

**City of Lynnwood
PLANNING COMMISSION MINUTES
April 26, 2012 Meeting**

Commissioners Present:	Staff Present:
Richard Wright, Chair	Community Dev. Director Paul Krauss
Bob Larsen, Vice Chair	Com. Dev. Deputy Director Corbitt Loch
Maria Ambalada	Administrative Asst. Shay Davidson
Chad Braithwaite	Senior Planner Gloria Rivera
Michael Wojack, Second Vice-chair	Econ. Dev. Tourism Mgr. Mary Monroe
Doug Jones	Econ. Dev. Director David Kleitsch
Other:	Econ. Dev. City Center Program Manager Janiene Lambert
Councilmember Van AuBuchon	

Call to Order

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

Approval of Minutes

1. Meeting of February 23, 2012

Motion made by Commissioner Ambalada, seconded by Commissioner Braithwaite, to approve the February 23, 2012 minutes as presented. Motion passed unanimously (5-0).

Citizen Comments

None.

Public Hearings

1. **Transition Area Zoning Regulations (2008CAM0003).** Proposed zoning and design guideline regulations for Alderwood – City Center Transition Area, generally located east of 36th Ave W., south of 188th St. SW and west of Alderwood Mall Blvd.

Community Development Director Paul Krauss explained that there was a glitch in the mailroom and the notices did not go out soon enough to meet the 20-day timeframe for the Public Hearing. Staff is asking that the Planning Commission open the public hearing tonight, take testimony, and then keep the hearing open for another two weeks to the following meeting. This will allow everyone enough time to respond in person or in writing. He apologized for the mix-up.

Chair Wright opened the public hearing at 7:11 p.m.

Staff Presentation:

Economic Development Tourism Manager Mary Monroe gave a PowerPoint presentation (contained in the Commission's packet) which reviewed the following: the purpose of the Transition Area, Comprehensive Plan directives, background, limited development and view corridor regulations and map, recommended uses, development standards, signage, and design guidelines.

Commissioner Comments and Questions:

Commissioner Wojack asked how the transfer of height would work. Ms. Monroe explained that if you are in the view corridor you can't build more than 40 feet, but you could transfer the difference between 40 feet and 85 feet outside of the corridor to anywhere in the Transition Area (excluding the limited development area).

Commissioner Wojack asked which part of the noise ordinance would apply since residential would be allowed in this area. Director Krauss explained that the noise is always measured at the receptor with the City's noise meter. They would go to the nearest residence (either in the Transition Area or in the single-family neighborhood across the street) and measure from that point.

Commissioner Wojack asked if the current maximum building height in that area is 35 feet. Ms. Monroe confirmed this and noted that you can go above that level with a Conditional Use Permit. Director Krauss commented that the Fisher Building and the other tall buildings there were approved under the current ordinance and they theoretically could have gone higher had they been approved.

Commissioner Larsen asked if staff thought the 300-unit limit was adequate. Ms. Monroe explained that it was based on the City Center EIS.

Commissioner Ambalada asked if the Commission would continue to accept written comments while the hearing is continued. Director Krauss commented that any written or verbal communication should come through staff and they will make sure that the Commission receives it. While the public hearing is open, the Commission should not have direct contact with individuals regarding this matter.

Public Testimony:

Joe Vierra, 19109 36th Ave W #100, Lynnwood, WA, spoke in support of the proposed regulations on behalf of the owners of the Alderwood Business Campus. He credited staff for the work they have done with this. He commented that it will take a very long time for things to get generated so development is still

a long way off. Regarding the noise, he commented that noise changes as you go away from the property line and as you add landscaping elements. The setbacks and the height limitations are a positive for dropping the sound levels down.

Karen Burke, 3914 – 191st Place SW, Lynnwood, WA, expressed concern about protecting the single-family residents that are already in the area. She spoke against extending 191st as this would bring a tremendous amount of traffic through that residential area.

