

**City of Lynnwood  
PLANNING COMMISSION MINUTES  
June 24, 2010 Meeting**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Richard Wright, Chair	Kevin Garrett, Planning Manager
Maria Ambalada	Keith Maw, Senior Planner
Van Aubuchon	
Jeff Davies	
Bob Larsen, Vice Chair	
Michael Wojack, Second Vice-chair	<b>Other:</b>
	Council President Ted Hikel
	Councilmember Mark Smith
<b>Commissioners Absent:</b>	
Chad Braithwaite	

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

**APPROVAL OF MINUTES**

1. Meeting of June 10, 2010

*Motion made by Commissioner Larsen, seconded by Commissioner Ambalada, to approve the minutes from the June 10, 2010 meeting as presented. Motion passed unanimously (6-0).*

**COUNCIL LIAISON REPORT**

Council President Ted Hikel reported the following:

- The City Council has taken actions to participate in the creation of the Snohomish County Tomorrow Interjurisdictional Affordable Housing Partnership.
- The 6-Year Transportation Improvement Plan Ordinance was adopted.
- The Council had the fourth presentation at a work session from Community Development staff regarding the City Center Project.
- Council will start on the 2011-2012 Biennial Budget in July. There are a lot of decisions to be made. He invited commissioners to submit any ideas that they might have.

**CITIZEN COMMENTS**

None.

## **PUBLIC HEARINGS**

### **2010 Amendments to the City's Comprehensive Plan**

Planning Manager Garrett introduced this item which is the second of two hearings and the last opportunity for public comment to the Planning Commission. There will be separate public hearings to the City Council; the dates have not been scheduled yet. Staff focused their comments on the Mobile Home Park Proposal and Review of the 60:40 Sub-goal. He noted that two other amendments have been withdrawn; these include the amendments to implement the Highway 99 Sub-Area Plan and the Land Use Element Revision regarding Meadowdale Gap.

Regarding mobile home parks, the proposal is for the City to consider taking an action similar to the action Snohomish County took last fall. At that time Snohomish County Council adopted policy language and new zoning regulations for a mobile home park zone and applied that zone to many, but not all of the mobile home parks in the unincorporated part of the County. The proposal would be for Lynnwood to take a similar action for mobile home parks in Lynnwood. Staff is recommending the City not take that action. They are concerned about legal risks related to this and believe that zoning needs to allow a broader range of uses in order to pass legal muster both under state law and federal law.

Planning Manager Garrett introduced the 60:40 Sub-goal proposal in the Land Use Element. This is a goal for the relationship between the number of single family units and the number multifamily units in Lynnwood, with the exception of the City Center. Senior Planner Keith Maw reviewed the Staff Report as contained in the Commission's packet. He discussed difficulties related to this with having mixed use in the City Center area and possibly in the Highway 99 corridor. There may be more and more areas that they would have to come back and exclude over time from the 60:40 goal. A better way to approach this might be to look at the ratio of single-family land use to multifamily land use. Right now the City is about 83% single family when you look only at the residential area. The unincorporated Municipal Urban Growth Area is a little less than 80%. After the annexation, the residential area of the now-larger City would be about 80% single-family. Staff felt that this might be a reasonable compromise that makes it clear that the City wants to keep large expanses of single-family, but at the same time be able to remain consistent with the other policies that the City has on sustainability, the City Center, Highway 99, and others that they expect to come up in the future. He reviewed how this might be incorporated into the Land Use Element by changing the existing 60:40 goal by unit count to 80:20 by area. The policy change would make it the City's policy to consider the unique characteristics of single-family neighborhoods when they do sustainability plans.

Chair Wright reopened the public hearing at 7:20 p.m.

Public Comment:

Ishbel Dickens, Attorney with Columbia Legal Services, stated that she has been working with manufactured home owners for the past 23 years. She went to law school expressly for the purpose of advocating for people who own their home but not the land under them. She expressed disappointment that staff was recommending that they not pass the proposed ordinance. The City of Tumwater passed a mobile home park zone a year and a half ago, and it was challenged by the park owner's association and a couple of community owners. However the Western Washington Growth Management Hearings Board upheld the city's decision in all aspects of that decision. She acknowledged that there is a federal case going on, but that case will not be heard for some time because the Ninth Circuit is not going to hear that case until another case from California is decided. She feared that while the City waits for a decision from the Ninth Circuit, the economy would resurrect, the land would become valuable again and owners would have the opportunity to sell and redevelop the land. Additionally, the City of Marysville's Planning Commission recently passed their proposed zoning ordinance which is not even as attractive as Lynnwood's proposed ordinance. She noted that Snohomish County passed their ordinance last October and to date there have been no challenges to that ordinance. The City of Bothell has had a zoning ordinance in place since the 1960's and there have been no challenges to that zone. She emphasized that this ordinance would not be setting a precedent, but instead would be following a trend. She feels that the City's proposed ordinance is very generous in terms of the incentives that it provides. The other ordinances do not even provide those incentives. She encouraged the Planning Commission to think seriously about recommending approval of this ordinance because it provides a balance of allowing community owners to run their businesses with a profit and allowing citizens to stay in their own homes as long as they choose. She also addressed comments made by Director Krauss at the June 10 meeting and brought up a point of confusion for her in the Comprehensive Plan regarding whether or not the mobile home park owners' participation in the program is voluntary or not.

Planning Manager Garrett referenced Director Krauss's comments in the minutes that were cited by the speaker. He stated that the City staff is aware of the issues regarding mobile home parks and the situation that owners and residents of those parks find themselves in when the economy is good and real estate is valuable. The problem from the City's point of view is what the laws of the State of Washington and the Federal Constitution allow the cities to do. He stated that in 2007 the City reviewed this matter thoroughly and at the end of that the Council adopted the program that is written in the Land Use Element. This program offers reduction in utility rates at mobile home parks where the owner agrees to maintain the park for a minimum of five years and agrees to do that by signing a development agreement with the City. To date they have not had a mobile home park owner go through this process. What is being considered now

is adopting a limited use mobile home park zone and applying it to some or all of the parks in the city's jurisdiction.

Kylin Parks, 4515 176<sup>th</sup> Street SW, Unit 43, Alpine Ridge South, commented that the Snohomish County Housing Authority purchased their two communities protecting seniors and low income families in the process. She stated that the reason they saved these communities was because everyone understood that these communities are really vulnerable and important. They also proved that it was more affordable to save the community than it was to lose it because if the communities were lost many more people would end up being on subsidies. She encouraged the City to look into the future and understand that this will happen again. The economy will recover and the land values will increase. She commented that the community owners absolutely do have property rights, but the home owners also have property rights and if you add up entire amount of worth of the homes on the piece of land and compare it to the land values they are quite comparable. She feels a mobile home park zone would then put in place a layer of protection and maybe allow and encourage the land owners who want to sell to look into selling it to a housing authority, non-profit or home owners' association.

Paula Spence, Meadow Lynn Mobile Ranch, 6208 202<sup>nd</sup> Street SW, commented that they have owned their park for over 30 years and have great tenants. She feels that owners should retain the right to choose what they want to do with their own property. As a business owner she feels they should have that choice. She expressed opposition to the limited zoning that was proposed for mobile home parks.

Dee Sanwick, Alpine Ridge South, was thankful that she still has her home. She commented that the general conversation seems to be about mobile home parks for older people. She stated that some are very low income, but they also want to retain their homes to the point where they could pass them on to their children. She was opposed to the idea that Tumwater has to come to a conclusion before Lynnwood could take action. She recommended taking this to the Council now and letting it go through the lengthy process there while they are waiting. She believes that by that time Tumwater and the rest of Snohomish County will have come to the conclusion that they must save affordable housing for anybody that needs it.

Walt Olson, Attorney representing the owners of Kingsbury West Mobile Home Park, Royalwood Mobile Home Park and the Manufactured Housing Communities of Washington and also an attorney on the Tumwater case, discussed the status of that case. He stated that last month the federal judge decided to stay the Tumwater matter pending the Guggenheim case that is being considered down in San Francisco by the Ninth Circuit. It is their expectation that it will be resolved by this fall or early winter. If that happens, they expect that the Tumwater case would go to trial before the end of the year. By the time the City

is doing its GMA analysis next year they should have some guidance by both the Ninth Circuit and the City of Tumwater case as it relates to the legal issues. He commented that he did not feel the sky would fall on manufactured home communities in this time. He discussed some research by *New Home Trends* which is considered to be the most reliable source of construction data in the area. They say that there are 4,323 finished lots to be sold in Snohomish County; this does not include the preliminary plat lots which are on hold at the request of the builders because they don't want to pay the mitigation fees and the permit fees until the economy recovers. He commented that the owners are seeing more municipalities asking them to shoulder the burden of affordable housing for the rest of society. He feels that this is a burden that should be more fairly absorbed by all of the community. Additionally, owners generally purchased the property with a certain investment expectation. He encouraged the Planning Commission to consider both sides of the issue and make a balanced, reasonable decision in another year.

