



# AGENDA

## Lynnwood Planning Commission

### Meeting

Thursday, February 25, 2016 — 7:00 pm

Council Chambers, Lynnwood City Hall  
19100 44<sup>th</sup> Ave. W, Lynnwood, WA 98036

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#### A. CALL TO ORDER – ROLL CALL

#### B. APPROVAL OF MINUTES

1. January 28, 2016 meeting

**C. CITIZEN COMMENTS** – (on matters not scheduled for discussion or public hearing on tonight's agenda) Note: Citizens wishing to offer a comment on a non-hearing agenda item, at the discretion of the Chair, may be invited to speak later in the agenda, during the Commission's discussion of the matter. Citizens wishing to comment on the record on matters scheduled for a public hearing will be invited to do so during the hearing.

#### D. PUBLIC HEARINGS

#### E. WORK SESSION TOPICS

1. Amendments to Chapter 21.46 LMC (Commercial Zones)
2. Amendments to Chapter 21.57 LMC (College District Mixed Use)
3. Sustainable Lynnwood

#### F. OTHER BUSINESS

#### G. COUNCIL LIAISON REPORT

#### H. DIRECTOR'S REPORT

#### I. COMMISSIONERS' COMMENTS

#### J. ADJOURNMENT

*The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk's office (425) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.*

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**CITY OF LYNNWOOD  
PLANNING COMMISSION MINUTES  
January 28, 2016 Meeting**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Chad Braithwaite, Chair	Todd Hall, Planning Manager
Robert Larsen, First Vice Chair	Jared Bond, Env. & Surface Water Supv.
Michael Wojack, Second Vice Chair	Derek Fada, Storm Water Technician
Maria Ambalada	Chanda Emery, Senior Planner
Doug Jones	
Richard Wright	
	<b>Other: Aaron Booy, ESA Consultants</b>
<b>Commissioners Absent:</b> None	

**Call to Order**

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

**Approval of Minutes**

**1. Approval of minutes of the January 14, 2016 Meeting**

**Motion** made by Commissioner Wright, seconded by Commissioner Larsen, to approve the January 14, 2016 Planning Commission minutes as presented.

**Motion** passed unanimously (6-0).

**Citizen Comments**

None

**Public Hearing**

None

**Work Session**

**1. Critical Areas Code Amendments (Chapter 17.10 LMC)**

Jared Bond, Environmental and Surface Water Supervisor, and Aaron Booy from ESA Consultants made the presentation regarding the Critical Areas Ordinance (CAO) updates. He explained that this time the proposed changes are not as controversial as some of the amendments that have been made in the past. One of the goals is to provide consistency so developers know what to expect. The Growth Management Act (GMA) requires identification, designation, and

1 protection of critical areas. The first code was adopted in 1992 and remained  
2 largely unchanged until the last major update in 2005. Mr. Bond explained that  
3 critical areas are: frequently flooded areas, geologically hazardous areas, fish  
4 and wildlife habitat conservation areas (FWHCAs) wetlands, and critical aquifer  
5 recharge areas (CARAs). He reviewed how the CAO protects critical areas by  
6 prohibiting, limiting, and/or allowing certain activities; requiring buffers or  
7 setbacks around critical areas; and requiring mitigation sequencing for impacts.  
8 The update process is required by GMA every 8 years. GMA requires  
9 consideration of Best Available Science (BAS) in anything that is put forth. Any  
10 applicants or land use permits that trigger critical areas review also have to  
11 incorporate BAS in their individual applications. Next steps include: comments  
12 from state and tribal agencies (Commerce, Ecology, WDFW); stakeholder  
13 outreach (developers, environmental organizations, concerned citizens); SEPA  
14 approval; and City Council public hearing and consideration for adoption. Mr.  
15 Bond then reviewed item-by-item the proposed substantial updates as contained  
16 in the table on pages 15-18 of the Staff Report.

17  
18 Commissioner Wojack commended Mr. Bond and the consultant on the  
19 presentation. He asked for an explanation about where the buffers end and  
20 begin. Mr. Booy explained that a wetland buffer would begin at the edge of the  
21 delineated wetland.

22  
23 Commissioner Ambalada asked why it took so long to have an update after 2005.  
24 She also asked about the polluted wetlands where animals cannot drink the  
25 water or they get sick. Mr. Booy stated that the last update corresponded with the  
26 last Comprehensive Plan update as required by GMA. He commented that new  
27 guidelines have come out in the meantime including the new wetland scoring  
28 sheet. Commissioner Ambalada asked if the BAS has been legally challenged.  
29 Mr. Bond noted there are jurisdictions in Western Washington that have had their  
30 decisions challenged. These generally go to the Growth Hearings Board. The  
31 updates being proposed by staff are largely consistent with state guidance from  
32 the Department of Ecology. There are also some sections where the City goes  
33 beyond the minimum threshold of BAS and is protecting the critical areas even  
34 more. Commissioner Ambalada then asked what people should do when there  
35 are runoff issues in their neighborhood. Staff explained that surface water is a  
36 different issue than critical areas protection, but the discussion on low impact  
37 development regulations later tonight would address that more. Drainage law  
38 essentially says that water flows downhill. If you are downhill in a natural  
39 drainage pattern you have an obligation to accept it and pass it along, keeping  
40 the water in its historical flow pattern.

41  
42 Commissioner Larsen asked how the buffers are holding up. Mr. Bond replied  
43 that he thinks they are being largely used for their intended purpose, but they  
44 also see a lot of homeless encampments making their way into those protected  
45 areas. Another problem is that some of the older native growth protection areas  
46 have certain kinds of trees that cause problems such as alders and cottonwoods.

1 After storms there are usually a lot of requests for the City to remove hazardous  
2 trees within the buffers. This is often allowed, but they are required to replant with  
3 a more appropriate variety. Commissioner Larsen then referred to 17.10.043.C  
4 and recommended changing the word “all” to “identified” impacts. Mr. Bond  
5 agreed and thought this should be corrected.  
6

7 Commissioner Wojack referred to page 52 regarding the critical aquifer recharge  
8 areas. Under the prohibited uses on line number 1585 regarding wood treatment  
9 facilities he noted that even something on concrete could spill over the edges  
10 and then go into permeable ground. He wondered if surface water regulations  
11 would cover that. Mr. Bond thought that any kind of an industrial process like that  
12 would be required to get a standalone NPDES permit as part of their process.  
13 They would regularly monitor any kind of water runoff. He offered to look into that  
14 further to see what the intent of that section is. Mr. Bond referred to  
15 Commissioner Wojack’s earlier question about buffers and added that for  
16 streams a buffer would be drawn on each side of the ordinary high water mark.  
17

18 Chair Braithwaite asked about the variance process. Mr. Bond replied that the  
19 intention is that a staff recommendation would accompany it to the Hearing  
20 Examiner who would make the final decision. Chair Braithwaite then asked about  
21 the impact an aquifer area would have on existing uses. Mr. Bond replied that  
22 existing uses would likely be grandfathered.  
23  
24

## 25 2. Low Impact Development Regulations

26  
27 Mr. Bond commented that the NPDES Phase II Municipal Stormwater Permit  
28 requires the City to take several actions to improve water quality in the storm  
29 drainage permit. The same permit and its requirements apply to almost all of the  
30 cities in Puget Sound and is administered by the Department of Ecology. One of  
31 the requirements of the current cycle requires the City to evaluate all its  
32 development and building regulations to ensure that they don’t conflict with and  
33 allow for the use of Low Impact Development (LID) techniques during  
34 construction. LID techniques primarily include stormwater infiltration via natural  
35 infiltration and bio infiltration, vegetation and topsoil retention, stormwater flow  
36 dispersion into natural areas, reduced pavement and impervious surfaces,  
37 vegetated roofs, minimal excavation foundations, permeable pavements, and  
38 rainwater harvesting and reuse. Per the NPDES Permit, the City is required to  
39 evaluate all development-related codes and document outcomes. Staff will bring  
40 more information to the Planning Commission about this over the coming year.  
41  
42

## 43 3. Mobile Vendors (New Chapter 5.18 LMC)

44  
45 Senior Planner Chanda Emery explained that this initiative was brought to the  
46 City by the Hispanic community. They have asked to see if food trucks can

1 expand their operations to serve the City of Lynnwood. Others might also be  
2 interested. She explained that this initiative is supportive of the City's Economic  
3 Development Plan. Studies show that food trucks have positive impacts on street  
4 vitality. Food trucks increase jobs and provide a special niche. If the City were to  
5 approve food truck vendors within the city limits they would do so with a business  
6 license application. When compared to other states, food trucks are heavily  
7 regulated within the State of Washington. Food truck vendors in Washington are  
8 not allowed to cook onboard, but can only reheat foods. In Washington, food  
9 trucks must pass an inspection and be approved by L&I. The vendor must also  
10 meet all the requirements of the Snohomish Health District. Additionally, vendors  
11 must also get approval from the Department of Motor Vehicles before they do  
12 any business. Plans are submitted to the Department of Labor and Industries for  
13 corrections, approval with corrections, or just approval. The Snohomish Health  
14 District also reviews the plans. Several other jurisdictions have adopted mobile  
15 vendor regulations. Some of these cities are Lacey, Des Moines, Seattle, Everett,  
16 and Edmonds. She reviewed some of the common features of those cities'  
17 requirements.

18  
19 There has been substantial research in the past ten years demonstrating that  
20 food trucks have a number of positives with very few negatives. One negative  
21 comment is that the brick-and-mortar restaurants say that a food truck vendor  
22 doesn't have to pay for all the things that they have to pay for. This issue is  
23 solved by the fact that this initiative is not for on-street mobile vending. The  
24 regulations would state that a mobile vendor would need to have a written  
25 agreement with the private property owner to do business. A restaurant owner in  
26 a brick-and-mortar building would likely not allow a food truck vendor to sell the  
27 same product as their restaurant. Many studies have been done that say food  
28 trucks contribute greatly to the liveliness of streets and public interactions.

29  
30 Senior Planner Emery explained that the City Council asked staff to prepare a  
31 draft mobile vending ordinance and draft regulations and bring it to the Planning  
32 Commission for comments. Staff is happy to have the Hispanic community ask  
33 about food trucks. Staff feels it is important to hear from groups that may be  
34 underrepresented and values the ethnic and racially diverse community. The  
35 draft ordinance and regulations are attached to the Staff Report.

36  
37 Commissioner Jones asked for clarification about the cooking restrictions. Ms.  
38 Emery replied that as an example, meat can't be thicker than one inch, and all  
39 food must be cooked in a commercial kitchen prior to being brought onboard.  
40 Some states allow trucks to cook onboard, but Washington does not.

41  
42 Commissioner Ambalada asked how many trucks an owner can have. Senior  
43 Planner Emery replied there is no limit to the number they can have. She noted  
44 that there are some nationwide chains. There are about 450 trucks registered in  
45 King County right now. Commissioner Ambalada commented that having too  
46 many trucks and too much competition might be a problem.

1  
2 Commissioner Wojack commented that in southeast Portland they have set up a  
3 corner for the food trucks. For a long time it was overpopulated, but the process  
4 of elimination took place, and it's now down to about four trucks. He believes  
5 eventually this works itself out. Regarding cooking onboard, he noted that  
6 commercial kitchens cook the food, and it is just reheated onboard. It's  
7 interesting to note that the contamination that has happened has happened at  
8 the commercial kitchens and not on the trucks. He expressed concern about staff  
9 saying this is for the Hispanic community. He suggested it should be for "small  
10 businesses" to be more inclusive. Commissioner Wojack asked how the sign  
11 code would relate to food trucks. Planning Manager Hall thought that they could  
12 put whatever they wanted on the truck itself. They could also have one sandwich  
13 board sign within close proximity. Commissioner Wojack if there are any  
14 regulations regarding charging food trucks rent. Senior Planner Emery said she  
15 had never seen a code addressing that.

16  
17 Commissioner Ambalada recommended leaving the remarks identifying the  
18 Hispanic group as the ethnic group that brought this forward out of it because of  
19 the current contention between different racial groups.