Larry Ingraham, 18023 Highway 99, Suite I, Lynnwood, WA, commercial real estate developer, stated that he has reviewed the packet and will forward some comments and observations that he has made to staff before the next meeting on this. He referred to page 1 of the staff report which describes the purpose of the Transition Area. He commented on how these regulations could be used to potentially develop areas such as those around Lake Union, Bellevue Square or The Braeburn in Bellevue. He then referred to page 2 of the final draft ordinance in the Permitted Use section and asked why retail in this area should be capped at 50,000 square feet. This would mean the area would not support something such as a department store or a multi-level Target. He suggested they look at expanding this limit. He then asked for clarification about the meaning of “Research and Development” under Permitted Uses. He wondered if this referred to an industrial use and spoke against that sort of use. He asked for clarification about items 17 and 19 under Permitted Uses (Assembly . . . and Testing, servicing, and repairing of goods). He did not think this was good land use either for this sort of area. He then referenced page 10 of the item F, table 21.46.12 and noted that these uses were precluded in that table.

Chair Wright moved to continue the public hearing until the May 10, 2012 Meeting. Hearing no objections, the hearing was continued.

Work Session

None.

Other Business

1. **Proposed Amendment B-3/B-4 Limited Commercial Districts** – Staff proposal to combine B-3 and B-4 limited business districts while adding additional flexibility with regard to permitted uses.

Director Krauss explained that this is a proposal that staff initiated that would ultimately have the effect of combining two very low-intensity commercial zones, B-3 and B-4, consisting of a total of 19 lots on about 30 acres (mostly in Perrinville and an area further to the north). The intent was to prepare an ordinance that gives a little more flexibility for commercial uses, and medium

density residential being cognizant of the fact that these districts are low intensity because they are adjacent to or within low density neighborhoods. He explained that there has been some controversy around this from several individuals who were seeking to acquire the Perrinville property. One was interested in high-density multi-family zoning, which Director Krauss stated he could not support. The other parties were interested in doing self-storage on the site. Director Krauss thought those also were not appropriate, noting that this is a potentially very valuable piece of property. He explained that after talking to staff, those parties then directly approached the City Council (at a recent meeting) essentially asking them to direct staff and the Planning Commission to allow self-storage uses in the ordinance that hasn't even been developed yet. He informed the Planning Commission that these issues were likely to resurface as they get into this topic.

Commissioner Comments and Questions:

Commissioner Larsen commented that the Perrinville property is very quiet and surrounded by residential, but the other area to the north is more commercial with more traffic. The nature of the two sites seems very different. He concurred with Director Krauss's comments about Perrinville, but thought that the other site might be conducive to higher density. Director Krauss said he agrees philosophically, but noted that it was already zoned low-intensity. Whether that property ultimately should be rezoned to something higher density would be a separate matter.

Chair Wright asked how many units are in the apartments across the street from Perrinville. Director Krauss said it was in on the Edmonds side, but they could find out. He commented that as you go down the street in any direction from Perrinville it's all single-family. He thinks it could be a good site for medium-density housing since it backs up to the park.

Commissioner Ambalada suggested that this would be a good project for the Planning Commission and City Council to tackle jointly. Director Krauss thought that there were possibly more important items for a joint meeting to focus upon; he noted that the Council already had an opportunity to review this idea in an FYI memo and did not object to staff working with the Planning Commission on it.

Commissioner Wojack commented that B-3 is more restrictive than B-2. He asked what the main difference is between the two zones. Director Krauss said that he can't rationalize why there are two zones that do essentially the same things. Commissioner Wojack concurred.

Commissioner Ambalada agreed that the geographical location of residents to Perrinville is very unique compared to the general landscape of the City of Lynnwood. She thinks this could be a beautiful project for the homes on the hill to look down into. Chair Wright thought that there might be a dozen homes that can

physically look into the Perrinville site. Director Krauss commented that there might not be that many due to the tree cover and the angle.

Commissioner Larsen wondered about actual traffic counts for Perrinville and what the potential market might be. Director Krauss commented that the timing of the construction of the new strip center at Perrinville was unfortunate. He added that the bank vice president relayed to staff that the builder put enough into the building that they would have to charge almost the same rental rates that they would on Highway 99, without the Highway 99 exposure and traffic.

