

**City of Lynnwood
PLANNING COMMISSION MINUTES
June 25, 2009 Meeting**

Commissioners Present:	Staff Present:
Maria Ambalada	Shay Davidson, Administrative Asst.
Van Aubuchon	Kevin Garrett, Planning Manager
Chad Braithwaite	Keith Maw, Senior Planner
Jeff Davies	Jared Bond, Program Manager, PW
Bob Larsen, Vice Chair	Norm Nesting, Engineer Tech I, PW
Michael Wojack, Second Vice-chair	
	Other:
Commissioners Absent:	Gregg Powers, Property Owner
Richard Wright, Chair	Lee Michaelis, RW Thorpe & Assoc.
	John Owen, MAKERS
	Dara O'Bryne, MAKERS

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

Approval of Minutes

1. Meeting of June 11, 2009

Motion made by Commissioner Davies, seconded by Commissioner Wojack to approve the minutes. The motion was seconded and passed unanimously.

Council Liaison Report

Planning Manager Garrett reminded the Commission that Councilmember Hikel was at the AWC conference in Spokane and would not be able to attend the meeting tonight.

Citizen Comments

None.

Public Hearings

None.

Work Session

1. 2009 Comprehensive Plan Amendments – Group 3 (2009CPL0001 & 2)
 - A. Powers/Agarwal Land Use Map Amendment. Change land use designation of property at northeast corner of 68th Ave. W and 200th St. SW from Medium Density Multiple Family (MF-2) to Mixed Use (MU) (and rezone from RMM to CDM).

Planning Manager Garrett gave a presentation describing the Powers/Agarwal Land Use Map Amendment. He stated that while staff has not made a formal recommendation on this application they are leaning strongly toward supporting it.

Commissioner Aubuchon noted that there is no development proposal at this time, but he wondered if they would have some indication what the applicants plan to do with this property before they go to public hearing. Planning Manager Garrett replied that there is no requirement to have a development concept and they have not received anything. They are simply seeking a change in the land use designation.

Commissioner Davies asked for confirmation that Councilmember Hikel's earlier comment was that their desire was to have 200th Street be an entrance or avenue toward to the Community College. Planning Manager Garrett thought that the intent was to have both 200th and 204th (when it's built) to serve as entries to connect the college and the college district to Highway 99. He indicated he would provide clarification of this in the staff report for the public hearing.

Commissioner Wojack asked Planning Manager Garrett to review the parameters for the College District Mixed Use. Planning Manager Garrett indicated that he didn't have it available, but it could be found in the zoning code in Title 21. He offered to provide this at the hearing.

Commissioner Ambalada asked Mr. Powers and his consultant what they would like to build on this area.

Gregg Powers, Applicant, stated that they would like to provide services for the students within walking distance of the college. They would like to have a FedEx Kinko's and other student-friendly shops downstairs and housing upstairs, or maybe work lofts.

Vice-Chair Larsen asked what the difference would be between the allowed height of the existing zoning and the proposed zoning. Planning Manager Garrett

indicated he could have that information ready for the hearing. Vice-Chair Larsen commented that he thought this was a great idea, but brought up the question of compatibility with surrounding uses.

He stressed the importance of coordinating this property with other properties nearby. Planning Manager Garrett indicated that staff would provide a discussion of that in the report for the public hearing. Vice-Chair Larsen then suggested more discussion regarding changed circumstances of surrounding land uses. Planning Manager Garrett remarked that the changed circumstances criteria are open-ended and open to the interpretation of the Planning Commission and the City Council.

- B. Energy & Sustainability Program. Amend Energy & Sustainability Environmental Resource Elements to include: initial GHG emissions inventory, initial emissions reduction target, Green Team policy proposals, and SEPA review of GHG emissions.

Community Development Senior Planner Keith Maw reviewed the amendments being proposed for the Energy & Sustainability Program.

