

**City of Lynnwood  
PLANNING COMMISSION MINUTES  
September 24, 2009 Meeting**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Richard Wright, Chair	Shay Davidson, Administrative Asst.
Maria Ambalada	Kevin Garrett, Planning Manager
Van Aubuchon	John Bowler, Assoc. Planner
Chad Braithwaite	Keith Maw, Senior Planner
Jeff Davies	Marcie Wirtz, Events Coordinator
Bob Larsen, Vice Chair	
Michael Wojack, Second Vice-chair	<b>Other:</b>
	Councilmember Ted Hikel
<b>Commissioners Absent:</b>	
None	

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

**Approval of Minutes**

1. Meeting of July 23, 2009

Commissioner Braithwaite referred to page 4 of 5 and noted that the last sentence on the third paragraph from the bottom should be corrected to read:

*The motion was seconded and **passed** unanimously.*

*Motion made by Commissioner Ambalada and seconded by Commissioner Wojack to approve the minutes as amended. Motion passed unanimously.*

**Citizen Comments**

None.

**Public Hearings**

None.

**Other Business**

1. Briefing: 50<sup>th</sup> Birthday Celebration

Marcie Wirtz announced that the City of Lynnwood turned 50 on April 23, 2009 and the birthday party will last until April 24, 2010. She noted that there is a website at [www.lynnwood50th.org](http://www.lynnwood50th.org) regarding all of the events and information surrounding this celebration. Highlights include:

- Birthday merchandise is available – fleece blankets, youth ball caps and lapel pins.
- Coloring contest for elementary-aged kids.
- Oral History Project – They are doing a historical book focusing on the City of Lynnwood from 1959 to present. There will also be an oral history DVD comparing what Lynnwood used to be to what it is now. Digital photo collection will be collected and maintained from this year forward.
- Historical exhibit at the Lynnwood Senior Center will be moving to Alderwood Community Church.
- Photo Contest – “Why I love Lynnwood” Photo Contest just launched. They are looking for photos of people having fun in Lynnwood.
- Time Capsule – This will be sealed in City Hall on April 23, 2010. This will highlight the birthday year and things involving the city.
- Parties! – More than 50 parties scheduled.

Commissioner Ambalada reported that this is also the 50<sup>th</sup> anniversary of the grange. Marcie indicated that she would contact them to partner up on celebrating.

### **Work Session**

1. Shoreline Master Program (2007CPL0007). Draft plan for management of the shoreline and adjoining areas under City jurisdiction, pursuant to the state Shoreline Management Act.

Planning Manager Garrett reviewed the historical background of the Shoreline Master Program. Associate Planner John Bowler explained that Lynnwood has a very small piece of land on the Puget Sound Shoreline for its wastewater treatment plant and is therefore required to have a Shoreline Master Program. This small piece of land is completely surrounded by single-family homes in the City of Edmonds. He reviewed the physical characteristics of the shoreline property and the requirements of the Shoreline Management Act.

Commissioner Ambalada asked about a provision relating to the option of the development of the Shoreline property. She asked about something environmentally-friendly such as a launch-pad for a canoe. Mr. Bowler explained that the Lynnwood property is completely surrounded by a fence and there is no physical access to the water that is within the City of Lynnwood. Also, there is no easement to cross the Burlington Northern tracks for anything other than the purpose of maintaining the outfall.

Commissioner Aubuchon asked about the total length of the shoreline. Mr. Bowler replied that there is about 800 feet of shoreline that is in the city limits.

Commissioner Braithwaite asked if implementing the program would change the status of the railroad line or the wastewater treatment plant. Mr. Bowler stated that when a city has an approved Shoreline Master Plan it actually has more independence than if they do not have one. This gives us more flexibility. There was some discussion about state requirements for restoration plans.

Commissioner Ambalada asked if they had looked into getting grants to do archeological exploration of the area. Mr. Bowler stated that he was not aware of any.

