

**City of Lynnwood
PLANNING COMMISSION MINUTES
December 8, 2011 Meeting**

Commissioners Present:	Staff Present:
Richard Wright, Chair	Community Devt. Director Paul Krauss
Bob Larsen, Vice Chair	Deputy CD Director Osaki
Maria Ambalada	Shay Davidson, Administrative Asst.
Van AuBuchon	Lauren Balisky, Associate Planner
Chad Braithwaite	Gloria Rivera, Senior Planner
Doug Jones	
Michael Wojack, Second Vice-chair	Other:
	Councilmember Loren Simmonds
Commissioners Absent: None	Councilmember Ted Hikel

Call to Order

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

Approval of Minutes

1. **Minutes for September 8, 2011**
2. **Minutes for September 22, 2011**

Motion made by Commissioner Ambalada, seconded by Commissioner AuBuchon, to approve the minutes as presented. Motion passed unanimously (7-0).

Council Liaison Report

Councilmember Simmonds thanked the Planning Commission for an enjoyable year as Council Liaison. He noted that the Electronic Message Board Sign Code amendments are coming to Council soon. He commented that they would find a good replacement for Commission AuBuchon who will be moving to the City Council.

Citizen Comments

Councilmember Hikel commented how much he has appreciated working with all of the planning staff. It was his pleasure to serve as a liaison to this board. He commended them all for the work they have done.

Public Hearings

None.

Work Session

1. Self-Storage Code Amendment (2011CAM0002)

Amendments to Lynnwood Municipal Code Title 21 - Zoning regarding zones in which self-storage and similar land uses are permitted.

This item was continued to a later date.

2. Lynnwood Crossing EIS/Process (2006ERC0006)

Deputy Director Osaki gave some background on this project.

Commissioner Larsen asked about public comments they have received. Director Krauss commented that there have been very few comments other than nearby residents who have expressed concern about traffic through the neighborhood, noise from the gas pump islands of Costco, and some concern about screening, especially in the form of a noise buffer. The main concerns surround the potential for more noise. Surprisingly, there were very few comments from agencies.

Deputy Director Osaki reviewed the Planning Commission's role in this quasi-judicial process. He cautioned them to be very careful about the level of discussions or interactions they have outside of the hearing process. Director Krauss further reviewed the timeline on this project. He also gave an update on a trail that comes down from Sunny Park which the Commission had asked about. Staff learned that the school district had helped to maintain it in the past, but it will be going away and the neighbors are actually pleased with that. There was also discussion about planned developments in general.

Director's Report

Director Krauss had the following to report:

- The City's NES annexation plans have been on hold because of an appeal that was filed by the City of Mill Creek contesting Lynnwood's right to annex across I-5. He reviewed the progression of events related to this. Mill Creek lost the appeal with the BRB and with the Superior Court. The Court of Appeals decision came down a week ago when they unanimously ruled in favor of Lynnwood. Mill Creek has 30 days to appeal the decision to the Supreme Court so it is not timely to take the matter to the Council until next year. However, the Governor has proposed eliminating large

portions of the state sales tax initiative program. Staff will be having dialogues with the Council on this issue. He noted that they continue to get phone calls from people who would like to be annexed.

- He discussed the impact of layoffs in the City. Community Development has focused on new development because of the positive impacts to the City. However, they have had to sacrifice in their ability to do much in the way of long-term planning. They have also lost 50% of their capability in code enforcement. Overall, there are fewer people and hours have been reduced.
- He gave an update on the status of building permit fees. Revenues for permits for 2008, 2009, and 2010 were better than expected because Edmonds School District built a new school, Edmonds Community College built a dormitory, and the City of Lynnwood built the Recreation Center. However, none of those buildings pay taxes. As of the end of November, the City has taken in \$977,000 in permit revenue for 2011. This is on track to make this the second busiest in the last five years and almost all of that is commercial development. The City is also starting to see some interest in new construction. There has even been an increase in commercial sales tax over the last two months.
- Light Rail to Lynnwood is moving forward. He will have a report to share with the Council in January. Sound Transit is going for federal funding and was required to look at all the different modes of transportation and different alignments. Information came back that running it up Highway 99 would cost an extra \$1 billion, have fewer riders, and extend the travel time. The report from Sound Transit and the Staff Committee is recommending to the Sound Transit Board LRT on I-5 to Lynnwood Transit Center. The Sound Transit Board is scheduled to vote on that on December 15. Councilmember Simmonds has offered to represent the City's position at that meeting. It won't be long before the project starts to impact property owners' decisions; the City is trying to be proactive in this area. He stated that he would also send the report to the Planning Commission members.
- The City has commissioned a partnership with Sound Transit to study the viability of a City Center station. That report is now complete and staff will give a presentation to the Council on January 30 along with City Center updates. He reviewed some of the findings with the Planning Commission. Questions and answers followed.
- Councilmember Hikel stated that Sound Transit came to Community Transit last week and did a presentation showing why they are leaning away from the Highway 99 scenario. They also mentioned the fact that they did a survey of the merchants in Shoreline and they are strongly

opposed to the idea.

- Councilmember Hikel commented that he heard that Bally's went bankrupt and LA Fitness might move in to that space. He wondered how this might impact the discussion they were having about the corner of Highway 99. Director Krauss was not certain.

Commissioners' Comments

Commissioner AuBuchon announced that he will be sworn in to the City Council on Monday night and his first meeting with the Council will be on January 3. This will be his last meeting with the Planning Commission. He thanked them for the opportunity to serve with them. He stated that he intends to propose joint meetings with the Planning Commission and the City Council. This would be a more efficient use of staff time, especially given the tremendous cuts they are facing. He stated that he looks forward to working with the Planning Commission on his upcoming years on the City Council.

Adjournment

Motion made by Commissioner AuBuchon to adjourn the meeting. The meeting was seconded by Councilmember Ambalada. Motion passed unanimously (7-0).

The meeting was adjourned at 8:15 p.m.

Richard Wright, Chair