

# AGENDA

## Lynnwood Planning Commission

Thursday, August 14, 2008 — 7:00 pm

City Council Chambers, 19100 – 44<sup>th</sup> Ave. W., Lynnwood WA

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### 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 July 24, 2008

### C. WELCOME NEW MEMBER OF THE COMMISSION

The City Council is scheduled to confirm the appointment of Mr. Bob Larsen to the Planning Commission on August 11, 2008. Presuming that the City Council will confirm the appointment, the Planning Commissioners will welcome Mr. Larsen to the Planning Commission.

### D. COUNCIL LIAISON REPORT

E. CITIZEN COMMENTS – on matters not on tonight's agenda.

### F. PUBLIC HEARINGS:

None

### G. WORK SESSION:

#### 1. 2008 Comp. Plan Amendments – MUGA Land Use Plan

Draft Initial Land Use Plan for the City's Municipal Urban Growth Area (MUGA).

### H. OTHER BUSINESS:

None

### I. DIRECTOR'S REPORT:

1. Upcoming Commission Meetings
2. Update: Highway 99 Corridor Project

### J. ADJOURNMENT

*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 attend this meeting.*

***Lynnwood Planning Commission***  
**Meeting of August 14, 2008**

## Staff Report

**Agenda Item: G-1**  
**2008 Comprehensive Plan Amendments –**  
**MUGA Land Use Plan** (2008CPL0001)

- 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, no action at this work session.

A public hearing on this proposal is scheduled for the Planning Commission meeting of August 28, 2008. Following the hearing, the Planning Commission will be asked to make recommendations on this proposed amendment to the City Council.

### **PROPOSAL**

This amendment would adopt a land use plan for the City's Municipal Urban Growth Area (MUGA), including:

- A Future Land Use Plan Map (separate enclosure); and
- Descriptions of two new land use categories (attached).

### **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.

Pursuant to City Council resolution 2007-14, the City is considering annexing the City's MUGA. As part of annexation, the City needs to adopt a land use plan for the area.

### **DECISION CRITERIA AND OTHER LEGAL CITATIONS**

The Implementation Element of the Comprehensive Plan states the following criteria for taking action on proposed Plan amendments:

“Each component of a Comprehensive Plan Amendment package shall be reviewed and approved only if it meets all of the following criteria:

- “The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts; and

- “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
- “The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and
- “The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and
- “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.”

## **ENVIRONMENTAL REVIEW**

A Determination of Non-Significance is being issued for this proposed amendment.

## **ANALYSIS/COMMENT**

Staff has developed the draft land use plan for this area using a set of principles (see Attachment B). Key elements of these principles include:

Consistency with the County’ Land Use Plan: Maintaining consistency with current land use designations (where reasonable) minimizes the change for property owners in moving from County to City jurisdiction. In much of the MUGA, existing County non-residential land use designations have been converted into the most-similar City designation. In some areas, where County residential designations encompass more than one City designation, existing zoning designations provide direction for land use designations.

Protecting Single Family Neighborhoods: A major concern of land use planning by the County has been permitting of higher density development in existing single family neighborhoods (LDMRs and PRDs). As City SF-1 and SF-2 (single-family residential low and medium density) land use designations do not permit small-lot or air-condominium projects, applying City designations will stop this practice.

“Grandfather” Vested Applications and Built Projects: State law and court decisions provide rights for development applications that have been vested under County jurisdiction. In addition, higher density single-family developments (permitted by the County) have recently been built and are occupied. The draft plan recognizes these developments without making them “non-conforming” by creating a new land use category specifically for these projects (SF-4). As described, this category could not be applied to other properties in the MUGA or in the existing City.

Urban Centers: The County land use plan designates urban centers at the I-5 / Ash Way interchange and at Highway 99 / 148<sup>th</sup> St. SW as the primary location for accommodating growth (population and employment) in this part of the County. As annexation includes accepting responsibility for accommodating growth forecast for the annexation area, the draft City plan carries forward the designation of these urban centers.

A final comment: staff envisions this proposal as an initial land use plan for the MUGA, with opportunities for review and revision during the next few years. For example, in the fall, as part of the public outreach into the MUGA, staff will review this plan with residents and owners. Changes identified during these meetings will be presented to the City Council for action as part of approval of this proposal. Additional meetings are envisioned in early 2009, and changes identified in those meetings would be included in the 2009 Docket (or 2010 Docket). And

property owners may always submit an application for a land use amendment in the annual docket process.

