

AGENDA

Lynnwood Planning Commission

Thursday, September 11, 2008 — 7:00 pm

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

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES:

Meeting of August 28, 2008

C. COUNCIL LIAISON REPORT

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

E. PUBLIC HEARINGS:

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

F. WORK SESSION:

- 1.

G. OTHER BUSINESS:

1. Set Meeting Schedule for the Remainder of 2008.

H. DIRECTOR'S REPORT:

- 1.

I. 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 September 11, 2008

Staff Report

Agenda Item: E-1
2008 Comprehensive Plan Amendments –
Energy & Sustainability Element
(2008CPL0001)

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

Lynnwood Dept. of Community Development — Staff Contact: Keith Maw, Senior Planner

ACTION

Hold public hearing, and then make recommendation on this proposed amendment to the City Council.

PROPOSAL

RCW 36.70A.080 allows for inclusion of optional elements in a GMA Comprehensive Plan. This amendment would add a new Energy & Sustainability Element to the plan.

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 City received a \$30,000 grant from the Washington Department of Community, Trade, and Economic Development in 2006 to develop a prototype GMA Energy Element. Staff briefed the commission on the preliminary results of this work on 4/26/2007.

Recent developments in the Legislature and court system have added impetus to the City's desire to broaden consideration energy conservation, climate change, and sustainability into the City's decision-making process.

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

This proposal is intended to set the City government and the community on a new course by establishing sustainability (as defined in the draft Element) and energy conservation as fundamental principles of City operations and community activities. Just as stewardship of financial resources is a fundamental principle of City government, business operations and household management, the proposed Element would make stewardship of energy and other environmental resources a fundamental principle.

This element differs in several respects from other elements in the Comprehensive Plan. By setting out a new course/direction for public and private activities, and it is intended to lead to reconsideration of the goals and policies of the other Elements – this Element would serve as a first-among-equals for the Comprehensive Plan. In addition, the impacts of climate change and sustainability are very broad, and full consideration of these impacts is not possible within a single amendment cycle. The proposed Element provides a framework for dealing with climate change and sustainability issues as well as an initial roadmap of actions required. In that way, the proposed element is “prospective” and begins a process to redefine City (and community) daily activities. Staff expects that increasingly detailed plans and recommendations will be forthcoming in 2009 and 2010, with full incorporation of sustainability principles in the 2011 update.

Evaluation

Consistent with GMA

RCW 36.70A.080 allows for the inclusion of optional elements. The intent of this new optional element is to establish strategic goals and establish a framework for making additional changes to other elements of the comprehensive plan in a manner consistent with GMA and these new goals.

No Adverse Impact

The proposed element does not change any existing city policies, but rather articulates high level goals that will be used to reshape existing policies over time. We do not anticipate that these future policy changes would have any adverse impact. If impacts were associated with these changes, they would be evaluated at the time of the specific change.

Adequate Public Services

The proposed element has no impact on provision of adequate public services.

Help Implement Comprehensive Plan

The proposed element is the beginning of a process to modify both the content and the implementation schedule of the comprehensive plan in response to environmental, economic, and regulatory changes.

Impacts Outside City

As the proposed element does not change any current city policies, it would have no impact outside the city. As new policies and revised policies take shape, they will be coordinated with neighboring municipalities and Snohomish County. Both the county and adjoining cities are evaluating changes in policy as a result of climate change.

RECOMMENDATION

Recommend that the City Council approve the proposed Energy & Sustainability Element.

ATTACHMENT

Energy & Sustainability Element Initial Draft version 8-22-08