

**City of Lynnwood
PLANNING COMMISSION MINUTES
July 23, 2009 Meeting**

Commissioners Present:	Staff Present:
Richard Wright, Chair	Shay Davidson, Administrative Asst.
Maria Ambalada	Kevin Garrett, Planning Manager
Van Aubuchon	David Mach, Project Manager
Chad Braithwaite	Keith Maw, Senior Planner
Bob Larsen, Vice Chair	Laurie Cowan, Parks Planner
Michael Wojack, Second Vice-chair	
Commissioners Absent:	
Jeff Davies	

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

Approval of Minutes

1. Meeting of July 9, 2009

Motion made by Commissioner Braithwaite and seconded by Commissioner Ambalada to approve the minutes as presented. Motion passed unanimously.

Citizen Comments

None.

Public Hearings

1. 2009 Comprehensive Plan Amendments (2009CPL0001 & 2).

Staff Report:

Planning Manager Garrett provided a summary of the proposals being considered on this year's docket (contained in the Planning Commission's packet and also available on the city's website or by request). The proposals being considered include the following:

1. Powers/Agarwal Land Use Amendment
2. Capital Facilities Element – Essential Public Facilities Permit
3. Energy & Sustainability Program
4. Implementation Element
5. Introduction and Land Use Element – Update
6. Introduction – Visioning Project
7. MUGA Future Land Use Map Amendments

8. Parks Element Update
9. Transportation Element – Non-Motorized Transportation Planning

Planning Manager Garrett introduced Senior Planner Keith Maw, Parks Planner Laurie Cowan, and Project Manager David Mach, who were available for questions. He then stated that staff is recommending approval of all the proposals.

The hearing was opened at 7:16 p.m.

Public Comment:

George Barlet, 6620 – 200th Street SW, spoke against the Powers/Agarwal Land Use Amendment. He expressed concerns about how the change in zoning would impact their taxes. He also discussed traffic concerns existing in the area and how this would get worse with more development.

Lee A. Michaelis, 705 2nd Avenue, Suite 710, Seattle, WA 98104, spoke on behalf of Mr. Powers and Mr. Agarwal regarding their proposal. He discussed how this proposal would make the area more student-services oriented. He feels that a well-designed mixed-use property will meet the intent of the City's earlier planning for the College area. In response to Mr. Barlet's concerns he stated that they do not intend to rezone his property. He explained that they would only be able to address traffic concerns after the zoning was approved.

George Barlet, 6620 – 200th Street SW, replied that his property taxes are based on the property taxes around him so it did not matter whether they rezoned his property or not. He emphasized that having more people in the neighborhood would mean there would be more cars and more pollution. He restated that he opposed this change in zoning.

Lee A. Michaelis, 705 2nd Avenue, Suite 710, Seattle, WA 98104, stated that this is a use that is intended to serve an existing student population. Their expectation is that students will walk to these services as opposed to driving elsewhere to find them.

George Barlet, 6620 – 200th Street SW, asked why the services could not be provided on the college property. He did not think these services were necessary for the existing population, but were being created to serve new residents who would live on the property.

Seeing no further public comments, the hearing was closed at 7:27 p.m.

Commission Comments:

Commissioner Ambalada asked if staff had any response to Mr. Barlet's concerns. Planning Manager Garrett stated that the City has very little control over the appraisal practices of the County assessor. Regarding transportation, when the plan for the college area was developed, the City looked at the size of the streets for traffic that might come from new development pursuant to that plan. At that time the determination was made that the streets were adequate for it. If and when this property does redevelop, they would look at transportation issues. Commissioner Ambalada asked whether traffic issues in this area would be addressed in the Highway 99 project. Planning Manager Garrett stated that the Traffic Analysis for the Highway 99 Plan is focused primarily on Highway 99 itself. The side streets would only be looked at as they relate to Highway 99.

Commissioner Aubuchon asked what the owners planned to do with the property. He stated that he understood that the Commission was considering only general land use, but he thought that it was important to understand the owners' intentions.