## **RECOMMENDATION**

No action at this work session.

## **ATTACHMENTS**

- New Land Use Categories
- Principles for Land Use Plan in MUGA

## **ENCLOSURE**

MUGA Future Land Use Plan Map

## **New Land Use Category for MUGA**

### ***High Density Single-Family Residential – MUGA (SF-4)***

Purpose: This Plan category is intended to designate high-density development of single family homes located either on small lots or in air-space condominium (including LDMR) developments that were approved by or vested and then approved under the zoning regulations of Snohomish County prior to annexation to the City of Lynnwood. It is not anticipated that this designation will be used to support similar development in Lynnwood post-annexation.

Principle Use: Single family detached and attached residences at a density that generally does not exceed 14 units-per-acre, although higher densities will be designated with this land use category if they were approved prior to annexation or where the application was vested and then approved subsequent to annexation.

Locational Criteria: This land use category will be applied to properties approved by or where the application was vested prior to and subsequently approved following the effective date of annexation. It will not be applied to any other properties.

# New Land Use Category for MUGA

## ***Urban Mixed Use Centers (MUCtr)***

**Purpose:** This Plan category is intended to provide for a high density development pattern that contains a mix of residential and non-residential land uses in a compact, pedestrian-oriented environment. These Centers are supportive of and will be supported by major regional high capacity transit systems and other transportation facilities and services.

**Principle Uses:** Offices, retail, restaurants, entertainment and cultural uses, services and multiple family residences (as part of a mixed use development), and light industrial and other employment uses.

**Locational Criteria:** This category should be designated at properties/locations with direct access to and service by the region's high capacity transit system. Initially, this land use category will be applied to the properties in annexation areas that have been designated as "urban centers" and/or "transit pedestrian villages" by Snohomish County prior to annexation by Lynnwood. Over time, it may be applied to properties adjoining these centers as may be appropriate for encouraging the successful development of the center.

**Site Design:** Buildings will typically cover a substantial portion of a site; often lot coverage may be more than is typical for existing development in Lynnwood. In some cases, the entire site may be occupied by structures. Parking will be located either in open parking areas or in parking structures (either as separate structures or under buildings with other land uses). Well-designed direct pedestrian connections between properties and to transit facilities are a required component of new development.

**Building Design:** Buildings will be architecturally interesting in appearance, with modulation and articulation of walls, ground-floor transparency, architectural highlighting of pedestrian entries, exterior pedestrian amenities and complementary colors, all as provided by design guidelines.