Councilmember Ambalada asked about a map for the watersheds in the City of Lynnwood that was discussed at the public hearing on the first Energy & Sustainability Element last fall. Planning Manager Garrett reviewed discussion related to that topic. Keith Maw stated that the language that was changed was on page 10 of the Element in Subgoal E&S-1.1 where they added water to the list of ecosystems that were under consideration. The idea of reducing activities that harm ecosystems combined with a requirement that any functional or operational plans that the City does need to take sustainability considerations into account.

Vice Chair Larsen asked about an update to the inventory information. Mr. Maw explained that the inventory has a baseline of 2001, an intermediate year of 2006, a forecast to 2020 and a back projection to 1990. This brings the City into alignment with the way the State is doing their accounting of energy use and emissions and allows us to take credit for significant changes that the City made in 2003 and 2004 in terms of adding energy efficiency to a number of city operations. Planning Manager Garrett added that the inventory is still undergoing staff review. When it is completed they will provide copies to the Commission. He noted that there *may* be a Council work session the third Wednesday in July on the inventory, the forecast and the whole topic of reduction target-setting for the City.

Commissioner Wojack asked about the methodology. Mr. Maw stated that it changes with different sectors. The transportation system is one of the primary emitters of greenhouse gases in the community. They have worked with the city's transportation model combined with information about Puget Sounds Clean Air

Agency to come up with an estimate of greenhouse gas emissions. They also use information from the Puget Sound Regional Council and DOT projections for 2020. In the residential building sectors they were able to get good information from PSE and PUD on total use of electricity and total number of therms delivered by a broad customer class.

Commissioner Braithwaite asked if the City has flexibility with regard to the goals and benchmarks. Mr. Maw stated that there are no goals or benchmarks yet. The policy in the Comprehensive Plan calls for the City to set those targets in a way that represents the City's fair share compared to the state and regional goals. Commissioner Braithwaite then referred to page 17, the section from the Environmental Resources Element. He asked if light pollution is a topic that is being addressed. Mr. Maw replied that most of the changes that were needed to make under SEPA (State Environmental Protection Act) to handle greenhouse gas emissions were made in the Energy and Sustainability Element. Some of the changes had to be made in the Environmental Resources Element. This is just one page that has been pulled out of that element and the only language changed is the language in the middle of that page.

Vice-Chair Larsen commented on the difficulty with managing the privately-owned parts of this. He wondered if there was a grasp of the percentage of homes that still use oil heat. Mr. Maw stated that the 2000 Census and the American Community Survey both have pretty good information about the breakdown of primary heating sources. When the City gets to the point of doing the Climate Action Plan, one of the elements would be to come up with ways to encourage people to make changes toward using cleaner energy and improving efficiency through conservation measures.

Commissioner Ambalada said she was disappointed that there was not more information here for the public to let them know they have the right to apply for amendments and give input. She expressed concern that no one shows up for the public hearings and felt that this was due to lack of communication with the public. Planning Manager Garrett discussed standard public notice procedures, including mailings. He noted that typically they do not get much response. On the major policy initiatives they try to do mailings in conjunction with multiple public meetings like they have done with the Highway 99 project, the City Center, and annexation meetings. For this initiative they envision a Green Ribbon Task Force to work with staff on developing this Climate Action Plan.

Commissioner Ambalada suggested that the reason they do not get more response from the community is that they are not educated on the topics. She suggested including some of this information at the Lynnwood University. Planning Manager Garrett stated that one of the nights at Lynnwood University each session is on Community and Economic Development. He added that the

public hearing notices always include a name and phone number for people to contact. He rarely gets phone calls on these topics.

ther Business

1. Project Highway 99 (2009CAM0001).

Planning Manager Garrett introduced the topic and reviewed the process. He then introduced the consultants from MAKERS. Dara O'Bryne from gave a presentation reviewing the project goals and objectives and the results of the second public meeting on April 21.