Commissioner Braithwaite thought that this development was one of the more ill-advised things he has ever seen done for retail. There is a lot of traffic there, but it is traffic *through* that area and not *to* that area. He believes that the time for Perrinville to be a retail area is gone because retail is being served by other locations. He asked if there has been any consideration to just making it residential, as opposed to mixed use. He would be surprised if the space would ever be occupied except at very modest rental rates. Director Krauss thought that they could get enough residential development to help generate a little bit of the market. He noted that they would be looking at a fairly restricted set of tenants such as service commercial. He stated that somebody had to lose a lot of money to make it affordable to those kinds of tenants.

Commissioner Larsen spoke in support of staff looking at this proposal. He remarked that this has been a dead zone for a long time.

Director Krauss commented that he would proceed to draft an ordinance for the Commission's review.

Council Liaison Report

Councilmember AuBuchon stated that he attended the volunteers' ceremony at Edmonds Community College which included the Planning Commission from 2011. He was happy to see some of the other members there. It was a very nice event. He reported that the Council is still working to fill the Planning Commission vacancy.

Director's Report

Director Krauss:

- He welcomed Corbitt Loch, the new Deputy Director for Community Development, and noted that Deputy Director Loch would be working on several ordinances to bring back to the Planning Commission.
- They have not received any privately-submitted or staff-submitted docket items for the Comp Plan docket for this year. Based upon this, unless the Planning Commission or Council had a proposal for a time-sensitive amendment there would be no 2012 Docket, he noted that the City is

obligated to do a major update for 2015. He would like to incorporate things like the City Center Light Rail Study, the final versions of Highway 99, and the City Center items they have done more recently at some point. Those are all already adopted so it will just be a matter of bringing the Comp Plan compliant.

- Staff is continuing to work with Sound Transit on finalizing the alternatives to be studied in their EIS. They have a series of three routing alignments they are considering.
- He attended the National Planning Conference in California recently where he attended a mobile tour to Culver City. He commented on the transit-oriented development that has occurred there. It is interesting to see what others are doing.
- The Council has given him some time to talk about annexation with them on Monday. He will be recommending that they hold large-scale annexations in abeyance for a number of reasons. He will suggest that for the time being they stick to small targeted annexations that stand on their own. He will give the Planning Commission the same briefing that he will give to the Council at their next meeting.

Commissioners' Comments

Commissioner Larsen attended the Sound Transit presentation at the recreation center and had the impression that they are very focused on the parking lot service and don't really want to talk about City Center. He commented that it would behoove the City to get as strong of comments as they can on the draft EIS to get what the City needs out of the project. Director Krauss concurred. He stated that Lynnwood is a participating agency with Sound Transit on the EIS which means that we get to help evaluate not only what the result is, but what is studied at a higher level than non-participating agencies. The City has been commenting on their preliminary analysis of what's going to be studied in the EIS and have asked that they use the City Center information to help guide the alignment through the Transit Center. Staff also worries about being the "end of the line" for a period of time. They are looking at options to move the parking as far north as possible so that it is next to City Center.

Commissioner Braithwaite observed that from his experience with light rail in California, extending the line won't necessarily reduce the trips that Lynnwood may experience. Even stations that aren't at the end of the line will continue to be magnets for that traffic. We should probably plan for that irrespective of when and how far the line goes north.

Commissioner Ambalada commented that crime against property north of Lynnwood has increased in the county and not much is being done about it. She commented that the crime is heading this direction. Three banks have been held up in the City of Lynnwood in a month. There is no presence of law enforcement in the area or in the county that is visible. She also expressed concern about

senior citizens in that area who are taking care of their grandchildren who do not have a place to go like the Senior Center in Lynnwood. Director Krauss commented that from the 17 public outreach meetings they had in that area, police protection was a major concern of the people who live out there. He noted that the County Sheriff and the Lynnwood Police have all taken substantial losses in staff. They need to re-think their approach for that area.

Adjournment

Motion made by Commissioner Braithwaite, seconded by Commissioner Ambalada, to adjourn the meeting. Motion passed unanimously (5-0).

The meeting was adjourned at 8:20 p.m.


Richard Wright, Chair