

<p>City of Lynnwood PLANNING COMMISSION MINUTES March 25, 2010 Meeting</p>

Commissioners Present:	Staff Present:
Richard Wright, Chair	Shay Davidson, Administrative Asst.
Maria Ambalada (arrived 7:48)	Kevin Garrett, Planning Manager
Van Aubuchon	
Jeff Davies	
Bob Larsen, First Vice Chair	
Michael Wojack, Second Vice Chair	Other:
	Council President Ted Hikel
Commissioners Absent:	
Chad Braithwaite	

The meeting was called to order Chair Wright at 7:05 p.m.

Approval of Minutes

1. Meeting of February 25, 2010

Commissioner Larsen referred to page 2 and noted that *Chair Larsen* should be corrected to *Chair Wright*.

It was moved and seconded to approve the minutes as amended. Motion passed unanimously.

Council Liaison Report

Council President Ted Hikel reported that the Council is working diligently on the corrections to the 2010 Budget. Hopefully it will be completed by the middle of April. Council is looking at a new method of budgeting called *Budgeting for Outcomes* for the 2011-12 Biennial Budget. This is a total review of how the City does budgeting.

Citizen Comments

None.

Meeting with Mayor Gough

This meeting was postponed as the Mayor was out of town.

Public Hearings

None.

Work Session

1. 2010 Amendments to the Comprehensive Plan (2010CPL0001).

Introduction to proposed amendments to the City's Comprehensive Plan for consideration in 2010 ("2010 Docket").

Planning Manager Garrett introduced and discussed the items on the docket. All of the proposed amendments were initiated by staff; there were no citizen-initiated amendments this year.

Land Use and Housing Elements: Adopt mobile home preservation program similar to that recently adopted by Snohomish County. Staff has received requests from both appointed and elected city officials to consider this. The County adopted Comprehensive Plan policies in support of mobile home park preservation and adopted a separate zoning district for mobile home parks. This zone was applied to mobile home parks that had a future land use designation of a residential use. The zoning limits the use of the property to mobile home parks and a small number of other similar uses.

Commissioner Larsen pointed out that this was a contentious issue when they addressed it before. He asked if there are still unresolved issues that the Commission needs to be aware of. Planning Manager Garrett replied that there are still legal issues out there and they will arrange for the City Attorney to be involved with this. He noted that they may need to convey some of the information to the Planning Commission in Executive Session. Staff does expect a fair amount of public participation as this is a contentious issue.

Commissioner Aubuchon referred to Planning Manager Garrett's comment about permitting of new mobile home parks. He asked if there was a freeze on those. Planning Manager Garrett explained that the County had adopted a moratorium of conversion or redevelopment of mobile home parks while they were working on their program. That moratorium was lifted when the County adopted its new program. The City has never adopted a moratorium on conversions, but we do have a voluntary program providing encouragements and financial inducements to mobile home park property owners to try to encourage them not to convert.

Energy & Sustainability Element: Add GHG emissions reduction targets to Element. Staff is ready to bring those to Council when they are available.

Commissioner Aubuchon asked if there was anything further on the relocation of the largest emitter. Planning Manager Garrett said that they had been

looking for a grant to look at alternative technology for the incinerator, but were not successful. Commissioner Aubuchon asked about relocation of the entire plant. Planning Manager Garrett said that they were not looking into it at this time. Commissioner Aubuchon thought that the Planning Commission had requested that staff look into that. Planning Manager Garrett said it had been discussed, but nothing was finally adopted.

Implementation Element: Annual update – no policy impact. The legislature has changed the date for the Update of the Comprehensive Plan to 2014. The date in the City's Implementation Element will be changed to be consistent with the change in state law.

Parks Element Update: Annual update of Element; no policy impact.

Transportation Element:

1. *Include references to Lynnwood's vision statement related to transportation.*
2. *Revise references to the regional plan (i.e. VISION 2040, Transportation 2040).*
3. *Include additional detail regarding pedestrian and bicycle skeleton systems.*
4. *Include reference to the Interurban Regional Trail and its importance as a transportation corridor.*
5. *Revise bicycle skeleton map to include new bicycle facilities completed over the past year.*

Land Use and Transportation Elements: Lynnwood Transit Center – Show location of future LRT route and two light rail stations, one at the Transit Center to serve commuter-type traffic and the other at the City Center.

Commissioner Larsen asked how firmly the City Center location is fixed in the minds of city leaders. Planning Manager Garrett stated that the current location was approved as part of the Subarea Plan in 2005. He has not heard any formal direction to change that.

Land Use Element – Meadowdale Gap – Adjust MUGA boundary (if agreement complete). This is a placeholder; pending agreement on a common MUGA boundary with Mukilteo in the Meadowdale Gap.

Land Use and Transportation Elements: Highway 99 – Revisions recommended by Project Highway 99 (such as "show BTR station locations"). This is a placeholder for any revisions that may come out of Project Highway 99.

