

AGENDA

Lynnwood Planning Commission

Thursday, July 23, 2009 — 7:00 pm

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

A. CALL TO ORDER

Chair WRIGHT
Commissioner AMBALADA
Commissioner AUBUCHON
Commissioner BRAITHWAITE
Commissioner DAVIES
Commissioner LARSEN, First Vice-chair
Commissioner WOJACK, Second Vice-chair

B. APPROVAL OF MINUTES: Meeting of July 9, 2009

C. COUNCIL LIAISON REPORT

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

E. PUBLIC HEARINGS

1. 2009 Comprehensive Plan Amendments (2009CPL0001 & 2). Annual Docket of proposed amendments to the City's Comprehensive Plan. Following the hearing, the Planning Commission will be asked to make a recommendation to the City Council on each proposal.

F. WORK SESSION None

G. OTHER BUSINESS None

H. DIRECTOR'S REPORT

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) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.

Lynnwood Planning Commission
Meeting of July 23, 2009

Staff Report

Agenda Item: E 1
2009 Comprehensive Plan
Amendments (2009CPL0001 & 2)

- Public Hearing
- Informal Public Meeting
- Work Session
- Other Business
- Information
- Miscellaneous

Lynnwood Dept. of Community Development — Staff Contact: Kevin Garrett, Planning Manager

ACTION:

Following the public hearing, the Planning Commission will be asked to make a recommendation to the City Council on each proposal.

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.

This year, one "formal" application was received; all other 2009 Amendments have been initiated by staff. All proposals were introduced to the Planning Commission in work sessions in May, June and early July. The proposals have not significantly changed following those introductions.

See below for the criteria for evaluating amendments to the Comprehensive Plan.

PROPOSALS:

The 2009 Docket of Comprehensive Plan Amendments includes the following proposals:

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

Attachment A summarizes the proposals. The full text of each proposal is available in a separate booklet.

DECISION CRITERIA

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.”

DISCUSSION

Staff has concluded that all proposals meeting the criteria for taking action on Comprehensive Plan Amendments. A written summary of the evaluations is attached (Attachment B).

Regarding the only private application (#1 – Powers/Agarwal), staff has concluded that the proposal promotes the purposes of both the Growth Management Act, the City’s Comprehensive Plan and the College Areawide Plan. Approving this proposal will allow development of a mixed use project in a location with adequate infrastructure capacity (roads and utilities) and where higher intensity development (and mixed use development) is appropriate (near Edmonds Community College), as envisioned by these documents.

At the work session on this proposal, the Commission asked for information about zoning requirements for new development (if this proposal is approved) and particularly for transition treatment (buffering) requirements. If approved, these properties would be zoned to the College District Mixed Use zone (LMC 21.57) with the College District Overlay zone (LMC 21.58). Note that the CDM zone would replace the existing zoning

of RMM (Medium Density Multiple Family Residential); the Overlay zone currently applies at the properties.

The “Purpose” section of these zones states the intent of promoting an area of mixed use development with commercial business serving both the College community and the neighborhood. Development intensity would be limited so as to promote compatibility with surrounding development. Regarding building height, the CDM zone allows a maximum height of 50 feet; the RMM zone allows a maximum building height of 35 feet.

Regarding transition treatment for adjoining properties, Section 21.57.500.D includes-by-reference the transition treatment requirements of Chapter 21.46 (Commercial zones). These treatments are required throughout the City where a commercial zone abuts a multi-family zone. The required transitional buffer includes a minimum width of 10 feet of landscaping with either a single row of evergreen trees or an evergreen hedge (providing a sight, sound and psychological barrier between zones).

RECOMMENDED MOTION:

Moved that the Planning Commission recommends that the City Council approve the 2009 Docket of Comprehensive Plan Amendments, as proposed.

ATTACHMENTS:

- A. 2009 Docket – Summary Descriptions
- B. Evaluation – 2009 Comprehensive Plan Amendments

2009 Docket of Comprehensive Plan Amendments

1. Powers/Agarwal Land Use Amendment

Location: Northeast corner of 68th Ave. W and 200th St. SW, across 68th Ave. from new dormitory at Edmonds Community College.

Site Area: 44,205 sq. ft. (approx.)