Lee A. Michaelis, 705 2nd Avenue, Suite 710, Seattle, WA 98104, explained they are looking at 20 residential units with 50% lot coverage. They intend to have retail on the first floor, office space on the second floor and then other types of units on the 3rd and 4th floors.

Commissioner Larsen asked about the differences between the development standards in the current zoning of the property and the proposed zoning. Planning Manager Garrett responded that the maximum building height in the College Mixed-Use is 50 feet and the maximum building height in the Multi-Family zone is 35-feet so there would be an increase with the zoning change. This would allow space for the mixed use on the first floor, but would allow the same number of residential units. The code requires transitional treatment between zones.

Commissioner Ambalada about potential development of the properties.

Lee A. Michaelis, 705 2nd Avenue, Suite 710, Seattle, WA 98104, responded that they could discuss uses, height, buffers and general site design, but noted that further details would not be possible until the land use designation was determined.

Commissioner Aubuchon expressed concern about the number of potential residents and the number of cars.

Lee A. Michaelis, 705 2nd Avenue, Suite 710, Seattle, WA 98104, responded that there were too many unknowns at this point to get more specific with details about the planned uses.

Commissioner Aubuchon said that he hoped that the applicant would provide more information about their plans for developing the properties when the City Council hears this proposal.

Planning Manager Garrett discussed the difficulty of trying to predict possible effects on a nearby property because of a change in land use designation. He reminded the Commission of the criteria in the Comprehensive Plan which they were to work with in making their recommendation to the Council.

In response to a question from Commissioner Ambalada, Planning Manager Garrett emphasized that the City does not have a formal role in property appraisals. He discussed the role of the Planning Commission in making their decision.

Motion made by Commissioner Wojack to recommend approval of Item 1 on the 2009 Docket regarding the Powers/Agarwal Land Use Amendment. The motion was seconded and passed unanimously.

Motion made by Commissioner Braithwaite to recommend approval of Items 2 through 9 on the 2009 Docket. The motion was seconded by Commissioner Aubuchon. Commissioner Ambalada suggested an amendment. Commissioner Braithwaite withdrew his motion.

Motion made by Commissioner Ambalada to delete the 1990 Vision Statement from the Comprehensive Plan and maintain only the newly adopted Vision Statement. The motion was seconded and passed unanimously.

Motion made by Commissioner Braithwaite that the Planning Commission recommend that the City Council approve items 2 through 5 and 7 through 9 of the 2009 Docket. The motion was seconded and unanimously passed.

Other Parties of Record from Sign-in Sheet (did not speak):

- Mary K. Hervol, 6620 198th Place SW,
- Gregg Powers, 1122 E. Pike Street, #751, Seattle, WA 98122
- Wendi Roland, 6722 200th Street SW

Council Liaison Report

Councilmember Ted Hikel expressed appreciation for the vote the Commission just took for approving the 2009 Vision Statement.

Other Business

None.

Work Session

None.

Director's Report

Planning Manager Garrett discussed the following:

- Maple Precinct Annexation – No petition was filed for a referendum and the opportunity for filing closed this afternoon. This means the annexation goes into effect tomorrow. He discussed other details related to this annexation.
- The City Council will be holding a Work Session on August 3 regarding the Energy & Sustainability Program. In particular they will review the Energy Inventory and hold a discussion about setting targets for reduction of greenhouse gas emissions.
- Community Development Director Paul Krauss will be on vacation for a couple weeks. Kevin Garrett or David Osaki may be contacted in his absence.
- He discussed a write-up regarding the Appearance of Fairness doctrine which he will be distributing a copy to all commissioners.

Chair Wright expressed appreciation to City staff for coming to the meeting. He noted that their thorough work is reflected in the lack of questions that the commissioners had for them.

ADJOURNMENT

The meeting was adjourned 8:09 p.m.

Richard Wright, Chair