20  
21 Chair Braithwaite asked about any traffic issues that could result from food  
22 trucks. Senior Planner Emery replied that vehicles cannot be parked where they  
23 are blocking a fire lane or any public right-of-way. Food trucks have to be  
24 completely on private property. Chair Braithwaite asked specifically about traffic  
25 that the trucks might generate. Senior Planner replied that food truck vendors will  
26 be in commercial areas where there is usually enough parking. Planning  
27 Manager Hall thought that the Sports Authority parking lot might be the type of  
28 space that these might be located if they had an agreement with the property  
29 owner. A small parking lot with no space wouldn't be desirable for food trucks. If  
30 it became a traffic issue, it would ultimately be a code enforcement issue.

31  
32 Commissioner Wright asked about addressing permanent structures such as  
33 eating areas. Senior Planner Emery said that the fire department says that if a  
34 mobile vendor wishes to put up a temporary structure they need to go through  
35 internal city department review to ensure that it is not a life safety issue or a  
36 public nuisance. Commissioner Wright also requested design standards be  
37 addressed. Planning Manager Hall replied they would be handled in accordance  
38 with special event permits.

39  
40 Commissioner Larsen expressed concern about the financial operation of these  
41 trucks and that taxes are collected appropriately. He noted that these will cost  
42 money to inspect, enforce, and monitor to keep everything running smoothly. He  
43 commented that the staff report is complicated and could probably be simplified.  
44 He expressed concern about staff becoming the advocate of the applicant on  
45 projects like this and the flag lot development. He would rather see staff as the  
46 processor and showing compliance with the Comprehensive Plan. He

1 recommended that if this is important to the Hispanic community they should be  
2 the ones who come to talk about it. Senior Planner Emery thanked  
3 Commissioner Larsen for his comments. She noted that she would shorten the  
4 staff report for City Council. She agreed that it would be nice to have  
5 representatives from Hispanic community at the meeting.  
6

7 Commissioner Wojack asked if any other cities have put a limit on the number of  
8 trucks. Senior Planner Emery commented that the City of Seattle has on-street  
9 mobile vendors, and they charge the mobile vendor to park at certain locations  
10 for certain hours. They also require that they switch spaces. Shoreline and  
11 Edmonds have left it up to the private property owner.  
12

13 Commissioner Ambalada asked about times that the trucks would be parked.  
14 Senior Planner Emery replied that they would have to coordinate that with  
15 Snohomish Health District. The application with the Health District is very  
16 detailed and includes things such as the route, hours of operation, the menu, etc.  
17 and needs to be approved before getting a business license with the City.  
18 Commissioner Ambalada asked if the food trucks have the ability to change their  
19 locations. Planning Manager Hall noted that there are two types of permits. The  
20 special event permit is just for a certain number of days during an event period.  
21 The discussion tonight pertains to ongoing operations which could be open  
22 anytime. It's up to the property owner.  
23

24 Commissioner Wojack asked if cleaning of the trucks would be allowed in  
25 residential areas. Senior Planner Emery explained it depends on how the waste  
26 is disposed per what was written on the application. If neighbors notify the City  
27 that someone is pouring stuff down the storm drain, it could turn into a code  
28 enforcement issue. Planning Manager Hall noted that pouring grease down a  
29 storm drain would be a huge violation.  
30

31 Chair Braithwaite asked if the county's health regulations address grease traps  
32 and those issues. Senior Planner Emery replied that they do. Planning Manager  
33 Hall thought it was contained in the Disposal section. He noted that grease is  
34 never allowed to be poured down the drain. Chair Braithwaite asked what  
35 happens if a mobile food truck chooses to stay at a location permanently. Senior  
36 Planner Emery stated it would become a code enforcement issue. Additionally it  
37 would be violating the Snohomish Health regulations by staying there outside of  
38 stated hours. Planning Manager Hall noted if they were permanent they would  
39 have to comply with fire and building regulations, have sewer hookups, etc.  
40 Senior Planner Emery noted that the vendor would need to go to the place where  
41 they are getting their food to stock the truck daily.  
42

43 Commissioner Larsen said he knows of two food trucks that have not moved for  
44 a long time, and they are used a lot. He suggested starting out with a limited  
45 number for a limited time to get a sense of how this is going to work and any  
46 problems that might arise. He stated that he was generally supportive of the idea.

1  
2 Commissioner Ambalada recommended that an economic analysis of this be  
3 done to see what it will cost or benefit the City. Senior Planner Emery noted that  
4 this initiative supports the Comprehensive Plan to support small businesses and  
5 economic development. It would provide revenue to the City in terms of business  
6 licenses, but the main reason they would want to move forward with this is that it  
7 provides jobs and opportunities for small businesses.

8  
9 Senior Planner Emery noted that staff would take this forward to a public hearing  
10 in front of the City Council.

11  
12 **Other Business**

13  
14 None

15  
16 **Council Liaison Report**

17  
18 None

19  
20 **Director's Report**

21  
22 Planning Manager Hall had the following comments:

- 23     • He distributed the Annual Report for 2015 from Hearing Examiner John  
24     Galt for the Planning Commission's information.  
25     • The next scheduled meeting on February 11 will be cancelled as staff will  
26     be out of town. The next meeting will be February 25.

27  
28 **Commissioners' Comments**

29  
30 None

31  
32 **Adjournment**

33  
34 The meeting was adjourned at 8:34 p.m.  
35  
36  
37

38  
39 \_\_\_\_\_  
Chad Braithwaite, Chair

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**Topic: Chapter 21.46 –  
Commercial Zone Amendments**

Agenda Item: E.1

**Staff Report**

- Public Hearing
- Work Session
- Other Business
- Information
- Miscellaneous

Staff Contact: Gloria Rivera, Senior Planner, Community Development

**Summary**

The purpose of this agenda item is to continue discussion of proposed amendments to Chapter 21.46 LMC.

**Action**

None required.

**Background**

One of the major codes which the staff is required to interpret and apply is Chapter 21.46 Commercial Zones of the Lynnwood Municipal Code. Following staff discussion, it is recommended that the B-2 (Limited Business) zone and the B-1 (Community Business) zone both be eliminated. There are only about 8 small parcels of B-2 zoned property in the City. The dispersal of the sites is not in conformance with the purpose clause for B-2 which called for several city blocks for the zone. The B-1 zone is quite similar to the CG zone in uses. The major exception was for some Industrial Uses which have been added to the Industrial zone table (Table 21.50.01). The recommendation is that the existing B-3 zone (Neighborhood Commercial) be renamed to B-1. Following the changes there would be three categories under Chapter 21.57- B-1 (Neighborhood Commercial), PCD (Planned Commercial Development) and CG (General Commercial). Please bring your zoning map so that reference can be made during the meeting for examples of the changed.

Many of the uses listed in the Use Tables are outdated or noninclusive of today's activities. In addition, many of the text requirements that apply to the uses are also outdated, inconsistent or basically do not make any sense when applied. Staff will be proposing amendments to both the use tables and text.

Please note the attached are only drafts for consideration and any additions or deletions are welcome.

**Next steps**

Attached for review are drafts of proposed amendments to the use tables and to the text. The proposed uses and text amendment are preliminary only.

Use Tables. As can be noted in the tables, many uses in the existing table are repetitive, are out of date for the times or are not inclusive enough in the current times. Proposed additions are underlined and proposed deletions are struck out. Please note the following regarding some of the tables

- The B-2 and B-1 columns will be eliminated and B-3 renamed to B-1)
- Table 21.46.01 – Automobile Sales. A number of categories have been combined and eliminated under Automotive Repair. Uses in the PCD zone have been more restricted.
- Table 21.46.02 – Business Services. Has been deleted. The uses seem to fall under other uses.
- Table 21.46.07 – Personal Services Uses. Has been deleted with the uses in Table 21.46.11 expanded. The definition will also be broadened for “personal services”.
- Table 21.46.07 – Repair Services Uses. Has been deleted with the uses in Table 21.46.11 expanded.
- Table 21.50.01 – Industrial Use. This is the revised category in the Industrial zone to which some of the uses in 21.46 have been relocated. The first category has been broadened so that some of the other categories can be deleted.

Text Amendments. A summary of proposed text amendments to date is as follows:

- 21.46.050(B)(2) Elimination of B-2 zone. There are only about 8 parcels zoned B-2 in the City which almost appears to be spot zoning. It is inconsistent with the “Purpose” statement which describes B-2 zones as covering several blocks. If the B-2 is eliminated, 21.46.112 Limitation on uses- Restaurants no longer applies.
- 21.46.105 Project Design Review. Would add “or” to the two sections to clarify language of the subsections.
- 21.46.111 Limitation on uses – Auto-oriented uses. Under subsection A, would delete the reference to new car sales permitted as only an indoor use. Under subsection B, may consider deleting unattended stations as only a permitted use.
- 21.46.113 Limitation on uses-Institutional uses. This section should have been deleted when the B-4 zone was deleted several years ago. It is no longer applicable.
- 21.46.116 Limitation on uses-Residential uses. Minor word changes to make the code easier to apply within the different zones. Also change is made to allow housing on the 2<sup>nd</sup> floor and above. Also, consideration of whether a CUP is required for a nursing home and the retention of the Living Quarters for Homeless Teenage Girls.
- 21.46.118 Limitation on uses – Light Industrial Uses. Deletion of language which does not seem to apply.
- 21.46.119 Limitation on uses – Other uses. Question whether subsection A is needed today. Subsection B is proposed for deletion since it hinders uses in an emergency situation through a CUP process.
- 21.46.120 General Commercial areas for controlled uses. The purpose of the prohibited use is to separate children from activities to which they would be drawn. “Wholesale uses” does not seem to be a kid-draw.
- 21.46.120 General Commercial areas for controlled uses. The purpose of the prohibited use is to separate children from activities to which they would be drawn. “Wholesale uses” does not seem to be a kid-draw.

- 21.46.210 Additional development standards. The existing language in subsection B is terribly confusing regarding front yard landscaping. An attempt is being made to simplify it.
- 21.46.220 Transition or Buffer Strips. A change is recommended to make a better flow between sections in the code in Subsection A. In subsection E, a recommendation is made to allow the director flexibility regarding the intensity and type of landscaping between zones.
- 21.46.900 Other Regulations. A recommendation is made to delete subsection D to be relocated, is still necessary, in Chapter 21.18 Parking.

#### **Previous Planning Commission / City Council Action**

N/A. Additional work sessions and public hearing will be scheduled in the future.

#### **Adm. Recommendation**

Discuss proposed amendments.

#### **Attachments**

- A. Proposed changes with comment to Use Tables
- B. Proposed changes with comments to text.

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**21.46.100 Permitted structures and uses.**

A. No building, structure or land use shall be used and no building or structure shall be erected, or structurally altered, except for one or more of the uses permitted by Table 21.46.01 **through 21.46.13 or by discretion of the community development director for a use found to be consistent with the intent of the zone based upon an analysis of “purpose: statements and permitted uses.**

**Table 21.46.01**

<b>Automotive Sales</b>	<b>B-3 <u>1</u></b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Auto Parts, Accessory, and Supplies Stores	P	-	P*	P	P
Auto Glass Stores	-	-	P	P	P
Auto Lubrication Stores	-	-	P	P	P
Auto Wrecking Yards+	-	-	-	-	C
Automobile Mechanical Repair	-	-	-	C	P
Automobile Repair, including body and fender and mechanical repair, tire, brake and muffler tune up, excluding outdoor storage, display or sales*	-	-	-	C	P
Automobile Rental, Sales and Display+			P	P	P
Automobiles, rental or sale on open lot	-	-	-	-	P
Boat and Equipment Sales and Display, Indoors	-	-	-	P	P
Electric Vehicle Charging Station Level 1, Level 2 and Level 3, Principal Use	C P	C	P	P	P
Electric Vehicle Charging Station, Level 1, Level 2 and Level 3, if accessory to a permitted or a conditionally permitted use only.	A P	A	A P	A	A P
Battery Exchange Station (Electric Vehicles), Principal Use	C	C	C	C	C
Battery Exchange Station (Electric Vehicles), if accessory to a permitted use or conditionally permitted use only.	A	A	A	A	A
Battery Service and Sales	-	-	P*	P	P
Car Wash, permitted and accessory with gas station	-	-	-	C	P
Mobile or Manufactured Homes, open lots for sale or rental of	-	-	-	-	P
Park and Pool Lots+	C	C	-	C	C
Parking Garages and accessory refueling and servicing	-	P	P	P	P
Public and Private Parking Lots for Passenger Cars	-	C	P	P	P
Service Stations, full self, or gas+	C***	-	-	C	C

Tire Store, not including recapping	--	-	P	P	P
Tire Store*, provided, that in the PCD zone, such activities be conducted indoors without outdoor storage, overnight parking, excessive noise or other adverse environmental impacts	-	-	P-	-	P
Tire, Brake, Muffler Tune-up	-	-	P	P	P

\* Provided, that such activities can be conducted indoors without outdoor storage, overnight parking, excessive noise or other adverse environmental impacts.