Jo Parkening, Alpine Ridge, commented on her personal experience with this issue. She discussed the fact that both land owners and home owners took a risk in this situation. Land owners have made a lot of money off the parks; home owners are the only ones feeling the effect of the risk. She agreed that they need to consider both the rights of the home owners and the land owners. She noted that there were over a hundred people at the Marysville hearing the other night. She was not sure where the home owners were tonight and wondered whether there was some confusion about the notice. She suggested that the Planning Commission might consider holding one more hearing on this before they make their determination.

Ted Hikel, speaking as a citizen, stated that the history of Lynnwood has always been an assault on single-family zoned property and to an extent also to mobile home parks. He reviewed the history of multifamily zone encroachment along 188<sup>th</sup> between 36<sup>th</sup> and 40<sup>th</sup> Avenue West. There is currently a push for redeveloping the property between the mall area and what will be the new downtown. This is right across the street from a single-family neighborhood. He commented that this is another assault on a single-family neighborhood in the name of a higher use of that property without regard to what is happening to the houses across the street. The document before the Planning Commission tonight allows rezoning of single-family property on a very specific property-by-property basis. He stated that he understands the pressure of using the Growth Management goals to try to put more people into the city, but this is being done without regard to the financial realities of providing services to all of the residents, old and new. The Growth Management trend is clearly to expand multifamily developments at the expense of single-family developments. The reality is there is a 50:50 split between people in single-family homes and multifamily homes. He commented that single-family residents already pay more per resident to sustain our government. He urged the Planning Commission to consider the financial ramifications of taking away the idea of 60:40, not as a reality necessarily, but as

a statement of saying that's how valuable single family homes are to our community.

Seeing no further public testimony, the hearing was closed at 7:56 p.m.

Commission Comments:

Commissioner Ambalada commented that Dee Sanwick, Kylin Parks and Attorney Ishbel Dickens made a powerful argument about zoning mobile home parks. She asked Attorney Dickens if she has studied the legal rights of the mobile home owners compared with the property rights of the park owners. Ms. Dickens referred to the Manufactured / Mobile Home Landlord-Tenant Act (M/MHLTA) which is a state statute that governs the relationship between the community owner and the home owners. The statute was written in 1977 when the legislature acknowledged that manufactured home owners needed more protection than people who just rent apartments because they own a home that cannot easily be moved. She also stated that Washington State is a very strong property rights state so the person who owns the real estate has more protection and power than someone who owns the manufactured home. Right now it is a very uneven playing field and manufactured home owners are very vulnerable.

Commissioner Ambalada asked Ms. Dickens how Snohomish County's code compares to Tumwater's zoning. Ms. Dickens said they had a fairly similar set of criteria under which the community would be zoned and under which the community owner could apply for a rezone.

Commissioner Larsen thanked everyone for their comments. He was a little concerned that the City Attorney was not present tonight. He discussed his feeling about the role of the Planning Commission versus the City Council. He felt that they could help to hammer out agreements and ask parties to communicate among themselves and come back with some kind of input. He agreed that they do not need to be in a hurry to make a decision right now. Regarding the County's zone, he commented that he is uncomfortable with it because it allows such a wide range of uses. He suggested that they do not make a decision at this time. He was very interested in seeing what Marysville and Bothell have done. He asked that the City Attorney review the minutes of those cities' meetings particularly in regards to what the attorneys are saying on both sides and respond to that.

Chair Wright solicited public comments on the Comprehensive Plan Amendments as a whole.

Commissioner Larsen thought that other than the mobile home park issue, it looked like they could move forward with six of the issues. He noted he would like a little more discussion on the 60:40 issue as well.

Commissioner Ambalada recommended sending the mobile home park issue to the Council and having the City Attorney look into what the other cities did and follow the pending legal cases. She spoke in support of the recommendation that they adopt zoning for mobile home parks. She concurred with Commissioner Larsen's recommendation to study the 60:40 issue some more.

Chair Wright agreed with Commissioner Ambalada's comments. He would rather see the Commission act on this as a policy body and forward it on to the Council and allow them to make the decisions about whether or not to take on the legal risk. What he has heard in the testimony has led him to believe that it would be best for them to act.