Proposal: Change land use designation of five parcels and access drive from “Medium Density Multiple Family Residential” (MF-2) to “Mixed Use” (MU), together with concurrent rezoning from RMM (Medium Density Multiple Family Residential) zone to CDM (College District Mixed Use) zone.

Applicants: Gregg Powers and Som Agarwal (property owners)

Contact: Lee Michaelis, AICP, RW Thorpe & Associates

2. Capital Facilities Element – EPF Permit

This proposal would change the name of the land use permit for an essential public facility from “special use permit” to essential facility permit.” This change is recommended in order to avoid confusion with prior City land use permitting. Prior to institution of the City’s design review process, a special use permit was required for development of a property in the Planned Commercial Development (PCD) zone. No other changes are recommended.

WAC Section 365-195-340 defines “essential public facilities” as:

“...those facilities that are typically difficult to site, such as airports, state education facilities, state and local correctional facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.”

3. Energy & Sustainability Program

Amendments to the Energy & Sustainability Element and related language in the Environmental Resources Element are primarily intended to reflect progress made in implementing the goals and policies adopted last year. The changes fall into four major areas: requirements for greenhouse gas emissions reporting and future mitigation; updated information from the initial greenhouse gas inventory and forecast (“emissions analysis”); establishment of initial greenhouse gas reduction targets; and, clarification of requirements for department plans.

Subgoal E&S-2.2 calls for incorporation of climate change considerations into the environmental review process. These amendments take the first steps in that direction by adding Policy ER-8.7 and associated explanatory text the Environmental Resources element to include carbon dioxide (CO₂) as an air pollutant and clearly establish the City's substantive authority for mitigation of CO₂ and other greenhouse gases. Subgoal E&S-2.2 has been expanded to clarify the role of the City Council in establishing mitigation requirements.

Subgoal E&S-2.1 calls for conducting an emissions analysis as the first step in the ICLEI five milestone framework. We have now completed the initial inventory, with a revised formal baseline of 2001, an intermediate year of 2006, and a reference forecast for 2020. The inventory also includes a best-available estimate of 1990 emissions for use in determining targets under the U.S. Conference of Mayors Climate Protection Agreement (USCM).

Subgoal E&S-2.2.1 calls for setting an emissions reduction target as the second step in the ICLEI framework. We expect that, this year, the council will: A) reconfirm the City's participation in the USCM program; and, B) adopt reduction targets (possibly concurrent with action on this year's Docket) that are consistent with state and regional goals. The adoption of the targets may occur between now and the hearing date for the 2009 docket, so placeholder values have been used.

Subgoals E&S-1.3 and E&S-2.3 require that the City's comprehensive plan and operational plans incorporate sustainability and climate change considerations. Amendments to each of these subgoals are proposed to clarify the scope of this requirement.

4. Implementation Element

This proposal would replace the five-year table of actions to implement the Comprehensive Plan with a description of the 2010-11 major review of the Plan (required by the Growth Management Act).

5. Introduction and Land Use Element –Update

This proposal revises the text of the Introduction to the Plan and the Land Use Element in order to correct information or discussions that are out-of-date or not longer applicable. These changes include moving the discussion of growth projections for the City and our MUGA from the Land Use Element to the Introduction. These changes would not make any substantive changes to the policies in the Element.

6. Introduction – Visioning Project

This proposal would incorporate the primary statements of the Visioning Statement into the Introduction of the Comprehensive Plan. The statements are taken directly from the report of the Visioning Project, without editing.

7. MUGA Future Land Use Map Amendments

This docket item is proposing a number of revisions to the Future Land Use Map for the Municipal Urban Growth Area. The Land Use Element of the Comprehensive Plan includes a map of future land use designations for all properties in the City and in our MUGA. This map shows the type of planned or intended land use and development at all properties in the City's planning area. This map and the policy descriptions in the Element set the policy-direction for the zoning designations for each property in the City, as well as for pre-annexation zoning in annexation areas.

The 2008 Docket of Comprehensive Plan Amendments included an initial Land Use Map for the MUGA – the City Council approved that map in November, 2008. In large part, staff developed that MUGA land use map by directly converting County land use designations into the more-equivalent City designations. The City's land use designations for the MUGA are described as "initial" because the City committed to a three-year process to establish (first year) and then refine (second and third years) land use designations in the MUGA. These changes are intended to be the second step in refining and realigning Future Land Use designations prior to subsequent rezoning, now planned for late 2009.

