

**City of Lynnwood
PLANNING COMMISSION MINUTES
May 24, 2012 Meeting**

Commissioners Present:	Staff Present:
Richard Wright, Chair	Community Dev. Director Paul Krauss
Bob Larsen, Vice Chair	Administrative Asst. Shay Davidson
Maria Ambalada	Com. Dev. Deputy Director Corbitt Loch
Chad Braithwaite	
Doug Jones (arrived at 8:11 p.m.)	Other:
	Councilmember Van AuBuchon
Commissioners Absent:	
Michael Wojack, Second Vice-chair	

Call to Order

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

Approval of Minutes

1. Meeting of May 10, 2012

Commissioner Larsen referred to the second to the last paragraph on page 6 of the minutes and noted that this should be corrected to read:

“Commissioner ~~Braithwaite~~ **Wojack** expressed opposition to the motion that was passed.”

Motion made by Commissioner Braithwaite, seconded by Commissioner Ambalada, to approve the 5/10/2012 minutes as amended. Motion passed unanimously (4-0).

Citizen Comments

None.

Public Hearings

1. Self-Service Storage Facilities Regulations (2011CAM0002) Proposed amendment of land use regulations for self-service storage facilities (mini-storage, mini-warehouse, self-storage, etc.) Draft Ordinance.

Community Development Director Paul Krauss reviewed the background on this item; he stated that the amendments were being proposed to serve two purposes. The first was to close a loophole that had been created by an adverse

court ruling. The second was to add flexibility in locating modern self-storage facilities that could meet contemporary design standards per direction by the City Council. He discussed the proposed amendments and how they would provide greater clarity regarding where self-service storage facilities are to be allowed and what development regulations would be applied to these uses. He clarified that staff is proposing that self-storage not be allowed in very low intensity commercial zones (B-3/B-4) or in multi-family zones. He discussed the reasons for this (described in detail of Staff Report). He stated that staff is recommending that the Planning Commission hold their hearing and then make a recommendation of approval for the Council.

Chair Wright opened the public hearing at 7:12 p.m. and solicited public testimony.

Public Testimony:

Jack McCullough, 701 Fifth Avenue, Suite 7220, Seattle, WA, 98104, spoke on behalf of his client, David Beal, who is a prospective purchaser of the Perrinville site. They have been talking with the bank that now owns the property about the possibility of acquiring it. This is a difficult site to find a use for, and Mr. Beal thinks that self-storage would be a particularly appropriate use and would be compatible with the existing new building on the site as well. He distributed pictures of the Perrinville site for the information of the Planning Commission. He does not think the B-3 area should be excluded from self-storage. He asserted the self-storage units are a clean and low-impact use, which would provide services to the local community. He and his client are in support of the design review process; he distributed an architectural elevation showing what a project could look like there. Mr. McCullough stated that he and his client believe that self storage could be compatible and also be a benefit to the neighborhood. He suggested that self-storage could be subject to the conditions. With the proper conditions, self-storage could be a benefit to the community.

Commissioner Questions and Comments:

Commissioner Braithwaite commented that when the Planning Commission had discussed self-storage earlier, they had discussed having 3 to 5-story buildings that look like offices or multi-family uses. However, the rendering provided by Mr. McCullough looks like a one or two-story proposal. Mr. McCullough explained that it was the original concept and his client is not investing in further plans because self-storage is currently not a permitted use. They would be happy to look at whether there is an ability to do something in a greater scale at that site if they receive some indication that this would be a possibility. He and his client are looking for some opportunity to sit down and work with the City to see if they can come up with a proposal that meets some of the goals that have been outlined by staff and also provide an opportunity at the site.

Commissioner Larsen said he liked the design and philosophy presented by Mr. McCullough. He asked Mr. McCullough if he has looked at other locations in the area besides this one. Mr. McCullough said he does not know how broad of a search has been conducted by Mr. Beal and will check with his client on this matter.

Commissioner Ambalada commented that this is an attractive model for self-storage. She thinks this type of building could do well in the City of Lynnwood. She spoke in support of this use.

Chair Wright referred to Director Krauss' comment that there are two other areas with similar zoning that could be affected by this and asked him to identify those areas. Director Krauss explained that there is an old commercial building on the south side of 196th Street, west of 99, which has been condemned. There is also a site containing Avanti Pizza and Pasta, near the corner of 52nd and 168th, which is B-3 and a somewhat sizeable site.