Introduction: Amend growth targets – clarifications and corrections; no policy impact. This item will correct some errors in the listing of employment and population targets for the City's MUGA.

Housing Element: Review/Update of 60/40 housing retention goal and related goals and policies. (60% Single Family/40% Multi-family housing). Review and reconsideration of text in the Plan setting a goal of the ratio between single-family and multi-family housing in the City, in the context of the relationship of that goal to other City goals.

Land Use Element: SW corner of 208th St. and 62nd Ave (Aurora Heights #2) – Consider revising land use designation from SF-1 to SF-2 (consistent with existing lot size) and concurrent rezoning (RS-8 to RS-7). Staff has noticed that a number of lots in this area were substantially smaller than 8,400 sq. ft. (due to subdivisions approved before the City was incorporated) and would propose making City land use policy in this area more consistent with the existing situation at these lots.

Other Business

1. **Meadowdale Gap MUGA Boundaries.** Establishing a boundary between the Municipal Urban Growth Areas (MUGAs) between the cities of Lynnwood and Mukilteo in the Meadowdale Gap – the area generally located west of 52nd Ave. W, south of 148th St. and Norma Beach Road and north of Lund's Gulch.

Planning Manager Garrett reviewed the issue. He explained that the proposal before the Planning Commission was developed by the Mayors and Community Development Directors of the cities of Lynnwood and Mukilteo. Council had some concerns about the proposal and referred it to the Planning Commission for a recommendation. He showed a map of the area on the projector and invited the Commissioners to indicate where the common MUGA boundary should be drawn.

Commissioner Larsen suggested that they superimpose their suggested boundaries on the original proposal to see how they compare.

Chair Wright commented that he recalled from the last meeting that the re-draw was not to their liking. They had addressed several different options as a Commission at the last meeting, but they all agreed that the current proposal was inconsistent with what they thought was the intent of the City in the past.

Commissioner Wojack asked Planning Manager Garrett to mark each of those options on the large map that he was displaying. Planning Manager Garrett reviewed each of the concepts.

Commissioner Aubuchon asked what exactly the area of contention is with Mukilteo. Planning Manager Garrett stated that the area of contention is all of Norma Beach across the north end and south to about 156th. It was his understanding that Mukilteo had no real interest in annexing the area south of 156th.

[Commissioner Ambalada arrived at 7:48 p.m.]

Planning Manager Garrett stated that part of the intent of the proposal was to roughly split the area 50/50 according to criteria of assessed value, population and housing. Commissioner Aubuchon agreed that was one way to split the area, but commented that the question he was asking was: *How would the citizens be best served?*

Planning Manager Garrett agreed that this was a difficult decision. Regarding police and fire departments, the police department indicated no significant concern regarding extending a beat into that area. The fire department reported that their dispatch will send out whatever fire unit is closest, regardless of city boundary.

Chair Wright pointed out to the Planning Commission that dividing the housing up equally is not actually one of the criteria in state law for establishing boundaries between cities although it would be nice.

Motion made by Chair Wright, seconded by Commissioner Davies, that the Commission consider recommending the following boundaries to the City Council: 148th and 52nd in the northeast corner to 64th.

Chair Wright commented on the need to guard as much of the watershed as possible. In these boundaries they have encapsulated as much of that as possible and also maintained communities of interest.

Commissioner Aubuchon asked what the Chair's reluctance was to continuing the boundary out Norma Beach Road to Puget Sound. He pointed out that if they cut it off there is no other way in and out of Norma Beach Road. Chair Wright replied that they could service Norma Beach, Fisher and any properties west of 64th. 64th is right before the "Y" in the road that leads to Norma Beach Road and Fisher Road. He added that it was his belief that Norma Beach and Fisher Road do fall within the Mukilteo "feel".

Commissioner Larsen discussed how he has gone full circle on this matter. He pointed out that 60th has a connection from the south to 148th which would be good for emergency access. There was discussion about 60th actually being non-continuous and the layout of those roads.

Commissioner Ambalada agreed with Mr. Aubuchon and Mr. Larsen. She spoke in support of extending 148th all the way to the sound and having 60th as the eastern boundary.

Commissioner Aubuchon spoke in support of fighting the battle now versus later. He stated that his intention is to get rid of the sanitation plant noting that it is in a bad location and is a known polluter. He thought that if they take western boundary all the way out to the sound it would include the area of the plant now. Later when the plant is decommissioned that area can be turned into a very nice park area. Chair Wright explained that Lynnwood's plant is further south and is not in the area under consideration right now.

Commissioner Larsen spoke in support of the boundaries proposed by Chair Wright.

Commissioner Davies said he drove through the area and he agreed with Chair Wright. It feels like Lynnwood east of 64th and it feels like Mukilteo west of 64th. This seems like a logical dividing line for the residents as well.