\*\* (1) Only at properties either with frontage on the freeway right-of-way or within 1,500 feet of a freeway on- or off-ramp (measured in a straight line from the nearest point of the end of the freeway ramp (where the ramp connects to a public street) to the nearest point of the property).  
(2) Sale of used vehicles as a principal use of the property is prohibited.

\*\*\* Service stations shall not be located adjacent to or across the street from any residential zoning district.

**Table 21.46.02**

Business Service Uses	B-3-1	B-2	PCD	B-1	CG
Business Services, not including furniture or equipment sales	P	AI	P	P	P
Business and Professional Services not mentioned elsewhere in this section.	-	-	P	P	P

**Table 21.46.03**

Eating and Entertainment Uses	B-3-1	B-2	PCD	B-1	CG
Fountains and Ice Cream Stands	P	AI	P*	P	P-X
Indoor Amusement Enterprises, including skating rinks, bowling alleys, pool halls	-	-	P	P	P
Restaurants and Cafeterias providing on-premises services to seated patrons+	P	AI	P	P	P-X
Restaurants, drive-in car service+	-	-	-	P	P-X
Restaurants, drive-through car service			P*	P	P
Taverns, Bars and Cabarets	-	-	P	P	P

- *Drive-throughs in the PCD facing the streets shall be screened.*

**Table 21.46.04**

<b>Institutional Uses</b>	<b>B-3 1</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Child Day Care+	P	-	P	P	P-X
Churches, not using complementary parking	P	P	P	P	P-X
Nursing and Convalescent Homes and Homes for the Elderly and Physically Disabled+	P	P	P	P	P-X
Libraries, Museums, Art Galleries and similar institutions	P	P	P	P	P-X
Municipal Services	P	P	P	P	P
Higher Education: Universities, Colleges, Technical, Business, Trade and Vocational Schools, excluding automotive and mechanical schools	P	P*	P	P	P-X
Primary and Specialty Education: Preschools, Elementary, Secondary, Dance, Music, Art and similar schools	P	C*	P	P	P-X

\* Minimum building site of three acres; see also LMC 21.02.175.

**Table 21.46.05**

<b>Medical Uses</b>	<b>B-3 1</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Medical, Dental, Optical and Chiropractic clinics	P	P	P	P	P
Veterinary Clinics+	P*	-	P	P	P-X

\*Excluding outdoor kennels and runs

**Table 21.46.06**

<b>Office Uses</b>	<b>B-3 1</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Business or Professional Office, including offices of a clerical or administrative nature	P	P	P	P	P
Offices as Home Occupations+	C	C	-	C	C

**Table 21.46.07**

<b>Personal Service Uses</b>	<b>B-3 1</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Banks and other financial institutions	P	P	P	P	P
Personal Service Shops	P*	AI	P	P	P
Dressmaker and Tailoring Shops	P	-	P	P	P
Dry Cleaning and Laundry Plants	-	-	P	P	P
Dry Cleaning and Laundry, Self-Service	P	-	P	P	P
Dry Cleaning and Laundry, Pick-Up Station for work to be done elsewhere	P	AI*	P	P	P
Locksmith	P	-	P	P	P

Pet Grooming	P	P	P	P	P-X
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\* Notwithstanding the definition of personal service in LMC 21/02.566 or the provisions of Table 21.46.09, in the B-3 1 zone, gymnasiums and health clubs may be up to 5,000 square feet in building area.

Personal service uses has been moved to Table 21.46.11 Retail Uses. The definition of personal Service Shops will be expanded.

**Table 21.46.08**

Repair Services Uses	B-3 <u>1</u>	B-2	PCD	B-1	CG
Appliance Repair Shops and the like	P	-	P	P	P
Computer Repair	P	-	P	-	P
Shoe Repair	P	-	P	P	P

Repair Services has been moved to Table 21.46.11 Retail Uses.

**Table 21.46.09**

Recreational Activities	B-3 <u>1</u>	B-2	PCD	B-1	CG
Amusement Centers located 300 feet or more from a single family or multiple family zone*	-	-	P	P	P
Amusement Centers located less than 300 feet from a single family or multiple family zone	-	-	C	C	C
Indoor Amusement Enterprises, including, but not limited to, skating rinks, bowling alleys and pool halls	-	-	P	P	P-X
Carnivals (see Chapter 5.30)	-	P	P	P	P
Circuses (see Chapter 5.30)	-	P	P	P	P
Dance Halls, licensed+	-	-	P	C	C
Handball Courts, Racquet Clubs, and Indoor and Outdoor Tennis Courts	-	C	-	C	P
Health Clubs	-	-	P	P	P
Outdoor Ancillary Playground and related equipment	-	-	-	C	C
Outdoor Commercial Recreation and Entertainment, including stadiums, race tracks, outdoor theaters, swimming pools, golf courses	-	-	-	-	P
Overnight Campgrounds	-	-	-	-	C

\* As measured from the property line of the parcel on which the center is located to the property line of the nearest residentially zoned parcel.

**Table 21.46.10**

<b>Residential Uses</b>	<b>B-3 1</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Adult Family Homes	P	P	P	P	P
All uses permitted in single-family zones (no new construction but incidental repairs and additions allowed to an existing residence)	P	-	P	-	P
Multiple-Family Housing Units+	C*	C	P		
Multiple-Family Housing Units (on parcels designated as Highway 99 Corridor on the Future Land Use Map)	-	-	-	P	P
Caretaker or Watchman Quarters	C	C	-	C	C
Living Quarters for Homeless Mothers Parents+	P	P	P	P	P
Motels and Motor-Hotels	-	P	P	P	P-X
Respite Care	P	-	P	P	P

\* One half acre minimum lot size, subject to standards and procedures established in Chapter 21.43 LMC for the Multiple Residential Medium Density Zone (RMM) with the exception that maximum building height is three stories or 45 feet, whichever is less. Also subject to additional careening or privacy measures as determined by the hearing examiner during the conditional use permit process, including but not limited to: distance, architectural design, significant tree cover, significant elevation changes, fencing, reduction or elimination of lighting immediately adjacent to single-family uses, and prohibition of activities immediately adjacent to single-family uses that will create noise, odor, or other impacts (i.e. garbage collection areas, recreational areas, parking lots). See Figure 21.46.1.

**Table 21.46.11**

<b>Retail Uses</b>	<b>B-3 1</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
General Retail, Personal services (not to exceed 5,000 sq. ft.) and incidental repairs unless listed below	P		P		P
Apparel Shops	P	-	P*	P	P
Appliance Stores, including incidental repair	-	-	P	P	P
Art Stores and Supplies	P	-	P	P	P
Audio Sales and Service	-	-	P	P	P
Bakery Retail Stores	P	-	P	P	P-X
Bicycle Sales and Repair	-	-	P	P	P-X
Boat and Equipment Sales and Display, indoors	-	-	P	P	P
Boat and Trailer, open lots for sale or rental of	-	-	-	-	P
Building Supplies Stores, indoor	-	-	-	-	P
Carpet Stores	-	-	P	P	P
Computer Stores Sales and Service	P	-	P	P	P
Convenience Stores not located on the same or adjacent lot to a service station without accessory gas pumps	P	-	P	P	P-X

Convenience Stores located on the same lot and/or within the same building and operated as a single business with a full-service, self-service station, gas station+	P*	-	-	€	C-X
Dairy Product Stores	P	-	P	P	P
Department Store	-	-	P	P	P
Drug Store	P	-	P	P	P
Dry Goods Store	P	-	P	P	P
Florist Shops, Accessory Greenhouses and Plant Nurseries	P	AI	P	P	P
Fountains and Ice Cream Stands	P	-	P	P	P
Fresh Fruit, Vegetable or Produce Stand, Outdoors	P	-	P	P	P
Gift Shops	P	AI	P	P	P
Grocery Stores	P	-	P	P	P
Hardware Stores, including carpet	P	-	P	P	P
Hobby Shops	P	-	P	P	P
Music Stores and Supplies	P	-	P	P	P
News Stands	P	AI	P	P	P
Office Supplies, not including furniture or equipment sales	P	AI	P	P	P
Pet Shops	P	AI	P	P	P-X
Retail Lumber Yards	-	-	-	-	C
Retail Stores not mentioned elsewhere in this section	P	-	P	P	P
Shopping Centers, including only the uses permitted in the applicable zone	P	-	-	-	P
Stationery Store	P	AI	P	P	P
Variety Store	-	-	P	P	P

\* Shall not be located adjacent to or across the street from any residential zoning district.

**Table 21.46.12**

<b>Light Industrial Uses</b>	<b>B-3</b>	<b>B-2</b>	<b>PCD</b>	<b>B-1</b>	<b>CG</b>
Assembly of Glass, Light Metal, Plastic, Electronic, Electrical or Wood Parts, which are extracted, stamped, manufactured or shaped elsewhere, not precluding minor processes such as cutting or drilling	-	-	-	-	P
Bottling or Packaging Plants in existing spaces of 10,000 sq. ft. or less*	-	-	-	-	P
Bottling or Packaging Plants in existing spaces of more than 10,000 sq. ft.	-	-	-	-	P
Cold Storage Lockers	-	-	P	P	P
Contractor's Offices and Shops in spaces of 10,000 sq. ft. or less*	-	-	-	-	P

Contractor's Offices and Shops in spaces of more than 10,000 sq. ft.*	-	-	-	-	C
Garment Factories in existing spaces of 10,000 sq. ft. or less*	-	-	-	-	P
Garment Factories in existing spaces of more than 10,000 sq. ft.*	-	-	-	-	C
Heavy Equipment Yards	-	-	-	-	C
Ice Storage and Dispensing	-	A	-	A	A
Research and Development	-	P	-	P	P
Printing, Publishing and Binding (no noise beyond the premises)	-	AI	P	P	P
Public Utility Facilities+	P	-	P	P	P
Recycling Collection Centers-	-	-	-	-	C
Research and Development	-	P	-	P	P
Warehouses in existing spaces of 10,000 sq. ft. or less*	-	-	-	-	P
Warehouses in existing spaces of more than 10,000 sq. ft. *	-	-	-	-	C
Wholesale stores in existing spaces of 10,000 sq. ft. *	-	-	-	-	P-X
Wholesale stores in existing spaces of more than 10,000 sq. ft.					C-X

\* Inclusive of all aspects of the business.

Table 21.46.13

Other Uses	B-3 <u>1</u>	B-2	PCD	B-1	CG
Adult Establishment	-	-	-	-	CA
Adult Retail Uses	-	-	-	-	CA
Charitable or Relief Supplies Collection or Storage	-	-	-	C	C
Customer Parking, outdoors	A	A	-	P	P
Radio or Television Stations, not including Wireless Communications	-	P	P	P	P
Recycling Collection Centers+	-	-	-	-	C
Self-Service Storage Facilities	-	P	P	P	P
Temporary Special Events, per Chapter 5.30 LMC	-	-	P	P	P
Wireless Communications Facility less than 300 feet from residential zones (as measured from the wireless communications support structure to the property line of the nearest residentially zoned parcel) +	C	C	P	P	P

Wireless Communications Facility 300 feet or more from residential zones (as measured from the wireless communications support structure to the property line of the nearest residentially zoned parcel) +	P	P	P	P	P
Wireless Communications Facility, Attached	P	P	P	P	P

\* See LMC 21.46.110 through 21.46.119

**Recommendation is to eliminate the CUP for the Charitable or Relief Supplies Collections.**

*Under the wholesale stores, do we want the “-X” designation. It was intended to keep children separated from adult entertainment uses. It makes sense in the restaurant and retail tables but do we need it to apply to the wholesale?*

Key:

- P = Permitted as a principal use
- A = Permitted as an accessory use with a principal permitted or approved conditional use
- C = May be permitted as a principal use upon approval of a conditional use permit.
- AI = Permitted as an accessory use if located in the building of a permitted principal use, and internally oriented with principal public access through the main access of the building.
- = Not permitted.
- X = Not permitted in controlled area.
- CA = Permitted only in controlled area. See LMC 21.46.120.