Existing Development That Does Not Fit Well Into the Lynnwood System: This year's review of lot sizes in the MUGA identified developments with lots sizes that are considerably less than allowed under Lynnwood development regulations. These developments include areas zoned or developed under the county's Planned Residential Development (PRD) codes or other County approvals. Another use placed into this designation is existing high density SFR uses in county multifamily zones (so-called single family detached communities). These areas have also been mapped with the SF4 designation.

Multiple Dwelling Units on a Single Lot: A number of single family (zoning and land use designation) properties in the MUGA are developed with more than one residence. Examples of this situation include duplexes (on single lots and in subdivisions), triplexes, four-plexes and multiple unattached single family residences on a single lot. Current County codes allow a duplex in a single family zone where the lot size is greater than 150% of the minimum lot size. The other situations likely have developed under prior County codes or over the years. City codes do not allow any of these situations in single family zones. For the duplex subdivisions, staff is proposing to apply the City's MF-1 (Low Density Multiple Family Residential) land use category. For all the other situations, staff proposes to apply the predominant land use designation in the immediate vicinity and include a provision in the Zoning Code that residences in this situation will not be considered a non-conforming use.

Density of Multiple Family Developments: The County has only a single multiple-family residential zone – MR. As a consequence, determining the density of existing developments – and the appropriate City Future Land Use designation – requires project-by-project reviews. In the initial designation process last year, nearly all existing

multifamily developments were designated MF2 (Medium Density Multiple Family Residential). This year we have reviewed all multifamily developments, determined the actual density, and applied the appropriate designation. When this resulted in a mixture of designations, larger assemblies of the most appropriate designation were created.

Mobile Home Parks: The MUGA includes a number of mobile home parks. In 2007, the City established a program to encourage preservation of mobile home parks. Parks that were designated on the Future Land Use Map for residential land use (12 of the 17 parks in the City) were made eligible for the preservation program. Parks that were designated on the Future Land Use Plan Map for non-residential uses were not included in the preservation program. In the 2009 Docket, staff is recommending extending the program to parks in the MUGA. As in the City, parks with a residential land use designation are proposed to be eligible for the program; those with non-residential designations would not be eligible.

8. Parks Element Update

This proposal would update information in the Parks Element regarding park and recreation properties and the status of park projects. It makes no policy or other substantive changes to this Element. All text that includes level of service calculations is updated to reflect 2008 OFM estimated population, including “Table 1 - Demand and Need within the City”. The section “Demand and Needs Assessment, Within Municipal Urban Growth Areas” is revised to reflect current conditions. Project status and completion dates included in “Goals, Objectives and Policies” are updated.

9. Transportation Element – Non-Motorized Transportation Planning

Most sections within the Transportation Element remain unaltered - the primary changes are to update the non-motorized section, non-motorized projects in the 20-year list and non-motorized system maps. Public Works staff has been working with the Transportation and Traffic Task Force, the City Council and other City departments over the past two years on planning for the City’s non-motorized transportation system. Over this time, staff has been developing a City-wide multi-choice transportation system, known as the skeleton system.

The skeleton system will provide a framework of sidewalks, walkways, trails, paths, promenades and bikeways to allow people the choice to travel between most homes, schools, businesses, entertainment and other services throughout the City without using their cars. The residents of Lynnwood have consistently stated the importance of such multi-choice transportation systems in City-wide surveys and in the recent visioning process.

The preliminary pedestrian skeleton includes a total of 104 miles of sidewalks, paths, and trails, of which 85 miles or 82% is complete today. The preliminary bicycle skeleton system includes a total of 70 miles of bike lanes/routes, of which 12 miles or 17% is complete today. Ranking criteria were developed to prioritize the “missing links” of the

skeleton projects and to help the City determine where investments should be made to more efficiently use available funds. The 20-year list of projects was revised to include the skeleton projects.

Various pedestrian roadway cross sections and associated costs have been developed including concrete sidewalks (with and without planter strips), and asphalt walkways, as well as bike facility options (dedicated lanes vs. shared lanes) in order to determine how best to complete these skeleton projects. Staff is currently conducting a public involvement process to further refine the skeleton systems. Additional project information can be found on the City's web site at www.ci.lynnwood.wa.us/nonmotorized.