Regarding the 60:40 issue, Chair Wright stated that staff's recommendation was a creative way to approach it (with the 80:20 replacement sub-goal) and was consistent with the discussions they have had. He spoke in support of the new 80:20 sub-goal, noting that it doesn't take away from the intent of the 60:40 sub-goal and becomes an attainable number. He expressed disappointment that they will not be moving forward with the decision regarding Mukilteo and Lund's Gulch. He hopes that staff and Council President Hikel will make it known that they would like to see some movement on that issue.

Commissioner Aubuchon commented on the mobile home issue. He thanked everyone for their input tonight. He noted that he heard a lot about what they don't want, but not a lot about what they want. He commented that even though he is a single-family home owner he still cannot do whatever he wants to with it. He still has to live by the zoning of the City. On the other hand, if he doesn't like what the City will or won't allow him to do, he can sell it and he can move. He encouraged parties from both sides of the issue to start talking among themselves and come back with what they would like the City to do.

Commissioner Wojack agreed that most of the proposed amendment items could be passed, but he would like to hold off on the 60:40 issue. Regarding the mobile home park issue, he thanked everyone for coming to comment. He explained that he can understand both sides of the issue. He was not ready to recommend this to the City Council because he does not see that there are enough answers here yet. He spoke in support of protecting mobile home parks for all citizens. He noted that he and his wife looked into living in a mobile home park, but were turned down because they weren't old enough.

Commissioner Ambalada disagreed with Commissioner Aubuchon and stated that it was very clear that the mobile home owners want a mobile home park zone, but the owners don't want it because of their rights. She commented that she has a strong feeling that the mobile home owners also have some kind of rights because they have chosen to live in that park and to maintain their home. She commented that they are zoned as single-family homes. She commented that she lives in a mobile home and fought to protect her home. She

recommended that the Planning Commission send the mobile home issue to the City Council because they have the City Attorney that could help them.

Commissioner Aubuchon asked staff what would happen if Council approves something and then the Tumwater or the other Ninth Circuit case goes in the opposite direction. Planning Manager Garrett commented that when there is a final decision staff will learn of it and will inform Council and seek direction from the Council. There are a number of things that the Council could do depending on the actual detail of the decision and the ramifications of that detail. He reiterated that staff's recommendation is not to proceed with a mobile home park at this time, but to retain the zoning as it stands. This is based on the legal risk as they understand it of adopting a mobile home park zone.

Commissioner Aubuchon asked about continuing the public hearing since there was indication that there was not proper notification or some other reason why there were not more members of the public in attendance. Chair Wright indicated that the Commission could choose to do that if they wished.

*Motion made by Commissioner Ambalada, seconded by Chair Wright, to move the mobile home park matter to the Council with the recommendation to adopt a program similar to that adopted by Tumwater including policy language, mobile home park zoning, regulations, and a mobile home park zone.*

Discussion:

Commissioner Wojack spoke against the motion. He believes that the mobile home park zone will infringe on the property rights of the owners. He sees it as a taking. There are also too many variables that the property can be turned into. He wants the mobile home residents to have the right to stay there, but he emphasized that it is not their property. He stated that he was a renter for years and understands the difficulty of that situation.

Commissioner Ambalada spoke in support of the motion. She commented that they have been talking about this matter for a long time. If they send it to the City Council they will also have a public hearing and can re-hash this again. Hopefully, by then there will be a new City Attorney and there will be more people in attendance.

Commissioner Davies spoke against the motion. Although he sees both sides of the issue, he noted that there is no eminent threat of any parks being sold. He appreciates the advice to table this for a year. He thinks that the picture will be much clearer in another year with regard to other rulings, more information, and hopefully more conversation between the two opposing parties.

Chair Wright spoke in support of the motion. He pointed out that they are not making the final decision here. He felt that putting this decision in the hands of

those who are best capable of making it with the legal interest of the City in mind. He understands both sides of the issue and would like to move forward with this and have some sort of resolution. He would love to think that there would be, after all these years, a point where there would be consensus. He might have felt a little differently if at least one of the parties would have voluntarily entered the program that the City set up previously. To say that there is no rush to convert any of these properties to another use is true, but there is nothing that bars them from doing so.

*Motion to recommend adoption of a program similar to Tumwater failed on a 3-3 vote.*

Commissioner Aubuchon asked about allowing the public hearing to continue.

Planning Manager Garrett commented that the Planning Commission's work on this item was done and that there would be a separate hearing at the Council.

Councilmember Mark Smith asked for clarification about what was being sent to the Council. He understood that the vote was against sending this to the Council for consideration, not to send this to the Council with a recommendation against adoption.