**Table 21.50.01**

Use	BTP	LI
Accessory Greenhouses	AC*	
Assembly of Wood, Light Metal, Glass, Electronics, Electrical or Plastic Parts or Components which are extruded, stamped, manufactured, shaped, or prepared elsewhere, not precluding minor processes such as cutting, drilling, soldering or minor welding. Manufacturing, assembly, warehousing, processing occurring entirely within a structure except as listed below	P	P
Athletic Clubs and Athletic Facilities such as handball, racquetball, tennis, and basketball courts, swimming pools, and exercise rooms	P	P
Auditoriums	-	P
Auto Wrecking Yards	-	C -
Automotive and Machinery Repairing and Storage	-	P
Banks and Other Financial Institutions	C-P	P
Barber Shops and Beauty Parlors	AC*	
Battery Exchange Stations (Electric Vehicle), principal or accessory	P,A	P,A
Biotechnology (except manufacturing pharmaceuticals)	P	P

Blacksmithing, Welding, and Metal Fabrication	-	P
Bookstores, New Stands and Stationary Stores	AC*	
Bottling and Packaging Plants	C	P
Building Material Yards	-	P
Business and Professional Offices and Services including offices of a clerical or administrative nature	P	P
Business Service and Office Supplies	P	-
Cabinet, Millwork, or Wood Prefabrication Operations	C	P
Child Day Care (e.g. day care for children of employees or of patrons)	-	AC
Contractor's Offices, Shops and Indoor Storage	P	P
Contractor's Offices, Shops, and Storage Yards	-	P
Electric Vehicle Charging Station, Level 1, Level 2, or Level 3, if accessory to a permitted or conditionally permitted use	A	A
Employee's Cafeterias	AC	P
Florist Shops	AC*	-
Food and Dry Goods Distribution Operations	P	P
Food and Dry Goods Processing and Packaging	C	P
Freight Warehouse Terminals	C	P
Furniture Manufacture and Repair Shops	C	P
Garment Factories	-	P
Gift Shops	AC*	
Heavy Equipment Yards	-	C
Ice Storage and Dispensing	-	C
Research and Development	P	P
Laundry and Dry Cleaning Plants	-	P
Manufacturing, Rebuilding or Repairing Nonmetal Products	-	P
Manufacturing Pharmaceuticals	-	C
Mass Transit Storage and Maintenance Facilities	-	C
Mini Warehouses	P	-
Municipal Services	P	P
Park and Pool Lots	C	P
Pharmacies in conjunction with medical, dental, optical, and chiropractic clinic	AC	-
Plant Nurseries and Florist Shops	AC* P	P
Printing, Publishing and Binding (no noise beyond premise)	P	P
Printing Plants	-	P
Public Utility Facilities	C	P
Recycling Collection Centers	-	C
Repair Shops for Household Appliances	AC*	-
Research and Development	P	P
Residences for Watchmen or Custodian	-	P
Restaurants providing on-premises service	AC*	-
Retail Sales	P	P
Retail Lumber Yards	-	P
Self-Service Storage Facilities (including periodic auctions of materials)	P	P

from forfeited lockers by the owner/operator of the storage facility )		
Universities, Colleges, Schools, including pre-schools, commercial schools, such as dancing, music, trade, etc.	P	-
Veterinary Clinics and Veterinary Hospitals+	<del>C</del> P	- <del>P</del>
Warehouses (not including self-service storage facilities)	P	P
Wholesale trade (i.e. wholesale stores)	<del>P</del>	<del>P</del>
Wholesale trade (i.e. wholesale stores) with retailing confined exclusively to products which are manufactured, packaged, repacked, reloaded or otherwise processed on the same premises within an enclosed building).	<del>C</del> P	P
Wireless Communications Facility less than 300 feet from residential zones (as measured from the wireless communications support structure to the property line of the nearest residentially zoned parcel)+	C	C
Wireless Communications Facility 300 feet or more from residential zones (as measured from the wireless communications support structure to the property line of the nearest residentially zoned parcel)+	P	P
Wireless Communications Facility, Attached	P	P
Wood, Coal and Oil Fuel Yards	-	<del>P</del>

Many of the deleted uses in the table are included in the first section under manufacturing, processing, etc.

**21.46.050 Purpose.**

- A. General. The purpose of the regulations set forth in this chapter are:
  1. To regulate the location, height, bulk, and size of buildings constructed for business and commercial uses, thereby assuring adequate light and air in commercial zones;
  2. To provide a range of use zones of varying degrees of restrictiveness in the types of businesses permitted; thereby providing for the development of shopping centers and the various other types of businesses and/or commercial areas;
  3. To facilitate the economical provision of utilities; to provide for convenient, efficient, and safe access to commercial zones by vehicles, and by pedestrians; and
  4. To encourage general improvement of the appearance of commercial areas.

It is further intended that the establishment of several zones for business and commercial uses, differentiated by the types of business uses permitted by the height and character of structures allowed, will provide additional protection for residential areas wherever they exist in close proximity to business zones, excluding in such transitional areas those uses which would be detrimental to nearby residences by reason of traffic generation or other characteristics of the business.

- B. Individual Zones. The purpose of the individual zones are as follows:
  1. Neighborhood Commercial (B-3) The Neighborhood Commercial zone is intended to provide for compatible retail, professional, and personal service uses, and offices and services including municipal services of not more than two stories which generally serve the everyday needs of the residents of the surrounding neighborhood. Multi-family residential units may be permitted on select B-3 parcels subject to location (Figure 21.46.1) and a conditional use permit. Neighborhood Commercial zones should be located:
    - a. To provide for neighborhood commercial centers at appropriate locations along arterial streets within residential areas;

- b. To preserve existing neighborhood commercial centers which are at appropriate locations within residential areas, but which may not be located along an arterial street; or
- c. As a transition zone between residential zones and more intensive commercial zones.

The boundaries between Neighborhood Commercial zones and adjacent residential zones should be well defined and have significant buffering standards to discourage encroachment into and/or degradation of those residential zones. The size of individual zones should be scaled to the intensity of residential development in the area.

- 2. ~~Limited Business (B-2). This zone is intended to provide areas for the location of office buildings of unrestricted height and size to accommodate executive, administrative, clerical, professional, and other compatible or complementary uses, including internally oriented businesses which serve the office businesses or their personnel, and including municipal service. It is intended that this zone should be so located that it will completely occupy a large area of several city block, without intermingling of other uses, in order that the typically high aesthetic quality of office buildings will be consistent throughout a large area and each such building will benefit by the presence of the others. Other uses which characteristically are of similar aesthetic quality are permitted, including financial institutions. Whereas other business zones provide goods and services for households, the Limited Business zone is intended to provide employment opportunities for the community, in an organized office zone which will enhance the image of the city.~~
- 3. ~~Community Business (B-1). The purpose of the Community Business zone is to create a diversified central business area, consisting of retail stores, offices, service establishments, recreation and entertainment, medical and professional services, and such other activities and uses, including municipal services, as are common to a central business district. By excluding most uses which rely on outdoor sales, display or storage, it is intended to encourage the concentration of a maximum variety of indoor stores and shops within the areas to which the classification is applied, as a contribution to the convenience of shoppers and patrons. It is recognized that the characteristics of the uses permitted in this classification produce an environment undesirable for residential purposes, and that the residential uses in a commercial area may decrease the capacity of business to render maximum services. For these reasons, most residential uses are excluded from this classification. One exception found to be in the public interest is housing and/or long term care for the elderly and the physically disabled who, due to functional limitations imposed by advanced age and/or physical impairment, benefit from living in close walking proximity to shopping, transit, medical clinics, and other services. Another exception is specified parcels located in the Highway 99 corridor as designated on the city of Lynnwood future land use map. As the convenience of locations and scheduling has advanced with the bus transit system along Highway 99, location of multiple family housing in the vicinity of the highway creates the opportunity of less demand for single family vehicle trips. The multiple family housing especially when located adjacent to convenience retail creates a sustainable environment with goods and services located a walkable distance from compact residential development. Contrary to the typical central business district, which by being heavily concentrated in a small area is convenient for the pedestrian shopper, but cannot provide sufficient automobile parking space, it is intended that the central business district area shall have adequate off-street parking through the provision that with each new building, enough spaces are provided to meet the anticipated parking demands generated by the building, either by ground level out-of-doors parking or by parking garages.~~

~~4.2.~~ General Commercial (CG) The purpose of the General Commercial zone is to provide for a variety of commercial, retail, and other uses, including municipal services. These uses are primarily related to auto borne clientele, rather than pedestrian clientele. ~~These uses tend to locate along arterials and, by nature of their activity create a high degree of turning movements which impede the flow of arterial traffic and create traffic hazards. The commercial development extending along arterials generally reflects a low aesthetic quality at locations which have a maximum exposure to residents and visitors. Because of the adverse impact of this type of development, it is not the intent of this section to encourage this type of development, but to provide a legitimate classification for existing strip development and to encourage the improvement of these facilities.~~ It is further intended that certain uses which have been heretofore been permitted but which are more of an industrial nature shall be allowed only by a conditional use permit thereby providing that the existing establishments shall not be nonconforming but any new establishments may be confined to appropriate locations. With the expansion of the bus system serving Highway 99, the location of multiple-family residential housing in the vicinity of the highway allows the opportunity to create a more sustainable environment. Multiple-family housing on sites on specified parcels within the Highway 99 corridor as designated on the city of Lynnwood future land use map, allows compact multiple-family residential development a walkable distance from convenience retail with goods and services and reduces single-vehicle trips due to the availability of transit.

~~5.3.~~ Planned Commercial Development (PCD) The Planned Commercial Development zone is intended to allow and encourage the controlled development of commercial uses and services, including municipal services in areas where, because of traffic flows, adjacent uses or other land use factors, conventional commercial development and other alternative land uses are not desirable. It is intended that the PCD zones may be located adjacent to existing planned regional shopping centers, major highways or industrial and business park developments where appropriate, but not adjacent to single-family residential neighborhoods as designated by the comprehensive plan. The purpose of the zone is to allow the planned commercial development of contiguous parcels under multiple ownerships with a degree of coordination and control not possible under other zoning classifications.

Property may only be reclassified to PCD after the comprehensive plan has been amended to designate the area as appropriate for the PCD zone. A design concept for the area included in each PCD zone shall be developed simultaneously with a proposal for amending the comprehensive plan to allow PCD in that zone. The design concept shall indicate major circulation and utility proposals for the zone. Consideration shall be given to internal and external vehicular and pedestrian circulation. The primary purpose of the design concept is to allow advance consideration of coordinated development of parcels in the zone. The design concept shall consist of a site plan and textual guidelines for development of the specific zone. The textual guidelines shall be developed to address specific concerns or attributes of the individual zone which may not be adequately dealt with in the zoning code.