There was discussion of the draft Preferred Alternative (as contained in the Planning Commission's packet). Ms. O'Bryne discussed the "necklace" analogy for planning in this area where there are primary activity nodes at key places along the corridor and in between there is the "chain" of the necklace with more commercially-focused areas. There might be primary activity nodes and secondary activity nodes. The primary nodes on the draft plan were located where the BRT (Bus Rapid Transit) stops are planned at 148th Street SW (Snohomish County Urban Center designated node), 176th Street SW and 196th Street SW. Secondary nodes would be located at 188th and 204th Street SW where the focus would be a pedestrian-oriented environment with services to the nearby environment. She reviewed the possibility of a special planning opportunity between 180th and 188th on the west side of Highway 99.

John Owen from MAKERS asked for Commission input on this broad concept.

Commissioner Wojack asked about their projection regarding the time for these concepts to develop. Mr. Owen replied that they are looking at a 20-year horizon but noted that it was very unpredictable.

Commissioner Ambalada said she would like to see a public flea market/farmers market and wondered where this might be a viable designated area. Mr. Owen stated that the primary nodes would be the most logical locations with the best access, best parking and the most people around it. The secondary nodes could also work for this. Commissioner Ambalada asked that they think more specifically about sites when they get down to the details.

Vice-Chair Larsen suggesting finding a different title for this project to capture the intent for the public. The consultants agreed with this.

Commissioner Braithwaite asked how the secondary nodes were selected. Ms. O'Bryne explained that 204th is near the community college. 188th has

the potential for redevelopment on the northwest corner and is a key east-west street with quite a bit of housing around the area.

Vice-Chair Larsen commented on the need to consider the future of east-west corridors such as 196th and 200th, especially regarding transportation flow and pedestrian safety.

Commissioner Davies asked how restaurants fit into this. Ms. O'Bryne explained that students coming from Edmonds Community College had a desire for more services like restaurants or sandwich shops. These would be blended in with the retail and would be possible in many of the different areas. There was discussion about possible locations of different types of restaurants.

Commissioner Braithwaite said that 212th St. seemed like a location that should draw business in. He wondered if they had any consideration of this being a secondary node. Mr. Owen stated that in terms of business activity it will continue to be an activity node. In terms of the land use policies they are doubtful they could steer this toward a mix of uses that would include residences. One option would be to allow multi-family in that area, but it would be tough to make it happen there because of the business activity in the area now. Commissioner Aubuchon said he attended the meeting in April. He raised the point that had been discussed at the meeting that the use of the area from 212th to 220th west of Highway 99 would be more medical-oriented with specialists such as physical therapy, radiology, etc.

Vice-Chair Larsen asked about design guidelines that could include height, landscaping, safe walkways, etc. Mr. Owen stated that it would be an outcome of this process. The next steps would be to take the Preferred Alternative and have the EIS consultants run their transportation model and look at the infrastructure and other impacts. Meanwhile the consultants will be looking at urban design and site planning issues as well as amounts of development they would like to see in certain areas. They will also look at transportation issues for the highway and work toward design guidelines.

Planning Manager Garrett solicited questions or comments from the Commission regarding specific possibilities for each section.

Vice-Chair Larsen stated he feels that they have done a pretty good job of the general planning and he is looking forward to more detail.

Commissioner Ambalada asked how they could get started with a flea market. Mr. Owen stated that first you need a place, then you need people that are interested, and finally an administrative infrastructure to keep it

organized. The results of this project, and particularly the scope of the Planning Commission, would be to find a place or places that could be options for this. Mr. Owen stated that there is a group sponsored by the farmers in Snohomish County that is looking for a place to put a full farmer's market area. He indicated he would check back with them to see what their thoughts are.

There was consensus by the Planning Commission to authorize the consultants to go forward with the Preferred Alternative as shown tonight.

2. Surface Water Management Plan. Update of City's plan for managing surface water, responding to regulatory requirements and addressing drainage and water quality problems.

Jared Bond, Environmental and Surface Water Program Manager, Public Works, gave information related to the background and substance of this document (contained in the Planning Commission's packet).

