

City of Lynnwood  
**PLANNING COMMISSION MINUTES**  
 February 12, 2009

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Richard Wright, Chair	Kevin Garrett, Planning Manager
Maria Ambalada	Shay Davidson, Administrative Asst.
Jeff Davies	Gloria Rivera, Senior Planner
Michael Wojack, Second Vice-chair	Lauren Balisky, Assistant Planner
<b>Commissioners Absent:</b>	<b>Other:</b>
Tia Peycheff	John Owen, Consultant, Makers
Bob Larsen	

The meeting was called to order by Chair Wright at 7:00 p.m.

**Approval of Minutes**

1. Meeting of January 22, 2009

It was noted that the motion to adjourn the meeting should be corrected to read: "Motion made by Commissioner Larsen **Wojack** to adjourn the meeting . . ."

*Motion made by Commissioner Wojack to approve the minutes as amended. The motion was seconded and approved unanimously (4-0).*

**Council Liaison Report**

None.

**Citizen Comments**

None.

**Public Hearings**

None.

**Work Sessions**

None.

## Other Business

1. Meeting with the Mayor

Removed from agenda.

2. Project Highway 99

Planning Manager Garrett introduced Senior Planner Gloria Rivera, Lead Consultant John Owen from Makers, and Assistant Planner Lauren Balisky. Planning Manager Garrett reviewed the Planning Commission's role as the project advisory committee.

Senior Planner Rivera gave an update of events related to the Highway 99 project. She noted that a 6,000-piece mailing will be going out soon to property owners, businesses, and residents along the corridor and within ¼ mile of the corridor inviting them to a public meeting on March 3 at Trinity Lutheran Church. The Planning Commission is also encouraged to attend.

Consultant John Owen from Makers further discussed the project. He gave an overview of the schedule and process. He asked the Planning Commission what type of role they would like to play in this process and invited them to participate in the creative aspects of the plan. He stated that even if they do not want to participate in the creative aspects, they will be needed to review the alternatives and the preferred concept, which will then be refined into the plan. They would also need to review the implementation measures and to provide the Comprehensive Planning policy background. He encouraged the Planning Commission to sponsor a public event if they were interested.

He solicited feedback from the Planning Commission. Chair Wright commented that he would like to see the Planning Commission as involved as possible. Commissioner Ambalada also was interested in actively participating. She brought up her interest in creating a type of public market. Commissioner Wojack concurred with active involvement by the Planning Commission. Commissioner Davies agreed. He brought up the need for improvement of bicycle and pedestrian accessibility. He commended the design of the Shoreline section of Highway 99. He added that he thought this was a prime time to be making these improvements. Noting the consensus of the Planning Commission to be active in the process, Mr. Owen stated that they would bring things to the Commission earlier in the process for their input.

Commissioner Ambalada asked about the consultants' vision for Highway 99. Mr. Owen stated that their approach is to reflect the community's objectives and to bring that to fruition. He believes that the corridor needs to provide quality businesses, have a mix of residential, have better integrated transit, have better pedestrian and bicycle access, and have key nodes of development.

Commissioner Wojack stated that he used to live along Highway 99 and is very glad to see this revitalization project.

Mr. Garrett asked if the Planning Commission was interested in sponsoring one or more of the public meetings. There was consensus to do this. Mr. Owens stated that it would be very valuable to have the Planning Commission involved at these events. Planning Manager Garrett concurred.

Mr. Owen asked what things the consultants or project team could do to make their review of these things easier. He also asked what their thoughts or objectives were on this project.

Commissioner Davies wondered if part of the plan was to establish a clear Lynnwood district along Highway 99. Mr. Owen replied that that is something that can be determined during the process. Commissioner Davies wondered if people would be able to tell from the lighting, the depth of the sidewalks, etc. that they are in Lynnwood, just like you can now in Shoreline. Planning Manager Garrett remarked that this is still the initial brainstorming phase and a good time to be suggesting things like this.

There was discussion about the diversity of Lynnwood's section of Highway 99. Mr. Owen stated that they could bring some examples of what other communities have done with these larger, more intense corridors.

