

**City of Lynnwood  
PLANNING COMMISSION MINUTES  
June 12, 2008**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Elisa Elliott, First Vice-chair	Shay Davidson, Administrative Assistant
Maria Ambalada	Kevin Garrett, Planning Manager
Jeff Davies	Gloria Rivera, Senior Planner
Michael Wojack, Second Vice-chair	
Tia Peycheff	Ted Hikel, City Council Liaison
<b>Commissioners Absent:</b>	
Richard Wright, Chair	

**CALL TO ORDER**

The meeting was called to order by First Vice-chair Elisa Elliott at 7:02 p.m.

**APPROVAL OF MINUTES**

**1. Meeting of May 22, 2008**

*Motion made by Commissioner Davies, seconded by Commissioner Ambalada, to approve the minutes as presented. Motion passed unanimously (5-0).*

**COUNCIL LIAISON REPORT**

Councilmember Hikel reported that:

- The Council held hearings at the last two business meetings. The temporary tent encampment matter will be coming back to the Council for further information. The Six-Year Transportation Improvement Plan will also come back to the Council.
- The Council approved the Amini Final Plat with amendments, specifically to state on the face of the recorded plat that Lot 1 could not be further divided because it was used for lot size averaging.
- On a 5-2 vote, the Council defeated a motion to limit the percentage of lots with below-minimum lot sizes under lot size averaging so it will remain with no limit.
- A member for the library board has been appointed. He hopes that the Mayor comes forward with a seventh member for the Planning Commission very soon.

**CITIZEN COMMENTS**

None.

## PUBLIC HEARING

None.

## WORK SESSION

### 1. **2008 Comprehensive Plan Amendments – Land Use Element – General**

Update discussion of land use issues and other “background” information in this Element; no policy changes.

Planning Manager Kevin Garrett gave a brief introduction to the Comprehensive Plan Amendments, noting they would take each one in turn. He reviewed the type of changes that were made in this amendment. He distributed and discussed the updated Growth and Development Projections section.

First Vice-Chair Elliott asked in what form the population projection numbers would be available to the public once it is finalized. Mr. Garrett replied that they are working on getting all the docket items posted on the City’s website in their current draft form. First Vice-Chair Elliott suggested also having the information as a feature item on the website or in an upcoming newsletter due to the impressiveness of the information.

Commissioner Wojack asked how often the population projection numbers are updated. Mr. Garrett responded that it is a five-year cycle through the Buildable Lands Program.

### 2. **2008 Comprehensive Plan Amendments – Land Use Element – MUGA Boundary**

Consider revising City’s Municipal Urban Growth Area (MUGA) Boundary to include Lake Stickney area in MUGA.

Mr. Garrett referenced the map of the Lake Stickney area in the Commission’s packet and explained that this is the area under consideration for inclusion in the City’s MUGA. This is an area that is not currently in any city’s MUGA. The County has asked all the surrounding cities to look at taking the Lake Stickney area into the MUGA with the intent of someday annexing it. The City will be studying the implications of annexing this area. The Council is requesting clarification of the County’s position on this. Staff will be following up with County staff to determine whether they think this is a good idea for Lynnwood or whether they are leaning more toward one of the other cities.

Commissioner Davies stated that he went to a meeting sponsored by the state a few months ago where the residents of Lake Stickney indicated their desire to be

incorporated into a city. Commissioner Ambalada spoke in support of Lake Stickney becoming part of the City.

Commissioner Wojack asked about the boundaries of the City of Mukilteo's MUGA. Mr. Garrett reviewed these and the school district boundaries.

**3. 2008 Comprehensive Plan Amendments – Land Use Element – Accessory Dwelling Units**

Revise description of allowable structures in single family areas to allow creating accessory dwelling units (ADUs) in detached residential structures; current text requires ADUs to be attached to an existing single family residence.

Mr. Garrett explained that this amendment would bring this in line with the Planning Commission's recommended code amendment. The intention is to run the code amendment concurrent with this when they take it to the City Council.

**4. 2008 Comprehensive Plan Amendments – Land Use and Parks, Recreation and Open Space Elements – Healthy Communities Project**

Revise land use policies to encourage development of mixed use areas, including residential uses in commercial areas, in support of Healthy Communities Project.

