

City of Lynnwood
PLANNING COMMISSION MINUTES
 March 18, 2009 Special Meeting

Commissioners Present:	Staff Present:
Bob Larsen, Vice Chair	Dave Osaki, Deputy Director of Community Development
Maria Ambalada	Shay Davidson, Administrative Asst.
Chad Braithwaite	Gloria Rivera, Senior Planner
Jeff Davies	Lauren Balisky, Asst. Planner
Michael Wojack, Second Vice-chair	
Tia Peycheff	
Commissioners Absent:	Others:
Richard Wright, Chair	Consultants from MAKERS

The meeting was called to order by Vice Chair Bob Larsen at 7:00 p.m.

Approval of Minutes

1. Meeting of February 12, 2009

Commissioner Larsen referred to page 4 and noted that Gloria Rivera's title should be corrected to *Project Manager*.

2. Meeting of the March 3, 2009 Minutes

Motion made by Commissioner Ambalada, seconded by Commissioner Davies to approve the minutes of the meeting of February 12, 2009 as corrected and the meeting of March 3, 2009 as presented. Motion passed unanimously.

Council Liaison Report

Councilmember Ted Hikel reported that on February 9, the Council approved the purchase of the new building permit computer program. They also passed the Intent to Annex resolution for the north and east annexation areas. The two areas will be combined into one voting area. The Council voted the approval of sending the matter to the Boundary Review Board (BRB) for their consideration. If the BRB approves the annexation area the Council will consider placing the annexation question on the ballot for the November general election. That decision should come back to the Council in June or July.

At the February 23 meeting the Council confirmed Mr. Braithwaite to the Planning Commission. They also passed a resolution to become a Cascade Agenda City in partnership with the Cascade Land Conservancy. Preliminary plats for the Joywood and Johnson subdivisions were approved.

At the March 9 Council meeting the Findings of Fact and Conclusions of Law were approved unanimously.

Councilmember Hikel added that for the past several months he has tried to get the Council President to put a review of the sign code on their agenda, especially in regard to the new electronic signs that have proliferated around the city in the last year.

Citizen Comments

None.

Public Hearings

None.

Work Sessions

None.

Other Business

1. Project Highway 99

Project consultants John Owen and Dara O'Bryne from MAKERS presented a summary of the public comments from the March 3 meeting Public meeting.

Highlights of the transportation/pedestrian comments included the following:

- Pedestrian safety was a key issue.
- Need for sidewalks.
- Concerns about too many curb cuts along the corridor that make pedestrians feel unsafe and have impacts on traffic.
- Planting strips along the corridor.
- Crosswalks.
- Concerns about difficult turning movement areas.
- Businesses were concerned about adequate access.
- Pedestrian overpasses.

Commissioner Comments:

It was noted that several citizens expressed support for pedestrian overpasses. Vice Chair Larsen wondered what WSDOT's views would be. Consultants discussed ongoing discussions they are having with members of Public Works. They will also be meeting with WSDOT, Snohomish County, and Community Transit to discuss transportation and pedestrian and bicycle access. More on this will come later.

Commissioner Braithwaite commented that trees along the sidewalk can make it difficult for drivers to see the pedestrians.

Land Use Comments:

- Certain elements were identified as redevelopment opportunities.
- Car dealerships were discussed in terms of landscaping, signage, appearance.
- Mixed use development along the corridor was discussed.
- Transit-oriented development along the corridor.
- Types of businesses were discussed.
- Better connection with Edmonds Community College.
- Possibility of residential development along the corridor.
- Protection of single-family neighborhoods adjacent to the corridor.
- Safety issues along the corridor.
- Need for more green spaces along the corridor.
- Possibility of trails along the corridor.
- Need for more community centers/gathering spaces. Options included south of 196th and north of 164th.

Commissioner Comments:

- Many low-income families take buses along the corridor and there is inadequate shelter for them while waiting for buses. This is a public safety issue, especially near 188th. The consultants indicated that they had spoken with Public Works about this and they will be getting traffic and accident counts from the state.
- Transition areas between Highway 99 and the residential areas need to be protected.

Alternatives for the general land use, urban design and transportation patterns were discussed. There was discussion about different types of developments and building heights along Highway 99. There was consensus among the Commissioners that buildings should be no more than three stories along Highway 99.

Taller buildings should be located in the city center. More dense development could also occur at set nodes along the corridor. Overarching goals and criteria for the alternative selection for the area were discussed.

Councilmember Hikel discussed the City Council's 60:40 housing goal – 60% single family housing and 40% multiple family housing. There was extensive discussion about options for the various area and goals for the corridor as a whole.

Project Schedule and Process – Next Steps:

The consultants solicited recommendations for the format of upcoming public meetings. It was suggested that they break up the corridors into sections for the sake of discussion at upcoming public meetings.

Director's Report

1. Update on Annexation Project

Deputy Director Osaki encouraged the Commission to consider how the Highway 99 project would fit into the growth and development scheme for the entire city. He explained that the City is in the midst of public outreach meeting at this time. The City has submitted its Notice of Intent to Annex to the Boundary Review Board.

2. Annual Comprehensive Plan Amendments for 2009

Deputy Director Osaki reviewed the status of the submission of Comprehensive Plan Amendments.

3. Next meeting - April 9

4. Other Matters

Commissioner Tia Peycheff announced that this would be her last meeting on the Commission as she would be submitting her resignation after the meeting. She stated that it has been a wonderful experience. She commended Pat Decker and Councilmember Hikel for their contributions to the positive changes on the Planning Commission. She thanked everyone for the experience.

Adjournment

The meeting was adjourned at 8:54 p.m.



Bob Larsen, Vice Chair