Commissioner Wojack asked if the regular maintenance schedule was based on industry standards. Mr. Bond replied that they have a very strong maintenance program, particularly with regard to cleaning catch basins and street sweeping. He believes they are one of the best cities in South County for that. He stated that they are exceeding some of the recommendations for maintenance.

Commissioner Aubuchon referred to Table 3, item 5, "Raising the roadway of 44th Avenue West" at \$4.5 million. Mr. Bond explained that beaver dams have caused a lot of problems in this area. During heavy rains this area is very problematic. He noted that the roadway is built on a peat bog and is actually sinking. The real fix is to elevate the road to allow water to pass underneath it.

Commissioner Davies asked what the problem is with the intersection near 60th Avenue and Dale Way which floods when there are big rainstorms. Mr. Bond replied that the problem is that it is a series of pipes running across private property. The water coming down goes through about three different sizes of pipes. On the private property the City has no right or obligation to keep the pipe clean or keep it open. The longterm fix would be to dig it up and replace it, but the landowners aren't necessarily interested in participating in this because they do not get flooded right now. Commissioner Davies stated that the church has a huge interest in getting this fixed because they are flooded every year. Mr. Bond stated that this is one of the projects on their list.

Vice-Chair Larsen asked if illicit dumping is a problem in Lynnwood. Mr. Bond explained that there is a patchwork of public and private drainage

throughout the city. Another issue is illicit discharge. Staff is trying to walk every section of open stream within the city looking for illicit discharges and connections in order to identify them and correct them. Another problem is homes that are still on septic.

Vice-Chair Larsen asked if the \$15 million of expenditures are prioritized. Mr. Bond stated that Appendix E contains the ranking and prioritization method. He noted that the full document could be downloaded from the City's website. He invited the Commission to comment on that prioritization.

Commissioner Aubuchon requested that Appendix E of the Draft Surface Water Plan be reviewed later. Planning Manager Garrett thought that this might be possible on July 9.

Planning Manager Garrett introduced Norm Nesting from the Public Works Department who has been working with Jared Bond on the Surface Water Plan.

DIRECTOR'S REPORT

1. Update on Annexation Project

North-East-South (NES) annexation project - The City Council is currently deciding when to hold the annexation election. The choices are this November or next April and the Council will be holding a Special Business Meeting to discuss this. It was stated that staff is leaning toward the April election date. Planning Manager Garrett noted that the briefing paperwork of the Annexation Fiscal Study by Berk and Associates, Inc. was in the Commission's packet.

Maple Precinct – The City is in the 45-day period following adoption of the Annexation Ordinance. This period runs through July 23 and he hasn't heard anything further about this.

Staff is starting to think about an initial outreach to the residents of the area letting them know that as of July 24 they are residents of the City of Lynnwood. The City is required to conduct a census of the area within 30 days of the effective date so staff is gearing up to do that.

2. Other Matters

Planning Manager Garrett responded to Commissioner Ambalada's question about public outreach and lack of public participation. He stated

that this item also frustrates and disappoints staff because they would expect to get more people involved. He noted that often more people show up when there are concrete, specific proposals on the table. Commissioner Ambalada stated that she was not faulting the staff. She felt that the public is not well-informed about the impact of what is happening.

Upcoming Meetings:

- July 9 – Work Session on 2009 Docket-MUGA Land Use Changes; Appendix E, Draft Surface Water Plan.
- July 23 – Public Hearing on all Docket items.
- August – No business at this point.

Planning Manager Garrett also mentioned a conference sponsored by the Urban Land Institute that he and Commissioner Wojack attended earlier today and yesterday. Mr. Wojack reported that the conference was called Building a Sustainable Region with Vibrant Transit Neighborhoods and looked at development opportunities around future light rail station sites. Quality Growth Alliance is a coalition on this matter comprised of groups such as Master Builders and FutureWise. This is the ongoing effort to deal with growth and development in the region in a manner that makes sense. Staff will be working on a report to the Planning Commission and the City Council on this.

ADJOURNMENT

The meeting was adjourned at 9:23 p.m.



Bob Larsen, Vice-Chair