Chair Wright expressed support for mixed-use zoning in urban areas, but expressed concern about traffic volumes on Highway 99 and the potential impacts on surrounding neighborhoods. He discussed his support of the live, work and shop-close-to-home model, but noted some of the difficulties of this model as it relates to traffic access. Mr. Owen agreed with this analysis and noted that they would be examining that carefully. He noted that they would be very sensitive to the impacts of the surrounding neighborhoods.

Mr. Owen asked Commissioner Ambalada about her vision for a market along Highway 99. Commissioner Ambalada pointed out that there are a lot of vacant lots on Highway 99. She stated that she is interested in

having an old sort of public market with small shops, homemade foods, crafts, produce, and antiques. She suggested moving the historic Manor Hardware building to somewhere along Highway 99 and making it a focal point.

Commissioner Ambalada asked where the funding for this revitalization would be coming from. She expressed concern that funding would be there for the completion of the project. Planning Manager Garrett stated that there is funding in the budget for the current contract with Makers which will produce a sub-area plan, zoning regulations, design guidelines and other recommendations for implementing the economic revitalization strategies and realizing the vision that gets clarified in this process. There is not money at this time for capital projects after that. Those would initially be recommendations of this project and then they would go into the process of becoming part of the City's capital facilities programming.

Commissioner Ambalada asked about projects that might pay for themselves. Planning Manager Garrett replied that that could be a recommendation. Mr. Owen added that this would be a 20-year long-term plan. They intend to be creative in looking for funds, but also to get projects ready for funding that might be available. He discussed the possibility of utilizing development contributions for infrastructure. He noted that Community Transit is also committed to making some improvements along the corridor.

Commissioner Wojack discussed the Saturday market in Portland, which brings people from all over. One of his recommendations was to keep the light pollution down. He discussed development that has occurred in Portland as a result of their transit improvements. Regarding Highway 99, he suggested limiting driveway access to increase movement along the corridor. In between the nodes there could be more residential to make finding addresses easier.

Mr. Owen thanked them for their comments. For advertising purposes, Planning Manager Garrett asked how many commissioners were interested in coming to the March 3 meeting. There was consensus that they would all like to attend if possible. Mr. Garrett indicated that they would advertise a Special Meeting of the Planning Commission on March 3.

Planning Manager Rivera discussed the format of the meeting. She added that the City signed off for five bus stations. She discussed the artwork that has been picked out for those stations.

3. Planning Commission Annual Report – 2008

Planning Manager Garrett solicited comments and suggestions.

Chair Wright commented that they were pretty busy last year even though it didn't seem too busy. It was nice to see what they accomplished quantified on paper.

Commissioner Wojack commented that this was a well-done report. He found it interesting to see how long things take.

*Motion made by Commissioner Wojack to accept the Annual Report as presented. The motion was seconded and approved unanimously (4-0).*

#### DIRECTOR'S REPORT:

1. Update on Annexation Project

Planning Manager Garrett informed the Planning Commission that the Council adopted the Resolution of Intent to Annex the MUGA. They combined the two annexation areas into a single annexation of about 27,700. If the Boundary Review Board (BRB) accepts this it will go forward to election in that way. It will be a majority vote of whoever shows up. He added that this was staff's recommendation because the fiscal study showed pretty clearly that there would not be enough revenue out of the north area alone to pay for the services. Because of the economy of scale it was more efficient to combine the two areas. The hearing before the BRB will be in May. It will then come back to City Council to request the election in July. The election would then be on November 3 as the Lynnwood North-East-South Annexation.

He gave an update on recent Council discussions and actions.

2. Future Meetings

February 26 – No agenda items

3. Other Matters

Planning Manager Garrett discussed the importance of having a quorum at meetings and notifying Shay if they know they are not able to attend.

There is a recommendation for a new commissioner before the Council.

Commissioner Davies noted that he would be out of town March 5-17.

Councilmember Ambalada encouraged the City to purchase American-made police cars. Mr. Garrett said he would pass on the comment, but noted that there are rules about police cars.

There was discussion about the BRB's authority and possible results of their decision.

#### ADJOURNMENT

*Motion made by Commissioner Ambalada to adjourn the meeting at 8:21 p.m. The motion was seconded by Commissioner Davies and passed unanimously (4-0)*

  
Richard Wright, Chair *for RW*