Chair Wright commented that there is currently no recommendation. Planning Manager Garrett noted that staff appreciated the clarification. He added that all of the amendments will go forward. Sometimes they will have no recommendation from the Commission, but the amendment will still go forward to the Council. He pointed out that what is in the record at this point is that a motion to adopt a program like Tumwater was defeated. The Commission can continue making motions to see if there is a different type of recommendation to make to the Council. There was consensus to address the other amendment items first.

*Motion made by Commissioner Larsen, seconded by Commissioner Ambalada, to recommend approval of the amendments to the Transportation Element. Motion passed unanimously.*

*Motion made by Commissioner Wojack to approve the Text and Map Amendments related to Planning for Light Rail Line. The motion was seconded and passed unanimously.*

*Motion made by Chair Wright to recommend approval of the amendments to the Park Element Annual Update. The motion was seconded and passed unanimously.*

*Motion made by Commissioner Wojack, seconded by Commissioner Davies, to recommend approval of the amendments to the Implementation Element. Motion passed unanimously.*

*Motion made by Commissioner Davies to recommend approval of the amendments to the Introduction – the Growth Allocations. The motion was seconded and passed unanimously.*

*Motion made by Chair Wright, seconded by Commissioner Wojack, to recommend approval of the amendments to the Energy and Sustainability Element. Motion passed unanimously.*

*Motion made by Chair Wright, seconded by Commissioner Wojack, to accept the currently revised 60:40 sub-goal (the 80:20 sub-goal).*

Commissioner Larsen requested a question/answer time with staff before voting on this.

Chair Wright spoke in support of the motion. He feels that this is consistent with the goal of preserving single-family neighborhoods. It also sets an achievable goal for the City. He feels that this needs to be memorialized in this document. He noted that while he prefers the stronger language of zero loss, setting a goal of 80:20 in land area was a very creative way of setting the bar.

Commissioner Ambalada spoke against the motion. She is in favor of keeping the 60:40 ratio. Although it is not achievable, it can be used as a yardstick to make sure that the appearance of the city as a city of families will not change. She was also in support of zero loss.

*Motion failed (2-4).*

Commissioner Wojack commented that he voted against that because he did not receive the packet materials and had not had a chance to read it.

Commissioner Larsen stated that they are at a fork in the road with land use policies for single-family. The way he reads the policy is that it says to preserve an area, but it doesn't say specifically how we're going to protect and preserve single-family homes. He had a concern that unless they are very careful about how they go forward with this they will start hearing objections from the public about what they are doing to the single family areas. He does not think the public would be in support of some of developers' innovative uses of single-family areas such as zero lot line. He commented that he was in favor of preserving what they have now and trading that for higher density along Highway 99. He was also in favor of the 80:20 sub-goal because one of the duties of government as he sees it is to be precise and fair. If we can't preserve 60% then we shouldn't approve it. However, if we say no loss to single family or are specific about how we want to preserve and protect single-family areas he would be comfortable with that.

Chair Wright commented that the way he sees it, if you are preserving the current 80-83% then you are essentially saying zero loss.

Commissioner Aubuchon agreed with Commissioner Larsen that they need to be specific with their language and tighten up the language.

Commissioner Ambalada reiterated that the 60% is a yardstick. She realizes it is not attainable, but is one element to protect single-family neighborhoods.

Planning Manager Garrett suggested possible options for the Commission.

Commissioner Aubuchon said he had specifically suggested to staff that they look at the possibility of incentivizing some of the possible multi-family property owners to look at ways to turn some of the older apartment buildings in to single-family housing. Planning Manager Garrett said they thought about it after the last meeting, but have not run an analysis on it yet. He pointed out that the medium density multi-family allows 18 units an acre. The regular RS8 zone allows about 5 units an acre. There is a differential there of 13 or so units an acre. The financial cost of whatever sort of incentives provided would have to be substantial. He added that they heard one commissioner ask for that, but did not hear any other commissioners support it. He discussed a principle under Washington law that you can't gift public funds and this might be an issue.

*Motion made by Commissioner Larsen, seconded by Commissioner Wojack, to hold off on a decision on the 60:40 sub-goal Element until the next Planning Commission meeting. The motion carried (5-1).*

Planning Manager Garrett summarized that he heard interest in tightening the language up so that is very clear that the single-family areas are to be preserved and maintained. He said he heard concern that the language that came in the packet for this meeting was not sufficiently tight. He asked if there were any other items the Commission would like staff action on before the next meeting.

