is currently designated as "Study Area."

Process:

Staff will discuss this amendment with the Planning Commission at the May 24th meeting with a follow-up discussion at the June public hearings. Staff will also be meeting with owners of properties that would be affected by this amendment.

The Planning Commission's steps include . . .

- Review the staff report and proposed amendment.
- Ask questions and discuss with staff at this work session.
- Conduct a public hearing in June to accept public comments.
- Forward a recommendation to the City Council following the public hearing.

The Council will conduct its own work sessions, followed by a public hearing later this summer, leading to action on all of the 2007 amendments in September.

Background:

The City Council designated the northern portion of the North End District of the City Center Subarea as "Study Area" when the Council adopted the Subarea Plan and other ordinances in March, 2005. In this area, the City Center zoning map (Ord. 2555 and Ord. 2625) did not change the zoning of this Area from Business Technical Park (BTP) and Planned Commercial Development (PCD). This Study Area includes the portion of the North End District that is north of the future extension of 194th St. SW.

This "study" designation arose in the latter part of the City Center planning process, in response to concerns from residents of the neighborhood west of 36th Ave. W. about the impact of new development on their properties (particularly shadowing and interference with views to the east). The intent of this designation was to revisit the allowable density/intensity of new development in this area as part of the 2006 Comprehensive

Plan amendment process. However, due to staff turnover, this work was deferred to the 2007 amendment process.

Proposal:

Designate the City Center Study Area as the "Alderwood – City Center Transition Area" on the Future Land Use Plan Map in the Comprehensive Plan; amend the City Center Subarea Plan to delete references to this area; and, amend the text of the Comprehensive Plan to describe this new land use category. See the attached table and maps for more information.