Chair Wright asked Director Krauss how he feels about the suggestion of having a Conditional Use Permit for self storage uses. Director Krauss discussed the pros and cons of this. He expressed his reluctance to use this forum to talk specifically about Perrinville because what is being discussed tonight is an area-wide rezone and is non-specific to any parcel. He noted that the bank who owns Perrinville has contacted the City about expanding uses in that area to include higher density residential. That proposal has gone to the Council in an FYI memo and is scheduled to come to the Planning Commission in the next few months. This means that there will be a more concerted effort to look at the entire B-3 and B-4 issue, but tonight is not that time.

Commissioner Larsen clarified that they are not talking about a specific piece of property in the City; they are talking about the process of properly siting self-storage units in the City. Perrinville is not necessarily the focus of tonight's hearing. Director Krauss concurred and stated that it would actually be an abuse of the hearing process to focus on an individual property. He noted that if the focus would have been on Perrinville, residents in the surrounding area would have been notified of the meeting. The proposal is to make some district-wide changes in three commercial zones.

Commissioner Ambalada said she foresees this affecting Perrinville because it is a very small area. She thinks the self-storage model would be a good use there and could have other commercial entities attached to the building besides just self-storage. Director Krauss restated that staff will bring back some specifics about the B-3 and B-4 zones. He commented that Perrinville's bankers told him that the market for commercial in that area is questionable, which is why they had asked about medium density housing. Commissioner Ambalada asked Director Krauss if staff has considered the annexation area north of the City along Highway 99 as a possible location for this type of project. Director Krauss

replied that staff had not considered that area specifically. However, if the Ordinance which is being considered tonight passes, those areas would be possible sites for self-storage if they are brought within the zoning categories that allow self storage.

Seeing no further public testimony the public hearing was closed at 7:29 p.m.

Commissioner Larsen said he did not have any concerns with the material presented by staff. He thinks it is an appropriate action on the part of the City.

Chair Wright commented on the fact that this area borders the City of Edmonds. He asked if there have been any discussions with the City of Edmonds staff on this issue. Director Krauss commented that the City of Edmonds and Mukilteo, as well as all surrounding jurisdictions, are on the Lynnwood's standard mailing list and would have received notice. Chair Wright also spoke in support of the draft ordinance.

Commissioner Ambalada spoke in support of the draft ordinance.

Commissioner Braithwaite concurred, but added that he is eager to talk more about the Perrinville area.

Motion made by Commissioner Ambalada, seconded by Commissioner Braithwaite, to forward the draft ordinance to the City Council with a recommendation for approval. Motion passed unanimously (4-0).

Work Session

1. Planned Regional Center zone, mixed use regulations – Proposed amendment of land use regulations for mixed use development within the Planned Regional Center zone. Draft Ordinance.

Deputy Director Corbitt Loch explained that this item was for discussion purposes only tonight. This is the Commission's first review of the topic of multifamily dwellings in the Planned Regional Center (PRC) zone. The proposal is to relax some of the regulations relating to when multifamily development can occur in that zone. Presently the rules essentially preclude any multifamily development within a mixed use building. There is no change proposed to the rule that prohibits multifamily as a single or a primary use of a property. He stated that this matter was prompted by a developer who is interested in doing a mixed use development within this area, but he found that the rules that exist today are not conducive to the project he feels is appropriate.

There are two standards in LMC 21.48.116 that are being proposed for change:

- Presently multifamily dwellings are not allowed below the fourth floor of a mixed use building; however, the second and third floors of a mixed use

building are very difficult to lease to non-residential uses. The proposal would allow multifamily dwellings above the first floor.

- The proposal would repeal the existing requirement that the amount of residential floor area per building not exceed the amount of floor area dedicated to non-residential land uses.

Commissioner Braithwaite asked for clarification about the location of this zone. Deputy Director Loch described this area on the map. Commissioner Braithwaite asked how much density would be allowed under the proposed code. Deputy Director Loch replied if there is an agreement for this concept of relaxing some of the standards for mixed use development in this area, staff would get more specific about which development standards would apply. This is being brought to the Commission only at the conceptual level at this time. Commissioner Braithwaite asked if the Costco site will be asking for mixed uses. Director Krauss said that site will be asking for a rezone to allow a mix of residential and commercial. He discussed other entities' proposals for this area as well. Commissioner Braithwaite commented that there are both pros and cons to having residential in this area.