Commissioner Wojack asked if this plan would make them concurrent with the City of Edmonds' SMP. Mr. Bowler replied that Lynnwood's draft plan was implemented with a complete understanding of Edmonds' plan. The City of Edmonds was quite involved in the drafting of Lynnwood's plan. Commissioner Wojack asked how actions on neighboring land could impact the City of Lynnwood's land. Mr. Bowler explained that if the City was within the required notification area then we would be advised of action in the area.

Commissioner Ambalada asked about the possibility of building something there in the future that would complement the wastewater treatment plant such as a public educational facility. Planning Manager Garrett said there is nothing in the plan currently that includes that. Planning staff will be meeting with public works to discuss the plan and will carry that idea to them. Mr. Maw reiterated that the only legal access to the shoreline is from the water side.

Chair Wright recognized the importance of this plan in protecting the shoreline, but wondered about the need for such an extensive plan for such a small piece of shoreline. Commissioner Ambalada disagreed. Commissioner Braithwaite echoed Chair Wright's comments, but noted that the nature of the document is consistent with the Department of Ecology. Mr. Maw stated that as they worked on this document that the timing of this work was "out of sync" with the work that was done by the City of Edmonds and by Snohomish County. In hindsight it may have been possible to enter into an Interlocal agreement with either of those entities. In the future that may be an option.

### **Other Business**

#### **2. Briefing: Energy & Sustainability Program – City Greenhouse Gas Inventory**

Keith Maw presented the PowerPoint presentation (in the Planning Commission's packet) which was given to the Council in August 2009 regarding Energy & Sustainability: "Greenhouse Gas Emissions Inventory and Reference Forecast". The presentation reviewed the status of Comprehensive Plan - Energy & Sustainability Element implementation; introduced energy & Greenhouse Gas accounting; described results of GHG Inventory & Forecast (Milestone 1 in the Element) and began discussion on target setting (Milestone 2).

#### **Commissioner Questions and Comments:**

Commissioner Aubuchon thanked Mr. Maw for the presentation. He asked if the city has looked into using sludge incineration to generate energy. Mr. Maw said he has been trying to encourage public works to look at some options. One that he thinks holds is the most promising is a process called *pyrolysis* or *pyrolysis with cogeneration*. In that process you cook the sludge in a way which drives off the methane which can be burned as fuel. It leaves you with a high carbon solid called *biochar* that can be sold as fuel or as a soil additive. There definitely are some options available for making productive use of the bio-sludge. Commissioner Aubuchon described a farm he had visited in Alberta, Canada in the late 70s where the farmer was operating a 30,000 head pig ranch strictly off the methane that the pigs generated. There was discussion about options for the digesters used for wastewater treatment.

Commissioner Ambalada asked about impacts of the future annexation on the study. Mr. Maw explained that the numbers in the presentation are just for the city as it is today. If we were to annex, we would redo the baselines of 2001 and 2006. On the wastewater side, it wouldn't really make a difference because all of the wastewater from the annexation area goes to the Alderwood system at Picnic Point.

Chair Wright asked if the County is doing any work that we could piggyback on once the annexation occurs. Mr. Maw replied that the County is in the process of putting together at Climate Action Plan. Chair Wright mentioned a report he read today by climate researchers saying we are looking at a 6.3 degree increase in temperature over the next decade. That suggests that current mitigation looking to a 7% reduction below 1990 levels would be woefully inadequate to deal with the issue. Mr. Maw stated that as he is putting the briefing together for the Council in November he is starting out with a set of targets which are aimed at achieving a global level of 450 ppm CO<sub>2</sub> because a few years ago people thought that was the safe level. Now that level is being reduced to the 350 to 400 range. The target is moving as we learn more about global changes. There was discussion about differences in impacts in different areas.

Commissioner Larsen wondered if it would be helpful for the Commission to pass a resolution in support of studying a change in technology at the wastewater facility in order to begin to look at converting over from burning sludge to getting more use out of it. Planning Manager Garrett stated that if it was the wish of the Commission they could ask staff to prepare something to bring back to the next meeting.

