

AGENDA

Lynnwood Planning Commission

Thursday, June 12, 2008 — 7:00 pm

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

A. CALL TO ORDER

Chair WRIGHT
Commissioner ELLIOTT, First Vice Chair
Commissioner AMBALADA
Commissioner DAVIES
Commissioner PEYCHEFF
Commissioner WOJACK, Second Vice-chair

B. APPROVAL OF MINUTES:

Meeting of May 22, 2008

C. COUNCIL LIAISON REPORT

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

E. PUBLIC HEARINGS:

None

F. WORK SESSION:

- 1. 2008 Comp. Plan Amendments – Land Use Element - General**
Update discussion of land use issues and other “background” information in this Element; no policy changes.
- 2. 2008 Comp. Plan Amendments – Land Use Element – MUGA Boundary**
Consider revising City's Municipal Urban Growth Area Boundary to include Lake Stickney area in MUGA.
- 3. 2008 Comp. Plan Amendments – Land Use Element – Accessory Dwelling Units**
Revise description of allowable structures in single family areas to allow creating accessory dwelling units in detached residential structures; current text requires ADUs to be attached to an existing single family residence.
- 4. 2008 Comp. 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 Cities Project.

The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk's office (425) 670-6616, the City will make reasonable effort to accommodate those who need special assistance to

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

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

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).

G. OTHER BUSINESS:

None

H. DIRECTOR'S REPORT:

1. Upcoming Commission Meetings

I. ADJOURNMENT

Lynnwood Planning Commission
Meeting of June 12, 2008

Staff Report

Agenda Item: F 1-6
2008 Comprehensive Plan Amendments

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

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett, Planning Manager

ACTION:

Discussion only at this work session.

Following a public hearing on these proposals, the Planning Commission will be asked to make a separate recommendation on each proposal.

BACKGROUND:

The Municipal Code provides a process for annual consideration of amendments to the City's Comprehensive Plan. Review of these amendments is a major component of the Planning Commission's annual work program.

The Municipal Code provides for two "types" of proposals to amend the Plan: formal amendment applications and suggested amendments. Suggested amendments are ideas or proposals that someone would like the City to consider but, for whatever reason, they do not wish to file a formal application.

This year, no suggested amendments were filed. In fact, all 2008 Amendments have been initiated by staff. Attachment A lists the proposed 2008 Comprehensive Plan Amendments.

At the May 22 meeting, the Commission had work sessions on three of the 2008 Amendments: Transportation Element Update, Parks Element Update and Economic Development Element Update. The Agenda for this meeting includes work sessions on six Amendments. Work sessions on the other four Amendments are scheduled for the June 26 meeting.

PROPOSALS:

Tonight's work sessions will address the following proposed Amendments:

1. **2008 Comp. Plan Amendments – Land Use Element - General**
Update discussion of land use issues and other “background” information in this Element; no policy changes.
2. **2008 Comp. Plan Amendments – Land Use Element – MUGA Boundary**
Consider revising City’s Municipal Urban Growth Area Boundary to include Lake Stickney area in MUGA.
3. **2008 Comp. Plan Amendments – Land Use Element – Accessory Dwelling Units**
Revise description of allowable structures in single family areas to allow creating accessory dwelling units in detached residential structures; current text requires ADUs to be attached to an existing single family residence.
4. **2008 Comp. Plan Amendments – Land Use Element – Healthy Cities Project**
Revise land use policies to encourage development of mixed use areas, including residential uses in commercial areas, in support of Healthy Cities Project.
5. **2008 Comp. Plan Amendments – Cultural and Historic Resources Element**
Revise discussion of and policies for recognition of cultural and historic resources.
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).

1. Land Use Element – General Update

This proposal makes changes in the text parts of the Land Use Element in order to correct information or discussions that are out-of-date or not longer applicable (see Attachment B). These changes include deleting references to changes made by the 2000 Update of the Element from the (original) 1995 “edition” of the Element and including the most recent population and employment targets for Lynnwood, from the most recent growth allocation process. These changes are intended not to make any substantive changes to the policies in the Element. Staff is continuing to revise these changes and will present them to the Commission at the work session. Sections that will be deleted from the Element are highlighted in Attachment B.