Chair Wright said that he wasn't sure that the language wasn't tight enough. There was concern that we didn't follow up on incentivizing conversions. He noted that he was also interested in this item. The majority of the concern is that there is no specific language on how we are actually going to go about preserving.

Senior Planner Maw commented that the language that supports preservation of single-family neighborhoods is scattered about in a variety of places. Staff elected not to try to move all of that into one place, but simply to change the accounting that was being done from being a 60:40 accounting based on units to an 80:20 accounting based on area because they felt that the area was more of what the Commission wanted to preserve. The rest of the preservation language and exceptions to that preservation are already in the plan and would provide

protection. Putting together a report that says what all the existing preservation elements are and enumerating them in one of the text elements would be a way to do that without doing a large-scale restructuring of the element. He noted that a restructuring of the element is definitely what they had in mind for 2014 to bring some of these things back together; they just weren't planning on tackling it at this point. Chair Wright spoke in support of a report as described by Senior Planner Maw. Mr. Maw added that they could also take a look at the conversion issue and see if they can find any examples of where that's been done. There was consensus of the Commission to direct staff to provide a report as discussed.

Commissioner Ambalada requested that when they look at the conversion issue they also look at other mobile home parks in the city that are not zoned single-family and zone them as single-family. Planning Manager Garrett indicated they would have to look into whether or not they can do that now legally or whether that would have to come back as a separate item.

*Motion made by Chair Wright to carry forward the original drafted language consistent with the Snohomish County language regarding mobile home parks on to Council for their consideration. The motion was seconded.*

Discussion:

Commissioner Larsen spoke against the motion. He expressed concern about the broadness of the Snohomish County mobile home park zone. He stated that while it appears to protect mobile home owners, he thinks they will be in for a surprise. At the same time, he agrees with Commissioner Wojack that the property owners have rights and they need to be very careful how they treat that. He feels like there is more information coming, nothing is broken right now, and he doesn't feel a need to rush forward. He also feels an obligation as a Planning Commissioner to try to sort through these details here and not pass them on to City Council. He would like to pass on to City Council a little broader understanding among the parties and a little more investigation as to what the issues are.

Chair Wright spoke in support of the motion. He hopes it does not take another five years.

Commissioner Wojack spoke against the motion. He spoke in support of property owners' rights and expressed concern about Snohomish County's broad attitude. He agreed that he would love to send this to Council, but they are very busy and he doesn't think it's quite ready for them.

Commissioner Ambalada spoke in support of the motion. She believes the City Council has enough information about this issue. She thinks the City Council had a liaison to the Snohomish County Council when they planned this zoning for the

mobile home parks. She thinks they know exactly what is going on with the resolution. Additionally, the City Council can use the City Attorney's expert opinion about the issue.

*Motion to forward the original proposed change to the Comprehensive Plan to Council failed (2-4).*

*Motion made by Commissioner Aubuchon to schedule a new public hearing on this item. The motion was seconded.*

Commissioner Larsen was happy to do this, but expressed a desire to have legal counsel present to review the minutes of the two public hearings that we've had, the Tumwater decision, the Growth Management Hearing Board, and to give good advice and recommendation. Planning Manager Garrett indicated that they could provide that.

Commissioner Ambalada asked to invite back the attorney from Columbia Legal Services. Chair Wright indicated that she would be on the mailing list for notice.

*Motion carried.*

#### **OTHER BUSINESS**

None.

#### **WORK SESSION**

None

#### **DIRECTOR'S REPORT**

Planning Manager Garrett commented the following:

- He explained that the major item they have been working on is the proposed department budget in preparation for bringing it to Council.
- Staff was invited to speak at a homeowner association's meeting about where the annexation is in the legal process and what it might mean to them. The meeting seemed to go well; they were very appreciative.
- He discussed possible issues related to sending city email to personal email sites.

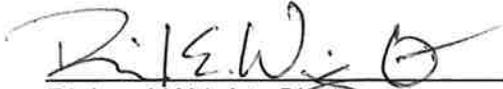
#### **COMMISSIONERS' COMMENTS**

Chair Wright thanked everyone for their careful deliberations. He appreciates the fact that they all continue on in a respectful manner with each other. He informed everyone present that he will be receiving a date shortly for a public hearing on

his appointment to the County Planning Commission. His intention is to continue on here as well.

**ADJOURNMENT**

The meeting was adjourned 9:28 p.m.

  
Richard Wright, Chair