#### **21.46.105 Project design review.**

A. Design Guidelines for Nonresidential Uses. The following structures and parking facilities permitted outright or by conditional use permit in any commercial zone shall comply with Lynnwood Citywide Design Guidelines for All Districts and Commercial Districts as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter:

1. Construction of any nonresidential structure or building with a gross floor area of more than 1,000 square feet.

2. Construction of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more.
- B. Design Guidelines for Multiple-Family Uses. Construction of any multiple-family structure or building including duplexes (two-family dwellings) permitted outright or by conditional use permit or special use permit in any commercial zone shall comply with Lynnwood Citywide Design Guidelines for All Districts and Multi-family Districts as adopted by reference in LMC 21.25.145(B)(3), and receive approval pursuant to Chapter 21.25 LMC, unless otherwise specified in this chapter:
  - C. Supersede. Applicable Lynnwood Citywide Designed Guidelines, as adopted by reference in LMC 21.25.145(B)(3), shall supersede any development standards and requirements of this chapter that may conflict, unless otherwise specified in this chapter.
  - D. Gateways and Prominent Intersections. See city of Lynnwood zoning map to identify development project sites within a gateway or prominent intersection location. Such sites shall be subject to applicable gateway and/or prominent intersection design guidelines identified in the All Districts section of the Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3). If any portion of a project site lies within a gateway or prominent intersection location, then the entire project shall comply with the applicable design guidelines.

**21.46.110 Limitations on uses - General.**

Every use shall be subject to the requirements of applicable codes and in addition, the regulations in this section and LMC 21.46.11 through 21.46.119 shall apply.

- A. General Performance Standards.
  1. Artificial lighting shall be hooded or shielded so that direct light of lamps will not result in glare when received from beyond the property;
  2. Any machinery or operation which generate air or ground vibrations shall be muffled to eliminate any sensation of sound or vibration beyond the property;
  3. Arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the property, and in no case shall be visible to drivers on the adjacent streets;
  4. Emission of obnoxious odors, fumes, gas, dust or smoke beyond the property is prohibited. Dust and other types of air pollution borne by wind from such sources as storage areas and roads shall be minimized by landscaping where feasible or by paving or other acceptable means;
  5. On-site hazardous waste treatment and storage facilities are permitted as accessory uses to any activity generating hazardous waste and lawfully allowed in LMC 21.46.100; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- B. Outdoor Uses. All business uses and activities shall be located within an entirely enclosed building, except as indicated below:
  1. General regulations. Any uses and activities which are permitted to occur outdoors by LMC 21.46.100, or by other provisions of this title, subject to the following:
    - a. The use or activity shall not encroach on site screening or landscaping as currently required by this title or other city ordinances;
    - b. The use or activity shall not block pedestrian traffic or fire lanes.
    - c. The use or activity shall observe the same minimum front, side, and rear yards as apply to buildings, on sides adjoining public streets, except that such yards may be used for outdoor customer parking and for other uses and activities which are permitted outdoors;
    - d. The highest point of any item displayed within that area shall not be more than six feet in height from an even grade and at least 10 feet from the right-of-way line; and

- e. Items, which in the opinion of the fire chief, present a potential fire hazard shall be located 15 feet from any interior property line and shall be arranged to provide 20-foot fire lanes no more than 300 feet apart.
- 2. Incidental Outdoor Displays. For uses not included in the foregoing subsection (B)(1) of this section, incidental outdoor displays are permitted in conjunction with the indoor sales of similar merchandise conducted by the same business. Such displays shall be displayed on racks, pallets, or in neat stacks and shall be located in areas underneath marquees, canopies, or overhanging roofs. If no marquees, canopies, or overhanging roofs exist, such displays shall be not more than eight feet from the walls of buildings. All limitations specified in subsection (B)(1) of this section shall apply.
- 3. Business Serving Customers in Automobiles. Automobile service stations, drive-in restaurants, and other businesses which primarily service customers in automobiles as an inherent trait of the business shall not be permitted to store or display merchandise outdoors, except as specified herein and in subsections (B)(1) and (B)(2) of this section.
- 4. Commodities Requiring Outdoor Storage. Commodities which would be damaged if required to be kept indoor, including but not limited to growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots or containers; open air sales areas for firewood, trees, shrubs, plants, and home gardening supplies and equipment; and public utility facilities (see LMC 21.46.118(B)) are allowed outdoors subject to the provisions of subsection (B)(1) of this section.
- ~~5. All Properties Zoned to the Community Business Zone. The on-site parking and storage of rental automobiles and light trucks (rated at one ton capacity or less) is allowed; however, such parking and storage shall be restricted to:
 
  - a. A staging area for a maximum of five vehicles. This area may be located within existing parking lots, but shall not utilize parking stalls required by LMC 21.18.800 for the uses on the site. The staging area shall be paved and striped to the standards of Chapter 21.18 LMC and shall be designated for use by rental vehicles only.
  - b. A storage area for a maximum of 15 vehicles. This area shall be located no closer to a public street than a point equal to the closest part of any building on the site to the street and shall be screened with landscaped area at least five feet wide containing evergreen conifer trees with a minimum height of six feet and spaced no more than 15 feet on center, backed by a six-foot fence which forms an effective barrier to sight; the remainder of the planting strip shall be planted with low evergreen plantings which will mature to a total groundcover within five years.~~
- 6. Cross Reference. See also LMC 21.46.100.
- C. On-Site Processing. All products made incidental to a permitted use which are manufactured, processed or treated on the premises shall be sold on the premises only, and retail only.

**21.46.111 Limitations on uses – Auto-oriented uses.**

- ~~A. Automobile Agencies. New car automobile sales and display room buildings and the repair and servicing necessary to the business are permitted as an indoor use. In the Community Business (B-1) zone, used car sales are permitted accessory to the new car agency as an indoor use, or on open lot which does not exceed two times the area of the agency building and which contiguous to the new car agency. The used car area shall be other than the required off-street parking area.~~
- B. Full-Service, Self-Service Stations, and Gas Stations. These uses are permitted only by means of a conditional use permit. All full-service, self-service, and gas stations shall be developed in accordance with the following regulations:
  - 1. Purpose – The purpose of this subsection is to promote the public health, safety, and general welfare in the city by establishing standards for the site design and operation of

full-service stations, self-service stations, and gas stations, and convenience stores when combined with the aforementioned uses. The need for such standards is created by the typical close spacing of curb cuts and the frequency with which vehicles enter and leave the sites. This is an inherent trait of these uses. Conflicts with normal traffic patterns on arterial streets increase the potential for automobile accident and injury to passengers and pedestrians, and contribute to traffic congestion. By establishing standards for such uses and their ingress and egress, it is intended that the smooth flow of traffic will be facilitated and greater safety will be provided for automobile passengers and pedestrians. It is also the purpose of this chapter to establish bulk regulations including standards for landscaping and signs, consistent with the aesthetic objectives of the city as indicated in the texts of the official plans of the city and as are appropriate to the characteristics of this industry.

2. Development Standards. In addition to any applicable development standards and Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), development of full-service stations, self-service stations, and gas stations, and convenience stores when combined with any of these stations, shall comply with the following standards:
  - a. Minimum Street Frontage. One hundred fifty feet of frontage is necessary for street frontages which have two accesses. This figure can be reduced appropriately if the number of curb cuts is also reduced.
  - b. Minimum Lot Area. As provided for the applicable zone.
  - c. Minimum Setbacks for Buildings and Canopies. Minimum setbacks for buildings as provided for the applicable zone. However, canopies shall be set back a minimum of 20 feet from public street right-of-way.
  - d. Site-Screening Standards for Side Yard and Rear Yard. As provided for the applicable zone.
  - e. Off-Street Parking and Landscaping. Same as Chapter 21.18 LMC except that a 20-foot wide landscaping strip shall be required along the street frontage. This 20-foot landscaping strip is in lieu of the five percent landscaping required in the interior of the parking area. This requirement shall supersede applicable design guidelines. However, when the service stations described in subsection (B)(2) of this section are contained within buildings located closer to the street than fuel pump islands, canopies and parking areas, then a 15-foot wide street frontage landscape strip shall be required.
  - f. Street Standards. All public rights-of-way shall be fully improved to the center of the street with paving, curb, gutter, and sidewalk to city standards.
  - g. Driveways. Driveways shall be designed and located according to public works department standards.
  - h. Separation Between Parking and Pump Island. Where there are parking stalls backing up to pump islands, the minimum distance between pump islands and off-street parking shall be 40 feet from the end of the stall to the pump island.
  - i. Signs. See LMC 21.16.310 for sign regulations.
  - j. Lighting Standards. All lighting shall be so arranged and shielded as to confine all direct light rays entirely within the boundary lines of the site, as to prevent, to the extent practicable, reflected light rays from shining upon other properties, and as to avoid glare onto any portion of any adjacent right-of-way or into the path of oncoming vehicles.
  - k. Dumpster Enclosures. All dumpster enclosures shall meet the setback requirements for the applicable zone. The enclosure shall not exceed six feet in height and shall consist of a solid fence made of wood or masonry material.

1. Building Height and Maximum Lot Coverage and Interior Yard Setbacks. As provided for the applicable zone.
3. Operation, Supervision, and Maintenance Restrictions.
  - ~~a.~~ ~~Unattended coin-operated and unattended self-service dispensing of fuel shall not be permitted.~~
  - ~~b.~~ a. Services rendered, and products stored on the premises and sold there shall be limited in accordance with the activities includes in the definitions of LMC 21.02.267, 21.02.375, 21.02.660 and 21.02.661, as approved by conditional use permit.
  - ~~c.~~ ~~b.~~ ~~Wrecked or dismantled vehicles shall not be stored out-of-doors for more than 24 hours.~~ Operation of a rental agency or sale lot for automobiles, trucks, trailers or other equipment or other business accessory to the operation of a full-service station, self-service station, and gas station, shall require a separate occupancy permit and business license. These uses would only be allowed as an accessory use if they are permitted in that zone as a separate use. The application for the occupancy permit and a business license shall be accompanied by a site plan, ad any vehicle or equipment involved shall be stored or parked in areas defined on the site plan and shall be kept in near and orderly manner. The development for the accessory use shall meet all applicable city regulations.
  - ~~d.~~ c. All buildings, grounds, and landscaping shall be kept in a constant state of repair and maintenance. Upon failure to do so, the city shall require repair or replanting as per LMC 21.04.310. Landscape maintenance shall also comply with applicable Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3).
  - ~~e.~~ d. The work station shall be designed so that at least one qualified attendant shall have maximum view of the fueling areas. For the purpose of this title, a qualified attendant is one who is trained in the operation of the fuel emergency shut-off system.
  - ~~f.~~ e. When a convenience store is combined with a full-service station, self-service station or gas station, dispensing of fuel shall be subject to electronic control (within arm's reach) of a qualified attendant.
  - ~~g.~~ f. Amusement devices as defined by LMC 5.60.030(A) are not permitted in conjunction with the uses allowed by this subsection.
  - ~~h.~~ g. All alcoholic beverages shall be stored within cabinets or coolers which can be locked during the time period when alcoholic beverage sales are prohibited by law. A buzzer on the doors of the coolers which store alcoholic beverages shall be provided for monitoring. Observation mirrors shall also be provided.
  - ~~i.~~ h. Window visibility shall be maintained. Advertising and/or merchandise displays or other objects shall not block attendant visibility from view of the gas pumps. The attendant's cashier station shall be visible from a street and the parking areas.
  - i. Wrecked or dismantled vehicles shall not be stored out-of-doors for more than 24 hours.
4. Motor Vehicle and Pedestrian Separation Between the Public Sidewalk and the Convenience Store. When a convenience store is combined with an automobile service station, self-service station and/or gas station, design considerations shall be implemented to minimize pedestrian conflicts with vehicular traffic such as but not limited to brick pavers, signs, raised sidewalks, striping, or a combination of the above.
5. Effects of Change of Use. The addition of a convenience store to an automobile service station, self-service station or gas station would constitute a change in use and would require complete compliance with Chapter 21.12. LMC.

6. General Criteria for Approval. In addition to the criteria found in Chapter 21.24 LMC, no conditional use permit for the uses mentioned in this subsection shall be approved unless:
    - a. The proposal meets the International Fire Code and International Building Code.
    - b. The proposal meets the standards of this chapter and this title; and
    - c. The proposal meets all other applicable city and governmental regulations.
  7. Exceptions. There shall not be any relaxation of development standards as provided for in LMC 21.24.100. Any exceptions to these standards shall be subject to the variance criteria as found in Chapter 2.22 LMC. However, the hearing examiner may consider these criteria as part of the conditional use permit process, instead of a separate variance process.
- C. Park and Pool Lots. Park and pool lots may be permitted by a conditional use permit. In considering such a conditional use, the hearing examiner shall review all impacts upon the surrounding neighborhood, including but not limited to traffic, location, displacement of required stalls, ingress and egress, signs, and illumination. The applicant must submit a site plan with the property boundaries and the location of all buildings with their respective floor areas designated on the drawing. The available parking stalls to be used for a park and pool lot must be designated on the submitted site plan. Drawings depicting the proposed signs should also accompany the applications.