Councilmember Hikel asked if they would be including in their recommendation to the Council the open-space land to the west of 64th Avenue West as shown on the map. There was discussion about this area, part of which is city-owned open space and part of which is a county park.

Chair Wright indicated that his intention was that everything south of 152nd Street was in the proposed Lynnwood MUGA. Planning Manager Garrett clarified that the boundary would go west at 152nd Street, turn south at the end of the city ownership and then continue on the existing MUGA boundary.

Commissioner Wojack spoke in support of that clarification. He stressed the importance of having most of the drainage in that area under Lynnwood's control.

The motion to approve the boundary of 148th to 64th to 152 Street to the west side of the City open space carried.

Planning Manager Garrett stated that they would provide Council with copies of the minutes and the maps. He noted that if the Council decides to go ahead with this it will probably be dealt with among elected officials. He thanked the Planning Commission for their work on this matter.

2. Hearing Examiner Annual Report for 2009

Planning Manager Garrett stated that this information was provided for their information in compliance with municipal code. The Hearing Examiner

generates annual reports every year which include commentary that he may make regarding issues with the code.

Commissioner Larsen found this very interesting reading. His impression was that the Hearing Examiner is recommending some changes. He wondered if the Hearing Examiner or the staff would be coming back with recommendations that might go to City Council later. Planning Manager Garrett stated that the Hearing Examiner would not come back with anything further. Specific changes would come forward as code amendments as time allows.

Commissioner Ambalada stated that this is a very important report with a lot of suggestions which should be pursued by staff. She recommended that staff and the Planning Commission go back, as suggested by Commissioner Larsen, to study it thoroughly. Planning Manager Garrett explained that staff is reading it carefully and will pursue items as time allows. He noted that both Deputy Director Osaki and Director Krauss are very aware of the concerns and will be working on fixes. Some of the recommendations will also require City Attorney involvement.

Commissioner Ambalada spoke of the importance of minorities' rights being protected. She wanted to make sure that they have a recourse that is not going to cost a lot of money. She feels that many minorities have become disengaged with the process.

Chair Wright requested that the Planning Commission be kept apprised of the Hearing Examiner issue. Planning Manager Garrett assured him that they would. Chair Wright commented that the Planning Commission could also draft a resolution to be sent to the Council if they choose.

Director's Report

Planning Manager Garrett responded to Planning Commission's request at the last meeting for an update on Public Works projects. He distributed information from Public Works as to the status of projects that are currently under construction or in final design. He offered to provide information about other projects if the Commission wanted to know about items not on this list.

Commissioner Davies noted that the Interurban Trail Pedestrian Bridge at 44th Ave. was scheduled to be completed November/December 2009. Planning Manager Garrett thought that that project had been re-bid. He pointed out that the bullet under that indicated the construction is underway with summer 2010 completion.

Planning Manager Garrett stated that there will be a volunteer dessert event on April 20.

He then reviewed the status of Project Highway 99. The traffic modeling and utility modeling is done. Staff is reviewing early drafts of both the planned Zoning Code and Design Guidelines. They will be reviewing the early draft of the Environmental Impact Statement in the first part of April. They are looking for scheduled release of public review copies of all those documents by the end of April. Comment periods would then follow in May.

Commissioner Larsen asked how the Comprehensive Plan Element regarding housing ratios and the Project Highway 99 discussions might dovetail. He also asked if the EIS would be generating numbers of units and population for the Highway 99 project. Planning Manager Garrett said there would some numbers but they have not done a full economic analysis of growth. As part of their Comprehensive Plan discussion they can definitely take into account the proposal along Highway 99.

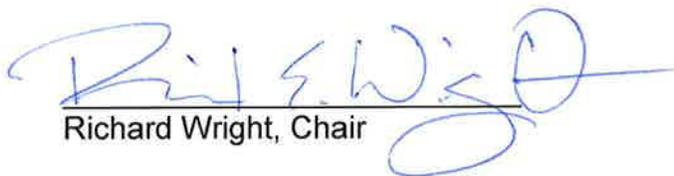
Commissioner Ambalada observed that on Highway 99 south of Dunn Lumber and north of Jack-in-the-Box there is a big sign saying a swap meet is coming. Planning Manager Garrett said he hadn't heard anything about that, but would look into it.

Planning Manager Garrett discussed Countywide Planning Policies which are developed by Snohomish County Tomorrow (SCT). These are intended to set a framework for local comprehensive plans. There is room within the framework for local agencies to express their own vision and adopt their own policies. They just can't directly conflict with the Countywide Planning Policy. The City's Comprehensive Plan also cannot be in direct conflict with Vision 2040 and the multi-county planning policies adopted by Puget Sound Regional Council in that document. SCT expects to be issuing a draft of the Countywide Planning Policies in the next couple months. This can be provided to the Planning Commission upon request.

Director Krauss will be out of the office next week.

Adjournment

The meeting was adjourned 8:36 p.m.


Richard Wright, Chair