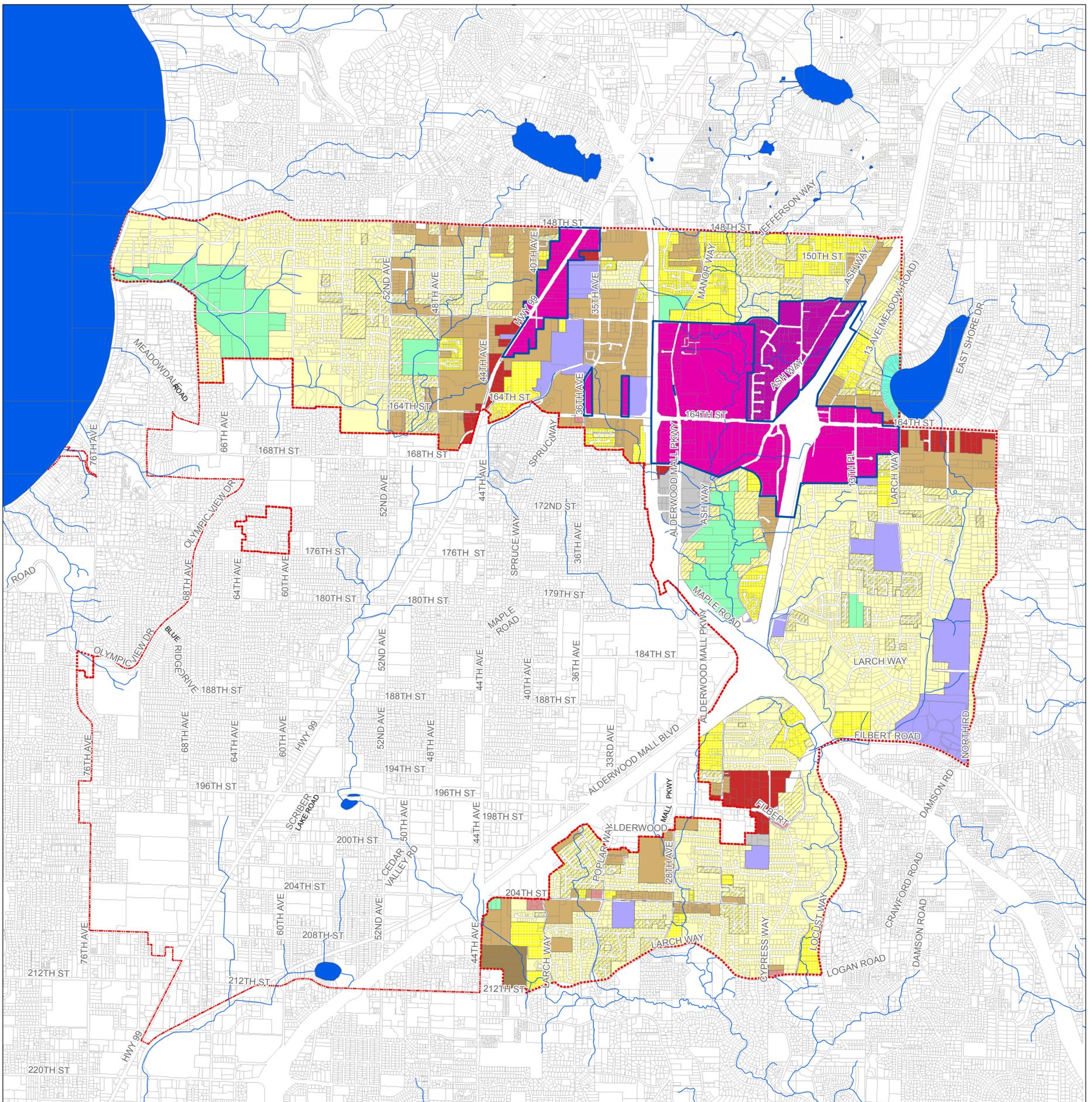
**Performance Standards:** On-site activities shall not substantially adversely impact adjoining lower density properties.

## Principles for Land Use Plan in MUGA

- Wherever possible and reasonable, maintain consistency with the existing County Land Use Plan. Translate County Map designations to the nearest corresponding City land use plan map designation;
- Make Plan map adjustments to protect existing single family neighborhoods and eliminate the potential for higher-density rezonings/developments in established lower density residential areas;
- Comply with legal requirements to “grandfather” approved projects vested under County zoning,
- Recognize projects recently completed in compliance with County zoning (that is, do not make recently-completed projects non-conforming);
- Support the County’s plans for two urban centers (Ash Way and Hwy 99 / 148<sup>th</sup> St.) and apply new designations appropriate to the special purpose and character of these areas;
- Develop zone for Scriber Creek Village;
- Meet growth targets (population and employment) from Buildable Lands process; either within MUGA areas or by increasing densities in other areas of the City.
- Use annual Comprehensive Plan updates to refine the MUGA land use map based upon ongoing community outreach before and after annexation.

# Lynnwood Municipal Urban Growth Area Future Land Use

DRAFT  
8-6-08

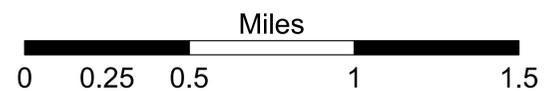


## Legend

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|--|---|
|  UC - Urban Center                    |  MU - Mixed Use                        |
|  UVILL - Urban Village                |  LC - Local Commercial                 |
|  TPV - Transit Pedestrian Village     |  RC - Regional Commercial              |
|  WFB - Waterfront Beach               |  OC - Office Commercial                |
|  SF1 - Low Density Single Family      |  CC - Community Commercial             |
|  SF2 - Medium Density Single Family   |  BTP - Business/Technical Park         |
|  SF4                                  |  I - Industrial                        |
|  MF1 - Low Density Multiple Family    |  PF - Public Facilities                |
|  MF2 - Medium Density Multiple Family |  PRO - Parks, Recreation, & Open Space |
|  MF3 - High Density Multiple Family   |   |

CITY OF  
Lynnwood

Community Development Department  
Annexation Strategies Study



Parcel Boundaries from Snohomish County Assessor, January 2008.