~~21.46.112 — Limitations on uses — Restaurants~~

- ~~A. Restaurants. In the Limited Business (B-2) zone, it is intended to permit restaurants for the convenience of persons employed in the zone. Restaurants are permitted either as an accessory use within an office building, or as the principal use of a separate site providing it fully occupies a site equal to the minimum area specified in the development standards.~~

~~21.46.113 — Limitations on uses — Institutional Uses~~

~~A. Child Day Care Center.~~

- ~~1. Considerations. A child day care center may be permitted by issuance of a conditional use permit. Before approval or denial of an application the hearing examiner will consider the need for the activity in the area and all possible impacts in the area including but not limited to the following:
 
  - ~~a. Any adverse or significant changes, alterations or increases in traffic flow that could create a hazardous situation as either a direct or indirect result of the proposed activity;~~
  - ~~b. Any abnormal increase in demand for any public service, facility or utility;~~
  - ~~c. The size, location, and access of the proposed site; and~~
  - ~~d. Any adverse effects on the standard of livability to the surrounding area.~~~~
- ~~2. Requirements. In any case, the approval of the conditional use shall include the following requirements:
 
  - ~~a. The applicant must be state licensed before the operation of the facility;~~
  - ~~b. Adequate off street parking must be provided;~~
  - ~~c. All outdoor play areas must be fenced with a minimum of 800 square feet plus an additional 80 square feet per additional child over 10;~~
  - ~~d. Site and sound screening standards for the outdoor play area must be met;~~
  - ~~e. The applicant must provide off street access to the facility from the public right-of-way for the purpose of pickup and delivery of children;~~
  - ~~f. The applicant must indicate the ages of the children to be cared for.~~~~

**21.46.116 Limitations on uses – Residential uses**

- A. Motels and ~~Motor~~ Hotels. The initial development must contain at least 20 units composed of multiple-unit type buildings and shall provide hotel and services, including a main lobby, desk attendant, and room service. When accessory uses providing services for the ~~motor-hotel~~ patrons, such as barber, bar, beauty parlor, cleaners, clothing, drugs, pottery, souvenir, tobacco, and travel are included, they shall be primarily oriented internally. Provisions for public functions such as banquets or meetings need not be oriented internally.
- B. **Multiple-Family Housing.**
1. ~~Except for properties zoned PCD~~ **For properties zoned B-1, dwellings may be permitted in commercial or office buildings on the ~~fourth~~ second floor or higher; provided no more than one-half the floor area of the building (not including basements) is used for residential purposes. All provisions normally applying to high-rise multiple-family housing shall apply.**
  2. For properties zone PCD, dwellings may be permitted on the second floor of buildings or higher, provided, that:
    - a. General commercial, office, or similar lands uses occupy the ground level of the building where the building faces or abuts a public street.
    - b. Not more than 20 percent of the linear frontage of the ground level that faces a public street may be used for the entrance, lobby, leasing office, etc., for the building’s residences.
    - c. Floor area at ground level limited to general commercial, office, or similar uses shall have a minimum depth of 30 feet, as measured perpendicular to the building façade, so that the floor area may be occupiable for nonresidential land uses.
    - d. For development sites where the building is not accessible or visible from the abutting public street, the community development director may authorize dwellings to be located below the second floor of the building.
  3. For properties subject to the provisions of this chapter, development with multi-family dwellings shall provide a minimum of 40 square feet of on-site recreation area per dwelling. The on-site recreation area shall consist of a minimum of two of the following:
    - a. Individual patio, deck or balcony immediately adjacent to the corresponding dwelling. Individual patios, decks, or balconies shall be designed so that a six-foot by six-foot square will fit within the perimeter of the patio, deck or balcony.
    - b. Outdoor recreation area accessible to all residents of the development and designed so that a 15-foot by 15-foot square will fit within the perimeter of the outdoor recreation area. Common outdoor recreation areas shall include features such as: landscaped courtyard or plaza; seating; lighting; roof-top garden; children’s play structure; and sport court. Outdoor recreation areas may include overhead weather protection, but shall not be enclosed. Landscaping required within parking areas shall not be considered outdoor recreation area.
    - c. Indoor recreation space accessible to all residents of the development and designed so that a 12-foot by 12-foot square will fit within the indoor recreation area. Indoor recreation areas shall include furnishings and fixtures for activities such as: aerobic exercise; children’s play; indoor games; sports; hobbies and crafts; and video entertainment.
- C. Multiple-Family Housing – ~~Highway 99 Corridor in the Community Business (B-1) and General Commercial (CG) zones. Multiple-family housing is permitted on specified parcels in the B-1 and CG zones on specified parcels in the Highway 99 corridor as designated on the city of Lynnwood future land use map.~~ Multiple-family residential development may be combined with mixed use development subject to the following bulk requirements:

**Table 21.46.13(a)  
Development Level**

<b>Development standard</b>	<b>Sites with residential development of less than 20 dwelling units per acre</b>	<b>Sites with residential development of 20 dwelling units or more per acre.</b>
Minimum lot area	None	None
Minimum setbacks*		
Public Street	None	None
Interior property lines	None	None
Ground floor residential units+	10 ft.	10 ft.
Minimum sidewalk width along public streets	12 ft.	12 ft.
Maximum lot coverage	35%	None
Maximum building height	50 ft.	90 ft., not to exceed six stories
Minimum dwelling units/acre++	N/A	20 DU/A
Maximum floor-area ratio	1.0	3.0

\* See LMC 21.62.450 for development adjacent to residential zones (Transitional Property Lines).

+ Applies to residential projects only; setback is from all public rights-of-way, internal circulation (vehicle, bicycle, pedestrian), parking areas, or access easement, Alternatively, where vision-obscuring glass is installed, the setback may be eliminated.

++ The minimum number of residential units to qualify for this level shall be calculated using the entire project site. Where residential development is part of redevelopment of one or more parcels, this calculation shall be based only on the portion of the parcel(s) being redeveloped. Fractional portions of a unit are “rounded up” for this calculation.

Buildings with 200 feet of Highway 99 shall be mixed use development with commercial development on the first floor. Phased development may occur on large parcels but the initial development plan is required to illustrate the commercial activity adjacent to Highway 99.

Multiple-family development shall comply with the remainder of the development regulations established in Chapter 21.62 LMC, Highway 99 Mixed Use Zone, unless otherwise indicated in Chapter 21.62 LMC. Stand-alone multiple-family development or mixed-use development shall also comply with the Design Guidelines for the Highway 99 mixed use zones.

Processing of a multiple-family development, including associated mixed use, will be subject to the provisions set forth in Chapter 21.30 LMC, Planned Unit Development.

D. Convalescent and Nursing Homes and Housing for the Elderly and Physically Disabled. These uses may be allowed by conditional use permit.

1. Staff Evaluation and Recommendation. Before any conditional use permit for the uses designated in this subsection is considered by the hearing examiner and city council, a joint recommendation concerning development of the land and/or construction of the buildings shall be prepared by the fire and community development departments, specifying the conditions to be applied if approved. If it is concluded that the application for a conditional use permit should be approved, each requirement in the joint recommendation shall be considered and any which are found necessary for the protection of the health, safety, and general welfare of the public shall be made part of the requirements of the conditional use permit. In any case, the approval of the conditional use permit shall include the following requirements:

- a. The proposal's proximity to stores and services, safety of pedestrian access in the vicinity, access to public transit, design measures to minimize incompatibility between the proposal and surrounding businesses;
  - b. Compliance with all applicable state, federal, and local regulations pertaining to such use, a description of the accommodations, and the number of people accommodated or cared for, and any structural requirements deemed necessary for such intended use;
  - c. The amount of space around and between buildings shall be subject to the approval of the fire chief as being adequate for reasonable circulation of emergency vehicles or rescue operations and for prevention of conflagration;
  - d. The proposed use will not adversely affect the surrounding area as to prevent use or character of the future development;
  - e. Restriction to such intended use except by revision through a subsequent conditional use permit.
2. Development Standards. Housing for the elderly and physically disabled facilities shall conform to the following criteria:
- a. Lot area per dwelling unit: 1,000 square feet minimum per unit;
  - b. Passive recreation and/or open space: 200 square feet per unit. In the city's higher density multiple-family zones, developments are required to provide active recreational space to help satisfy a portion of the demand for recreational facilities. Housing for the elderly has a similar need but is of a passive nature. Therefore, passive recreation space and/or open space shall be provided. Up to 50 percent of the requirement may be indoors; provided, that the space is utilized exclusively for passive recreation and/or open space (i.e. arts and crafts rooms, solariums, courtyards). All outdoor recreation and/or open space areas shall be set aside exclusively for such use and shall not include areas held in reserve for parking, as per LMC 21.18.800. All open space and/or recreational areas shall be of a permanent nature, and they may be restricted to use by tenants only. The use of private and semi-private patios and balconies in meeting these requirements is not permitted.

~~E. Living Quarters, Homeless Teenage Parents. Living quarters for homeless parents and their children are permitted in any commercial zone of the city. For the purposes of this section, "living quarters for homeless teenage parents" is defined to mean a building or buildings occupied for living purposes by not more than eight teenage parents and their children.~~

~~1. Supervision and Maximum Occupancy. Such living quarters must have an adult supervisor residing therein. The maximum number residing therein at any time shall not exceed 21, including parents, children, and adult supervisor(s).~~

~~2. Development Regulations and Standards. Subdivision and zoning development standards for living quarters for teenage parents shall be the same as for the low density multiple-family residential zone (RML). Such quarter shall be treated as an R occupancy for fire and building codes.~~

**21.46.118 Limitations on uses – Light industrial uses**

- A. General.
  - 1. Scope of Conditions. Wherever these are permitted under conditional use proceeding, the hearing examiner may stipulate the type of machinery allowable, that the performance standards and landscaping requirements of the Light Industrial zone shall apply, that the use must be conducted entirely within a building which is constructed so as to contain the expected noise, and such other conditions as are necessary to assure compatibility with surrounding properties.

~~2. Requirements for Uses Occupying 10,000 Square Feet or Less That are Permitted as a Principal Use. Certain light industrial uses taking up 10,000 square feet or less are allowed without a conditional use permit. No such use will be allowed without a conditional use permit when:~~

- ~~a. There is a person, corporation, partnership or association with an ownership interest in the business; and~~
- ~~b. Such person, corporation, partnership or association or any combination thereof has an ownership interest in another business at the same business site or park which has not obtained a conditional use permit because it uses 10,000 square feet or less of floor space; and~~
- ~~c. The combined space of both businesses or uses exceeds 10,000 square feet~~

B. Public Use Facilities. This use includes facilities owned by a public utility and directly used in the performance of a public service but does not include offices or warehouses of a public utility. Public utility offices and warehouses are permitted in the same zones and on the same basis as other offices and warehouses.