Mr. Garrett discussed how this proposed amendment relates to the Healthy Communities Project.

First Vice-Chair Elliott spoke in favor of the plan.

Commissioner Ambalada expressed concern about zoning changes from Local Commercial to Regional Commercial. Mr. Garrett explained they would be discussing that later in the agenda.

Commissioner Wojack asked if the description of the different land use areas could have a financial goal such as cost effectiveness. Mr. Garrett explained that there is generally some verbiage at the end of these types of things such as, ". . . consistent with available revenue and overall city priorities."

**5. 2008 Comp. Plan Amendments – Cultural and Historic Resources Element**

Revise discussion of and policies for recognition of cultural and historic resources.

Senior Planner Gloria Rivera reviewed this portion of the amendments. Staff is recommending the addition of recognition of sites in cases where the City does not actually preserve the site.

Councilmember Hikel commented that on the map showing Lund's Gulch, there is an area where the people have petitioned to go into the City of Edmonds. The Council has been agreeable with that.

Councilmember Hikel also commented on the ADUs. There is currently a requirement that for someone to have an ADU the owner must live in one or the other of the units. The question has come up about how to control the occupancy of a house within an ADU. A major question is what to do with ADUs when the owner of the house no longer lives there.

Commissioner Peycheff stated she would like to see information on how other cities handle this.

**6. 2008 Comp. Plan Amendments – Future Land Use Plan Map – Properties along 196 St. SW between Highway 99 and 48th Ave. W.**

Change land use designation for properties along 196th St. SW between Highway 99 and 48th Ave. W. from Local Commercial to Regional Commercial, with concurrent rezoning of one property from B-4 (Restricted Business) to B-1 (Community Business).

Mr. Garrett discussed the origins of this amendment. He explained that the basic difference between Local Commercial and Regional Commercial has to do with intensity of use and types of uses. The purpose of this amendment has to do with resolving inconsistencies between land use designation and zoning designations. He discussed specific examples of this. Staff's position is that businesses in this area serve at least the whole community and often serve larger than a community customer-base. Also, the traffic along 196<sup>th</sup> is heavy, regional traffic; it is not a local arterial. The recommendation is to re-designate those properties as Regional Commercial.

Commissioner Ambalada expressed her concerns about the word *regional* and the Puget Sound Regional Council's (PSRC) involvement in the policies. She also expressed concern that this revitalization is being a political vehicle to support the rapid transit. Mr. Garrett responded that the PSRC would have no direct input as to how the City designates these properties. He added that the Lynnwood City Center has been designated by PSRC for several years as a regional center. He also noted that Sound Transit is looking at putting a regional transit proposal before the voters later this year, but that is not connected to what the City does with land use. Commissioner Ambalada replied that the perception of the public is different than that. She stated that the issue with rapid transit is not very popular with the residents of Lynnwood.

First Vice-Chair Elliott commented that she used to work for the Regional Transit Authority, which is now Sound Transit. She stated that one of the things they really struggled with trying to identify what areas would be best served by different services. This is an issue that has been going on for many years. She

feels that a lot of people would ultimately benefit from having better transit service to this area. Mr. Garrett said Sound Transit is coming to the City Council meeting on June 23 to make a presentation about their alternatives for expanding the Regional Transit System and the idea of putting a measure before the voters in November.

## **OTHER BUSINESS**

None.

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

Planning Manager Garrett distributed the amendments that staff is recommending be made to the Economic Development Element.

Amendments to the Transportation Element regarding the Commute Trip Reduction Plan in the Demand Management Section were also distributed.

Upcoming Meetings:

- June 26 – Work Session – Land Use Designations in the MUGA; Update of the Implementation Element; Open Q & A.
- July 10 – Public Hearing on all Amendments.
- July 24 – Public Hearing on all Amendments; Planning Commission Recommendations.
- Other - Sustainability Element, Annexation Fiscal Study, Annexation Program, and Highway 99 Study will also be coming to meetings later this summer.

## **ADJOURNMENT**

*Motion made by Commissioner Davies, seconded by Commissioner Ambalada, to adjourn the meeting. The motion was seconded and passed unanimously (5-0). The meeting was adjourned at 8:20 p.m.*

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Elisa Elliott, First-Vice Chair