Commissioner Larsen recommended that staff prepare a proposal for consideration regarding conversion of technology at the wastewater plant to a more efficient process for the next meeting. There was Commission consensus to approve the recommendation.

Councilmember Hikel reminded the Commission that if there is any change made to the wastewater treatment plant the cost of any changes to the system would be directly reflected in people's bills. He stated that if it was economically feasible to do that the Council would entertain that idea, but there are some things that are not practical today due to finances and restrictions related to the size and location of the property.

Chair Wright stated that the Commission realizes that everything they decide is passed on to the Council and that there are several factors that go into making a decision.

Planning Manager Garrett commented that they would invite public works staff to be part of the discussion at the next meeting.

Commissioner Aubuchon wondered if there might be some funding available for something like this. He also brought up the possibility of looking at a different site. Councilmember Hikel replied that any costs would have to be passed on to the customers since this is an enterprise fund. They have to look at this from the standpoint of what is a reasonable amount to charge people for water, sewer or stormwater and what is beyond the capacity of most people to pay. Commissioner Aubuchon commented that there might be a possibility to turn this around to an energy-producing process. Councilmember Hikel stated that they are already making some uses of the heat that comes off the process there now and they are looking into these types of

things. As far as applying for funds, every department of the city is very actively engaged in applying for funding if the city qualifies.

Mr. Maw commented that one of the things they have to consider is if the change would be *net present value positive*. He stated that cogeneration plants very often are net present value positive. It would require a significant investment and a lot of work to make it happen. This may or may not trickle down to a rate increase if the plant can be made more efficient. Also, in the future we will have to look at the possibility that we will be paying for those carbon dioxide emissions. That would change the economics of the situation significantly.

Commissioner Larsen asked if there are any complaints about odors at the site now. Mr. Maw did not think so. He said that the plant is contained and they spend a lot of effort and technology on the scrubbers that are used on the gases that are released from the incineration process. One of the things about the high-temperature incineration is that it pretty much destroys the organic volatiles that would normally be associated with odors.

Commissioner Wojack asked about growth. Mr. Maw discussed a graph showing a projection for future emissions based on population growth forecasts in the annexation study.

### **Council Liaison Report**

- Councilmember Hikel said he was at a South County Alliance Program tonight where Bob Drewel from the Puget Sound Regional Council was the main speaker.
- He notified the Planning Commission that Council has been discussing sending the Dark Sky Initiative to them. They look forward to getting their report on that.

### **Other Business**

3. Introduction: Electronic Message Signs Code Amendment (2009-CAM-0004).  
Review of zoning regulations for electronic message signs.

Planning Manager Garrett stated that the Council has referred this item to the Planning Commission for consideration and recommendation. He reviewed the reasons for this request and gave an overview of the issue.

Councilmember Hikel discussed the history of and his concerns related to the Sign Code.

Commissioner Aubuchon stated that he shares Councilmember Hikel's concerns, specifically from a safety standpoint.

4. Meeting Schedule for Oct. – Dec. 2009.

Planning Manager Garrett introduced the schedule and asked for comments.

Commissioner Braithwaite suggested not meeting the last two weeks of December as he is expecting a child right around that time.

Commissioner Larsen was in support of the schedule, with a meeting early in December.

Planning Manager Garrett clarified the proposed schedule as follows: October 15, October 29 (tentative), November 19, and December 10. There was consensus to approve this schedule.

### **Director's Report**

- City Council approved the 2009 Docket of Comprehensive Plan Amendments as recommended by the Planning Commission. Mr. Garrett thanked the Commission for their attention to all the different pieces.
- 2011 will be a major Comprehensive Plan update.
- Director Krauss is at a conference, but he will be back for the other meetings.
- The tradition of having a Planning Commission holiday potluck was brought up. There will be more discussion on this later if the Commission desires.
- Several departments will move to the city hall annex the weekend of October 17 and 18. There will be a conference room in the new building with a good recording system.

### **Adjournment**

The meeting was adjourned at 8:59 p. m.

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Richard Wright, Chair