~~C. Auto Wrecking Yards and Recycling Collection Centers. These uses may be permitted by conditional use permit. In considering such a conditional use permit application, the hearing examiner shall take into account all impacts upon the surrounding neighborhood with particular emphasis on visual, noise, water quality, and dust impacts. Due to the demonstrated tendency of wrecking yards and recycling collection centers to be visually offensive, such uses should not be located adjacent to residential zoning or to established business uses of such low intensity or having such an aesthetic emphasis as to be adversely impacted by close proximity to a wrecking yard or recycling collection center. The hearing examiner may prescribe any conditions deemed necessary to minimize the impacts of such uses.~~

#### **21.46.119 Limitations on uses – Other Uses**

~~A. Licensed Dance Halls. All conditional and special use permit applications for licensed dance halls shall be evaluated for potential adverse impacts related, but not limited to, noise, traffic, and the adequacy of on-site parking. Applications shall also be evaluated for locational and design considerations which might foster potential nuisances or criminal activities. The minimum standards which shall be required of any such proposed uses are as follows:~~

- ~~1. A separation of at least 300 feet between the building which the dance hall occupies and the nearest residentially zoned property, as measured in a straight line without regard to any intervening building, shall be required.~~
- ~~2. The parking standards for dance halls stated in Chapter 21.18 LMC shall apply.~~
- ~~3. All abutting streets shall be improved to the standards of the Lynnwood public works department.~~

~~B. Charitable or Relief Supplies Collection and Storage. Centers for the collection, temporary storage and distribution of charitable or relief supplies may be permitted upon approval of a conditional use permit. In considering such a conditional use permit application, the hearing examiner may impose restrictions on outdoor storage, truck parking, and use of machinery, and may impose such other conditions as are necessary to assure compatibility with surrounding properties.~~

~~C. A. Wireless Communication Facility. A conditional use permit for a wireless communication facility shall be subject to the following additional standards:~~

- ~~1. Such facilities shall not be injurious to the neighborhood or otherwise detrimental to the public welfare;~~
- ~~2. The applicant shall demonstrate the need for the proposed tower (wireless communications support structure) to be located near a residential area, the procedures involved in the site selection and evaluation of alternative sites and existing facilities on which the proposed facility could be located or co-located;~~

3. A site development plan shall be submitted showing the location, size, screening, and design of all buildings and structures, including fences, the location, size and nature of outside equipment, and the location, number, and species of all proposed landscaping;
4. The facility shall be designed to be aesthetically and architecturally compatible with the natural and building environment. This includes, but is not necessarily limited to, building design and the use of exterior materials harmonious with the character of the surrounding neighborhood and the use of landscaping and privacy screening to buffer the facilities and activities on the site from surrounding properties. Any equipment or facilities not enclosed within a building (e.g. towers, transformers, tanks, etc.) shall be designed and located on the site to minimize adverse impacts on surrounding properties;
5. All wireless communications facilities shall comply with national, state or local standards, whichever is more restrictive, in effect at the time of application, for nonionizing electromagnetic radiation;
6. The applicant shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. If additional height over that allowed in the zone is justified it may be approved by the city; and
7. The applicant shall include an analysis of the feasibility of future consolidated use of the proposed facility with other public utility facilities.

Provided that this subsection shall not apply to utility facilities located on a property which are accessory to the property which are accessory to the property or to the transmission, distribution or collection lines and equipment necessary to provide a direct utility connection to the property or neighboring properties, or to those utility facilities located on public right-of-way.

**D B.** Self-Service Storage Facilities in Commercial Zones. Self-service storage facilities have characteristics in common with both commercial uses and industrial uses. This subsection provides regulations to appropriately site self-service storage facilities in certain commercial zones while maintaining the desired character and function of those zones. In general, self-service storage facilities generate low levels of vehicular and pedestrian activity and do not contribute to the vitality of a commercial area compared to other commercial uses. Historically self-service storage facilities have visually resembled industrial facilities, but some recently constructed facilities have featured designs compatible with higher quality commercial development. If designed appropriately as stand-alone multistory structures that emulate the exterior architecture of residential or multifamily or as components located within larger multistory office or residential structures, self-storage uses may be located without adversely impacting comprehensive plan goals, zoning district intent or the surrounding neighborhood. Thus self-storage uses in commercial zones shall adhere to the additional development standards articulated in this chapter.

1. Use Regulations.
  - a. Where the chapter provides for self-service storage facilities upon property zoned ~~B-1~~, CG or PCD, self-service storage facilities are permitted only within multi-story structures designed to emulate multifamily or office buildings.
  - b. Where this chapter provides for self-service storage facilities upon property zoned CC or ACC, self-service storage facilities are permitted as an accessory use, and may occupy no more than 20 percent of the property's building floor area. With the exception of the business office and loading/unloading facilities, self-service storage facilities shall not be permitted upon the ground or street level of the multi-story building.
  - c. Permitted Activities. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as:
    - i. Residences, offices, workshops, studios, hobby or rehearsal areas;

- ii. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity;
    - iii. Conducting retail sales of any kind including garage or retail sales or auctions or to conduct any other commercial activity;
    - iv. Storage of flammable, perishable or hazardous materials or the keeping of animals.
  - d. Accessory Uses. Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the commercial zone.
  - e. Hours of Operation:
    - i. Self-service storage facilities located in commercial zones shall not operate or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m. if the site abuts a Class A EDNA, as defined in Chapter 10.12.LMC Noise.
    - ii. The director may permit extended hours of operation if the facility operator demonstrates that due to facility design or other factors the facility will not have significant noise impacts on the adjacent Class A EDNA property. The burden of proof is on the facility operator.
    - iii. Nothing in this section overrides or supersedes any requirement of Chapter 10.12. LMC and all restrictions of Chapter 10.12. LMC apply even during allowed hours of operation.
  - f. Outdoor Storage Prohibited. Within commercial zones, all goods and property stored in a self-service facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted. :
- 2. Development Standards. All development standards of the commercial zone in which the facility is located apply unless the standard is superseded by regulations in this subsection.
  - a. Storage Units.
    - i. All storage units shall gain access from the interior of the building(s) or site – no unit doors may face the street or be visible from off the property.
    - ii. If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property.
    - iii. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.
  - b. Additional standards for self-service storage facilities in the commercial zones as outlined in Table 21.46.13 subject to the following limitations:
    - i. The facility shall be located in a multi-story building.
    - ii. Loading docks, entrances or bays may not be located on a street-facing side of a building and shall be screened from residential uses.
- 3. Design Standards. Design review shall be required for all new construction and expansions of self-service storage buildings to ensure the development has a high quality design and is appropriate to the desired character of the zone it is located in and the adjacent neighborhood. Self-service storage facilities shall meet the requirements of Chapter 21.25 LMC, Project Design Review, and the following requirements.

- a. Fences and Walls. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site. The design guidelines for fences and walls and the following provisions shall apply to self-service storage facilities:
  - i. Decorative metal or wrought iron fences are preferred.
  - ii. Chain-link (or similar fences, barbed or razor wire fences and walls made of precast concrete blocks are prohibited.
  - iii. Fences or walls are not allowed between the main or front building on the site and the street.
  - iv. Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
- b. Ground and Upper Floor Facades. Ground floor and upper floor facades for self-service storage facility buildings in commercial zones shall meet the following requirements:
  - i. The ground floor transparency requirements of the commercial districts design guidelines shall also apply to each floor above the ground floor of a self-service storage facility building that is visible from a street or from a residentially zoned area.
  - ii. The ground floor on rear or side facades facing residential areas do not have to meet subsection (D)(3)(b)(i) of this section if they are effectively visually screened from view from the street or nearby residential uses by a transition or landscape strip.
  - iii. The design guidelines for treating blank walls and for opaque walls in the design shall apply to the upper floors of self-service storage buildings.
  - iv. In order to promote visual compatibility with commercial and multi-family development allowed in commercial zones, self-service storage facilities buildings shall incorporate architectural and design features common to commercial and/or multi-family development. Examples of such architectural and design features include: massing, proportion; façade modulation; exterior building materials and detailing; varied roof line; pedestrian scale; fenestration; repetition; etc.
- c. Street Entrance. The business office of self-service storage facilities in commercial zones shall have a pedestrian entrance facing the street.
  - i. This entrance shall be considered the “main” or “principal” entrance to the building for the purpose of the design guidelines or other sections of this chapter even if the majority of customers using the facility enter through loading docks, bays, doors or other side or rear entrances.
  - ii. This entrance shall meet the design guideline prominent entrance requirements.
- d. Materials. Self-service storage facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are not prohibited. Prefabricated buildings are not allowed.
- e. Design Departures. In addition to the requirements for design departures in Chapter 21.25 LMC, the director shall find that a request for approval of a design departure will not cause the development or the use to be inconsistent with the desired character of the zone on which it is located or have negative impacts on surrounding uses.

**21.46.120 General Commercial areas for controlled uses.**

Adult establishments and adult retail uses shall be permitted in the CG zone in the area described in subsection (A) of this section and subject to the locational and development standards contained in this section. In the event of invalidation by a court of competent jurisdiction of these provisions, adult establishments and adult retail uses shall be permitted to locate only in the CG, and subject to locational and development standards of this section.

- A. Location of Controlled Use Area. These regulations apply to all General Commercial zones south of a line approximately 800 feet south of 212<sup>th</sup> Street SW between 68<sup>th</sup> Avenue W and Highway 99 and south of 212<sup>th</sup> Street SW, between 67<sup>th</sup> Avenue W and 68<sup>th</sup> Avenue W, and between 66<sup>th</sup> Avenue W and 67<sup>th</sup> Avenue W, south of a line varying between 175 feet and 195 feet north of 212<sup>th</sup> Street SW as more particularly set forth below:

Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 20, Township 27 North, Range 4 East, W.M.; thence West 679.56 feet; thence North 175 feet to the true point of beginning thence West 132.6 feet to a point eight feet East of the East line of Lot 15, Block 6, of the Plat of Seattle Heights, Division No. 3; thence North 20 feet more or less, to a point eight feet East of the Northeast corner of said Lot 15; thence West 132.5 feet, more or less, along the North line of said Lot 15 and the prolongation thereof, to the Northwest corner of said Lot 15; thence continuing West along the prolongation of said line 30 feet, more or less, to a point which is the intersection with the centerline of 67<sup>th</sup> Avenue West; thence South 192.5 feet, more or less, along said centerline of 67<sup>th</sup> Avenue West; thence South 195.2 feet, more or less, along said centerline to a point which is the intersection of the centerlines of 67<sup>th</sup> Avenue West and 212<sup>th</sup> St. SW; thence West along the centerline of 212<sup>th</sup> St. SW to a point which is the intersection of the centerlines of 212<sup>th</sup> St. SW and 68<sup>th</sup> Avenue West; thence South along the 68<sup>th</sup> Avenue West centerline 830 feet, more or less, to the intersection of the centerline of said right-of-way and the Easterly prolongation of a line located parallel to and 160 feet South of the North line of Lot 19, Plat of Solner's 5 Acre Tracts; thence West along said line and the prolongation thereof, to the intersection with the East line of Lot 21, Plat of Solner's 5 Acre Tracts, said point being 160 feet, more or less, South of the Northeast corner of said Lot; thence North 20 feet, more or less; thence North 89°51'00" West 130.14 feet, more or less, to the East line of the Highway 99 right-of-way.

- B. Uses Permitted. Except for those uses listed in subsection (E) of this section, all uses permitted outright in the General Commercial zone area allowed in this controlled area and all adult establishment are allowed, subject to the location standards of subsection (C) of this section. Adult retail uses are allowed in this controlled use are subject to
1. The same location standards as set forth in subsection (C) of this section for adult establishments.
  2. The same variance from separation requirements as set forth in subsection (D) of this section for adult establishments; and
  3. The same development standards as forth in subsection (F) of this section for adult establishments.
- C. Location Standards – Any adult establishment us which located in the city of Lynnwood shall, in addition to any other requirements, meet the following:
1. Separation from Location. No adult establishment use shall be allowed to locate within 300 feet of any property zoned residential or P-1. ~~or any property which is occupied by living quarters for homeless teenage parents.~~
  2. Measurement of Distance. The 300-foot separation shall be measured by following a straight line, without reference to intervening structures, between the nearest point on a line defining a residentially zoned or P-1 zoned property or ~~property which is occupied by living quarters~~

~~for homeless teenage parents~~ and the nearest point of the building or portion thereof used by an adult establishment.

- D. Variance from Separation Requirements. Whenever the proponent of an adult establishment subject to the separation requirements pertaining to adult establishments set forth in this chapter feels that strict application of such requirements is not necessary to achieve an effective degree of physical separation between the adult establishment and property zoned P-1 or residential ~~or which is occupied by living quarters for homeless teenage parents~~, the proponent(s) may apply to the hearing examiner for a variance from such requirements. In determining when a variance should be granted, and if so, to what extent, the hearing examiner shall consider the following, in addition to the general criteria for variance established in Chapters 2.22 and 21.26 LMC:

1. Topographical and other features of the land which provide actual separation between the proposed business or other land use and surrounding land uses;
2. Pedestrian and vehicular circulation pattern in the vicinity of the proposed activity; and
3. Any other fact or circumstance which has a significant effect upon the need for the full separation distance required by this chapter.

