

**City of Lynnwood  
PLANNING COMMISSION MINUTES  
September 11, 2008**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Richard Wright, Chair	Shay Davidson, Admin. Asst.
Maria Ambalada	Planning Manager Kevin Garrett
Jeff Davies	Senior Planner Keith Maw
Bob Larsen	
Tia Peycheff	
Michael Wojack, Second Vice-chair	<b>Other:</b>
	Mayor Gough
<b>Commissioners Absent:</b>	Councilmember Ted Hikel
Elisa Elliott, First Vice-chair	Councilmember Mark Smith

The meeting was called to order by Chair Wright at 7:05 p.m.

**Approval of Minutes**

1. Meeting of August 28, 2008

*Motion made by Commissioner Ambalada, seconded by Commissioner Davies, to approve the minutes as presented. The motion was passed unanimously (6-0).*

**Citizen Comments**

None.

**Public Hearings**

1. 2008 Comprehensive Plan Amendments – Energy & Sustainability Element  
Draft of new Energy & Sustainability Element for the Comprehensive Plan.

The Public Hearing was opened at 7:10 p.m.

Staff Report:

Planning Manager Kevin Garrett introduced the item. He stated that staff is recommending that the Planning Commission forward this to Council with a recommendation for adoption. Staff has received two letters and an email regarding this item which were distributed and submitted for the record.

Senior Planner Keith Maw stated that the Energy and Sustainability Element is the first step down a long road towards making Lynnwood become a sustainable city. The goal is that by the time we reach 2011 and the major update that is required, the City would have sustainability as a principal woven throughout the Plan. He discussed sustainability as a concept and then highlighted the main points of the Element.

Mr. Garrett pointed out that adopting this Element would result in the largest change in direction that this city has ever seen. He also stated that this proposal will have implications citywide, as opposed to the city center project which is more limited in geographical impacts.

Public Comment:

Tom Murdock, Director, Adopt-a-Stream Foundation and also representing the Sno-King Water Council, applauded the City for moving ahead in this direction. He encouraged the City to expand on the idea of clean water and overall protection of aquatic resources. He distributed and discussed a watershed map of the area and urged the City to include specific steps to protect the water resources. He suggested requiring all new development to comply with low-impact design standards that meet or exceed those that have been established by the State of Washington in its recently developed low-impact design manual. He also encouraged the City to analyze the financial costs of not having low-impact design standards and redirect those funds to retrofitting existing properties to accomplish low-impact design standards.

Mr. Maw requested more specific suggestions from Mr. Murdock. Mr. Murdock suggested having all buildings equipped with intensive or extensive green roofs and having filtration systems on all storm drains. Mr. Maw pointed out that the purpose of this document is simply to begin the process. Mr. Murdock commented that the Memorandum of Understanding that he was involved with for the City approximately 30 years ago was intended to be the starting point for coordination. Nothing happened with this because there was no "meat" to the document. He encouraged the City to take the opportunity this time to take specific action.

Mr. Maw acknowledged that it was possible that the items being discussed could be implemented within this framework. By having this language in the Comprehensive Plan, all of the other plans have to be consistent with it. It will not be possible for a policy to come forward that doesn't specifically take into consideration sustainability. In the future, when wastewater plans are updated, they will have to look at things that they are not necessarily looking at now. Mr. Maw stated that the City's new wastewater master plan, which is under construction now, will include in it recommendations for how the City can implement low-impact development.

He encouraged Mr. Murdock to stay involved in the process. There was discussion about SEPA's involvement in coordinating these efforts among cities.

Councilmember Mark Smith, said he was tremendously excited that the City is considering a Sustainability Element. He expressed appreciation for the hard work and thought that the Planning Commission and staff are putting into this.

Dan Burbank, 19223 48<sup>th</sup> Avenue West, Lynnwood, discussed his interest in energy issues, especially oil resources. He commended the document, but expressed concern about the energy portion. He believes that China and India's increased consumption of oil will have negative impacts on this country's oil supply and make it a highly sought-after and even more expensive resource. He discussed the impacts that "plug-in cars" will have on electricity. He encouraged the City to look at encouraging the development of alternative sources of electricity. He expressed concern about the graph in the document because the non-renewable resources will never level off; they will always go down.

Mr. Maw explained that the graph shows not only non-renewable resources, but all resources. The upturn at the end is when you start rebuilding environmental systems.

Tom Murphy, 16318 50<sup>th</sup> Place West, Edmonds, applauded the City for taking up the sustainability issue. He encouraged them to adopt this Element. He particularly emphasized the importance of the reduction of the use of fossil fuels and mining materials; the reduction in the use of artificial chemicals; and the importance of protecting environmental resources. He supported setting up a specific target for the reduction of greenhouse emissions and stressed the importance of including monitoring systems.

Commissioner Psycheff discussed the need to address zoning challenges associated with implementing this. She agreed with the recommendations to focus on water quality and also to make sure that all the departments are working toward the same goals.

Chair Wright commended the forethought associated with this plan. He recommended sticking to the Commission's scope of influence and forwarding on the other ideas for Council consideration. He stressed the importance of allowing the task force to address this before trying to nail down the specifics. He expressed trust in the city's administration and staff to make great decisions.

Commissioner Larsen asked what role the Planning Commission might have in the sustainability process and particularly whether or not components of the concept could come back to them. If so, he requested notes on reading lists or information and resources that they could use to inform themselves about the technical aspects of this.

He wondered about some way of measuring of water as it travels through the water shed to determine Lynnwood's actual impact on the water.

Commissioner Ambalada suggested coordination with commissioners in other cities such as Kenmore, Lake Forest Park, Mountlake Terrace and Brier. She stressed the importance of leaving politics out of this and of working together to accomplish common goals.

The Public Hearing closed at 8:14 p.m.

*Motion made by Commissioner Ambalada, seconded by Commissioner Davies, to forward the Energy and Sustainability Element to the City Council with a recommendation that it be adopted.*

*Commissioner Peycheff moved, seconded by Commissioner Ambalada, to add a recommendation that they consider adding a Water Resources portion. She also commended the leadership that the City, the Mayor, and the staff have shown in this matter. There was consensus to add this amendment.*

Mayor Gough concurred with the water recommendation, but noted that there were many other additional items that Council would be looking at as part of this process.

Planning Manager Garrett commented that while they are all very excited about this, they fully expect that they will run into opposition to some of these ideas. The task force will be responsible for gauging what will be possible and reasonable as this moves forward.

*Motion passed unanimously (6-0).*

### **Work Sessions**

None

### **Other Business**

1. Set Meeting Schedule for the Remainder of 2008.
  - September 25 – Cancelled
  - October 9 – Cancelled
  - October 23 – Meeting
  - November 13 – Meeting
  - December 11 – Meeting

## Council Liaison Report

*Planning Manager Garrett noted that Councilmember Hikel was needed at Lynnwood University and had to leave the meeting early. He read the Councilmember Hikel's report as follows:*

Since the last Planning Commission meeting, the Council has held only one business meeting. The Council held their public hearing on the first part of the 2008 Comprehensive Plan Amendments and gave tentative approval for that part.

## Director's Report & Information

Planning Manager Garrett reviewed the timeline for the final part of the 2008 Comprehensive Plan amendments.

Chair Wright requested a moment of silence to reflect on the events of 9/11/01.

## ADJOURNMENT

*Motion made by Commissioner Ambalada, seconded by Commissioner Peycheff, to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 9:05 p.m.*



Richard Wright, Chair