2. MUGA Boundary – Land Use Element

The City’s Municipal Urban Growth Area (MUGA) identifies areas that could be annexed to Lynnwood. The current northern MUGA boundary follows 148th St. and Norma Beach Road (see Attachment C). An area on the north side of this boundary –

known as the “Lake Stickney Gap” – is outside the City’s MUGA, and is also not part of any other city’s MUGA. This amendment would revise the City’s MUGA boundary to include the Lake Stickney Gap in the City’s MUGA.

Including this Gap in our MUGA would not commit the City to annexing this area in the near future. The overall intent of establishing MUGAs does include an overall intent to annex, but it sets no deadlines for completing annexation. The City’s Annexation Fiscal Study is currently analyzing the costs of providing services and potential new revenues to support those services for the entire MUGA and also for the Lake Stickney Gap. The City Council will not make any decision about annexation areas and annexation boundaries until that report, and extensive outreach to residents and businesses in the MUGA, is complete.

3. Accessory Dwelling Units – Land Use Element

In May, the Planning Commission recommended changes to the City’s regulations for accessory dwelling units (“granny flats”) to the City Council. Those changes included allowing accessory units in freestanding a residential structure – that is, a structure not attached to the primary residence. In preparing to take this recommendation to the City Council, staff noticed that part of the description of the SF-1 Single Family Residential land use categories in the Comprehensive Plan states that an accessory unit may only be attached to the primary residence, not freestanding. This amendment would delete that requirement and allow accessory units in freestanding structures (see Attachment D).

4. Healthy Communities Project – Land Use and Parks, Recreation and Open Space Elements

In 2007, the City Council endorsed City participation in the Healthy Communities Project; a joint work session with the Parks Board and other City commissions in May, 2008 provided a briefing on that program. The project committee is recommending draft plans (policies and actions) to implement the Project’s goals and objectives. One recommendation is to encourage mixed use development in appropriate locations in the City. This amendment would recognize this project in the Land Use and Parks Elements (see Attachment E). Mixed use development is currently allowed and encouraged in the City Center, and the Economic Revitalization Strategies for Highway 99 (discussed at the last work session) call for allowing mixed use development at key locations along Highway 99.

5. Recognition of Historic Resources – Cultural and Historic Resources Element

Existing text in the Cultural and Historic Resources Element speaks directly to preserving cultural and historic resources, but it does not speak as directly to recognizing resources that are not preserved. This Amendment would establish City policy to recognize resources that are not preserved (see Attachment F).

6. Local Commercial Land Use Designation at Properties along 196th St. SW between Highway 99 and 48th Avenue W. – Land Use Element

The current Future Land Use Plan Map in the Comprehensive Plan designates some properties along 196th St. SW between Highway 99 and 48th Ave. W as “Local Commercial.” Other properties in this corridor are designated as “Regional Commercial.” However, the zoning of almost all these properties - both designations - is B-1 (Community Business); one property is zoned B-4 (Restricted Business – see Attachment G). Further, the type and intensity of development at all these properties is similar. This arrangement conflicts with the table of Plan-Zoning consistency in the Implementation Element. This table shows the zoning districts that are consistent with each land use category.

Staff has reviewed this area with the intent of resolving these conflicts. We are recommending designating all these properties as “Regional Commercial” and zoning them all B-1. These designations allow a wide range of retail, office and services land uses, as have been developed at these and other nearby properties over the years. These designations do not allow the light industrial uses that have been developed at properties with frontage on Highway 99. The “Local Commercial” and B-4 pairing allows only a very limited range of commercial uses and would not be appropriate in this area with both the types of businesses that have been established over the years and the levels of traffic and other activity in the area.

RECOMMENDATION:

Review/discuss proposed Amendments.

ATTACHMENTS:

- A. 2008 Docket – List
- B. Land Use Element with proposed changes
- C. Map of Lynnwood MUGA and Lake Stickney Gap
- D. Accessory Dwelling Units – Changes to Land Use Element
- E. Healthy Communities – Changes to Land Use Element
- F. Recognition of Resources – Cultural and Historic Element
- G. Map – Local Commercial Land Use Designation along 196th St. SW between Highway 99 and 48th Ave. W.