Commissioner Ambalada said she strongly thinks the City should avoid high-density residential by the mall and instead focus on mixed use buildings in the City Center area and Highway 99 revitalization area. She thinks this would be more acceptable to single-family neighborhood residents.

Commissioner Larsen asked for more details about what the change would mean. He also asked how the increase would affect Costco's EIS. Finally, he said he'd rather see this come through as a docket item. Director Krauss explained that there is no docket going through this year. Regarding the EIS for the LHS site, he explained that it's a standalone EIS and doesn't relate to anything else that might happen in the area. Anything that comes in subsequent to that development has to do its own environmental review. He discussed factors that need to be considered with regard to traffic in a mixed use development where residents can walk many places instead of driving. He commented that Community Transit has started a new route that goes from downtown Edmonds to Alderwood along 196th Street. CT has stated that it is the fastest growing service they've ever had after the SWIFT BRT.

Commissioner Braithwaite said it would be an interesting economic consideration to see whether the desire for multifamily is detrimental to commercial space or whether it is facilitating commercial space as well. He commented that there is an economic difference to the City in terms of tax revenue and sales tax revenue. Director Krauss clarified that as this is proposed it would not occur without there being commercial development on the ground floor. In that sense, it is similar to projects like the Safeway that was built under a condo or apartment building across from Bel-Square and other projects that have been built in the region. Those sorts of projects would not happen if there was not a foundation for

commercial use under it. Director Krauss offered to bring Economic Development Director David Kleitsch to a Planning Commission to give an economic development perspective on this. He referred to Northgate as an example of how this can be a win-win relationship for commercial and residential development. Commissioner Braithwaite noted that Lynnwood could learn from some of the aesthetic mistakes made at Northgate as well. Director Krauss was pleased to report that Lynnwood is far advanced, with regard to design standards, over Seattle.

Chair Wright said that he is generally supportive of allowing mixed use where possible specifically for the idea of saving single family residences.

Commissioner Larsen commented on the traffic issues that already exist at the mall, especially around the holidays. He asked for some input from the traffic engineer regarding the Level of Service for this proposal. Director Krauss agreed that there are some traffic issues at the mall especially around the holidays, but noted that some of the information they've gotten from the Lynnwood High School EIS is intriguing, because the loop road that is incorporated into that project goes a long way to fixing the intersection at Alderwood Mall Parkway and 184th. Additionally, the continuation of that project is to do the design for the Poplar Way Bridge overpass over I-5. That would be a straight shot to 33rd Street and the loop road and would create a whole new way of accessing that area that is not proximate to any of the single-family neighborhoods.

Deputy Director Loch indicated that staff would bring this item back with more detail before it is moved to a public hearing.

Other Business

None.

Council Liaison Report

Councilmember AuBuchon expressed disappointment with the Mayor's reluctance to move forward with his appointment to fill the vacant Planning Commission position. Councilmember AuBuchon has submitted a formal request to get this issue take care of.

Director's Report

Director Krauss reported the following:

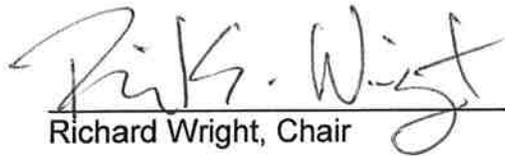
- At the recent Council/Administration Retreat Work Session there was discussion about moving forward with doing a Priorities of Government exercise, which can be quite involved. A committee was appointed consisting of four Council members and three department heads who will work together to get the ball rolling to come up with a more targeted

approach that best meets the needs of our residents. He is sure that this effort will involve the Planning Commission at multiple levels, but is not sure how yet.

- He commended Associate Planner Lauren Balisky, who passed her AICP exam last week.
- The Transition Area Ordinance, which the Planning Commission recommended for approval, is tentatively going to the work session with the Council on June 18 and a public hearing on June 25.

Adjournment

The meeting was adjourned at 8:18 p.m.


Richard Wright, Chair