If after considering these criteria the hearing examiner finds that an effective separation between the proposed adult establishment and property zoned residential or P-1 ~~or which is occupied by living quarters for homeless teenage parents~~ can be achieved without requiring the full distance of separation provided by this chapter, the hearing examiner shall determine the degree of variance to be allowed and shall grant such variance. Otherwise, the application for variance shall be denied.

- E. Prohibited Uses. The following uses are found to be incompatible with adult establishments and are prohibited in the controlled use area set forth above:

1. Pet grooming, pet shops, and veterinary clinics;
2. Churches, libraries, museums, art galleries and similar institutions;
3. Schools, including pre-schools, child day-care, and nursery school;
4. ~~Fountain and ice cream stands,~~ Restaurant and cafeterias, drive-in car, drive-through, and take-out restaurants;
5. Bakery retail stores and convenience stores;
6. Hotel/motels ~~and motor hotels~~;
7. Indoor amusement enterprises centers, as defined;
8. Bicycle sale and repair;
9. ~~Wholesale stores.~~

- F. Development Standards. The development standards in the controlled use area are the same as general commercial, except as follows:

1. Signs. See LMC 21.16.310 for sign regulations.
2. Other Standards. The following standards apply to adult establishments in the controlled use area, and the following standards shall supersede the Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), that may conflict:
  - a. The starting of an adult establishment constitutes a change in use and is subject to the nonconforming chapter in addition to these development standards;
  - b. Landscaping shall be a wall of trees created by two rows of evergreen conifer trees. The trees shall be staggered and spaced a maximum of 10 feet on center, so as to form an effective visual barrier within five years. The minimum tree height shall be six feet. A permanent six-foot site-screening fence shall be placed on the side and rear property lines;
  - c. All parking areas shall be visible from the street fronting the establishment and shall not allow access to the rear of any structures.
  - d. The parking areas shall be fully illustrated with street light standards.

#### **21.46.210 Additional development standards.**

- A. Site-Screening Standards for Outdoor Displays and Outdoor Storage Areas. Any indoor displays or outdoor storage which are permitted in commercial zones, and which are not affected by the standards of LMC 21.46.220, shall be enclosed within a site-screening fence of sufficient height to effectively screen the outdoor display or storage from view, and not less than six feet high in any case, set back five feet from the property line. The outer five feet shall be landscaped with evergreen conifer trees with a minimum height of six feet spaced a maximum of 15 feet on center and low evergreen plantings which will mature to a total groundcover within five years; provided, however, that where these requirements do not apply because the principal use of a property involves the display of merchandise for view from the streets, the display area shall be improved as a parking lot (except for paving where the nature of the merchandise makes paving impractical) with a 10-foot planting strip along the entire street frontage, as per subsection (B(2) of this section. Display areas shall be segregated from the required customer parking so that there is always sufficient customer parking to meet the minimum requirements of this code.
- B. Parking.
1. Capacity Requirements. For calculating the required number of parking stalls see Chapter 21.18 LMC.
  2. Landscaping in Parking Areas.
    - a. Purpose. The purpose of these landscaping provisions is:
      - i. To break up the visual blight created by large expanses of barren asphalt which make up a typical parking lot;
      - ii. To encourage the preservation of mature evergreens and other large trees which are presently located on most undeveloped sites in this city;
      - iii. To ensure the preservation of land values in commercial zones by creating and ensuring an environmental quality which complements the commercial objectives of the respective land.
    - b. Planting at Street Frontages. Development sites with parking areas located only between the sides of buildings ~~opposite the street~~ and interior property lines shall provide shall provide a 10-foot wide planting area along the entire street frontage, except for driveways, walkways and other pedestrian spaces. Development sites with single-aisle, double-loaded parking areas located between buildings and the street right-of-way, ~~parking areas between buildings or parking areas between buildings and the closet property line~~ shall provide a 15 foot-wide planting area along the entire street frontage with the same above exceptions. Development sites with multi-aisle parking areas located between buildings and the street right-of-way shall provide a 20-foot wide planting area along the street frontage with the same above exceptions. Planting shall consist of ornamental landscaping of low plantings and high plantings. The minimum height of trees shall be eight feet for evergreen trees and 10 feet for all other species. Trees shall be spaced a maximum of 25 feet on center with branches eliminated to a height of six feet where necessary to prevent site obstruction. The required trees in this planting area may be located within the adjacent street right-of-way as long as they comply with Lynnwood Citywide Design Guidelines as adopted by reference in LMC 21.25.145(B)(3)., and are approved by the public works department. Low evergreen plantings, or a mixture of low evergreen and deciduous plantings with a maximum height of 30 inches, shall be provided so as to achieve 50 percent groundcover within two years.
 

The location and width of the planting area may be modified in accordance with the following provisions: that up to five feet of the 10-foot total required may be installed in portions of city right-of-way which are not covered by impervious surfaces or, in the case of right-of-way which is not fully

- improved, and not projected to be covered by impervious surfaces upon full improvement.
- c. Landscaping in Right-of-Way. Property owners who install landscaping on portions of right-of-way not covered by impervious surfaces shall provide the city with a written release of liability for damages which may be incurred to the planting area from any public use of the right-of-way and an indemnity to the city against any injuries occurring within that portion of right-of-way so utilized.
  - d. Coverage. Five percent of the parking areas located ~~only between on~~ the sides ~~and rear~~ of buildings ~~opposite the street~~ and interior parking lines; 10 percent of parking areas between buildings ~~and, between buildings and the closest side property line, or~~ single-aisle, double-loading parking areas located between buildings and the street; and 15 percent of multi-aisle parking areas located between buildings and streets shall be in landscaping (exclusive of landscaping on the street frontage and required landscape buffers; provided, that:
    - i. No landscaping area shall be less than 25 square feet in area or less than three feet in width.
    - ii. No parking stall shall be located more than 45 feet from a landscaped area; and
    - iii. All landscaping must be located between parking stalls, at the end of parking columns, or between parking stalls and the property lines.
  - e. Landscaping Adjacent to Parking Stalls. Where landscaping areas which fulfill city standards are adjoined by angular or perpendicular parking stalls, landscaping in the form of ground cover materials or plants may be installed in that portion of any parking stall which will be ahead of the wheels and adjacent to the landscaped area; provided, that curbing or wheel stops are installed in a position which will protect the plants from damage. Such landscaping shall not be construed to be part of the percentage of landscaped area required by this chapter nor a reduction of the parking stall.
  - f. Additional Landscaping Along Specified Streets. Along streets where it may be desirable and feasible to obtain a higher degree of continuity in landscaping from property to property than is provided for here, the city council, upon recommendation by the planning commission, may designate specific street frontage landscaping plans for those streets.

**21.46.220 Transition or Buffer Strips.**

- A. Transitional or buffer landscaped strips (also referred to as greenbelts) of which the purpose of the landscaping is to provide a sight, sound, and psychological barrier between zones with a high degree of incompatibility. The transition or buffer strips shall be installed in the following situations:
  1. Where the side yard or rear yard of a property zoned to any commercial zone is adjacent to a property zoned single-family residential:
    - a. The planting strip shall be at least 20 feet in width and shall consist of the following:
      - i. Two rows of evergreen conifer trees. The trees shall be staggered and spaced a maximum of 10 feet on center, so as to form an effective visual barrier within five years. The minimum tree height shall be six feet.
      - ii. A permanent six-foot site-screening fence shall be placed at the property line.
  2. Where the side yard or rear yard of a property zoned to any commercial zone is adjacent to a property zoned multiple-family residential or public and semi-public.

- a. The planting strip shall be at least 10 feet in width and shall consist of either of the following two options:
  - i. One row of evergreen conifer trees, spaced a maximum of 10 feet on center. Minimum tree height shall be six feet, the remainder of the planting strip shall be promptly planted with low evergreen plantings which will mature to a total groundcover within five years; or
  - ii. A site-screening evergreen hedge. The spacing of plants shall be such that they will form a dense hedge within five years. Minimum plant height shall be four feet.
  - iii. A permanent six-foot site-screening fence shall be placed at the property line.
- B. Maintenance – Whenever greenbelts or landscaping are required to be installed according to city zoning requirements, the plant material shall be regularly maintained and kept in a healthy condition in accordance with zoning requirements, Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), and approved development plans. Maintenance shall also include regular weeding, removal of litter from landscaped areas, and repair or replanting so that the greenbelts or landscaping continue to comply with zoning requirements and/or development plans.
- C. Minimum Standards.
  - ~~1. Planting and Fencing.~~
    - ~~a. Where a Property Zoned to Any Commercial Zone is Adjacent to a Property Zoned Single Family Residential. The purpose of the landscaping is to provide a sight, sound, and psychological barrier between zones with a high degree of incompatibility. The planting strip shall be at least 20 feet in width and shall consist of two rows of evergreen conifer trees. The trees shall be staggered and spaced a maximum of 10 feet on center, so as to form an effective visual barrier within five years. A permanent six-foot site-screening fence shall be placed at the property line.~~
    - ~~b. Where a Property Zoned to Any Commercial Zone is Adjacent to a Property Zoned Multiple Family Residential or Public and Semi-Public. The planting strip shall be at least 10 feet in width and shall consist of either of the following two options:~~
      - ~~i. One row of evergreen conifer trees, spaced a maximum of 10 feet on center. Minimum tree height shall be six feet, the remainder of the planting strip shall be promptly planted with low evergreen plantings which will mature to a total groundcover within five years; or~~
      - ~~ii. A site-screening evergreen hedge that provides a sight, sound, and psychological barrier between zones with some degree of incompatibility. The spacing of plants shall be such that they will form a dense hedge within five years. Minimum plant height shall be four feet.~~
  - ~~— A permanent six-foot site-screening fence shall be placed at the property line.~~
  - 2.1. Signed Plans. All landscaping plans shall bear the seal of a registered landscape architect or signature of a professional nurseryman and be drawn to a scale no less than one inch to 20 feet. The landscape architect or professional nurseryman shall certify that the species of plants are fast-growing and that the design of the plan will fulfill city code requirements within five years.
  - 3.2. Installation Prior to Occupancy. All landscaping that fulfills the city code requirements shall be installed prior to occupancy of any structure located on the same site.

If, due to extreme weather conditions or some unforeseen emergency, all required landscaping cannot be installed prior to occupancy, then a cash deposit or guarantee account with the city shall be provided as financial security to guarantee installation of the remaining landscaping. The security shall be equal to the cost of the remaining landscaping including labor and materials or a minimum of \$500.00. The security shall not extend for a period of more than 30 days. If within 30 days, the remaining landscaping is installed according to code requirements and approved development plans, then all funds shall be refunded.

D. Fence Regulations.

1. Definition. For the purposes of this section, a “site-screening fence” means a solid one-inch-thick board (nominal dimensional standards) fence. One made of brick, rock or masonry materials may be substituted for a board fence.
2. Exceptions. Where a fence is required by the above standards, no fence will be required in those cases where a fence already exists which meets the intent of this section. However, if the existing fence is ever removed, demolished or partially destroyed, then the owner of the property first being required by the section to provide the necessary fence will be responsible for replacing the fence.

In those cases where the slope of the land is such that the location of a fence required by the above standards is impractical or ineffective in satisfying the intent of this section, the community development director may, at his discretion, permit a location which more adequately satisfies the intent of this section.

- E. Exception. The community development director may reduce the required buffer width and revise the required planting and fencing if the director finds, that, due to the intensity of existing or proposed landscaping, the amount and type of mature existing vegetation, change in topography between properties, use of the properties along the abutting property line, or other characteristics of the abutting properties, a reduced buffer width or deviation from the code landscape requirements will provide adequate separation between the properties.

The community development director may approve variation from the degree and type of code required landscaping on their own initiative.

A request for approving a reduction in a required buffer shall be made in writing and shall describe fully the reduction and the basis for the request. The fee for processing a request shall be \$200.00. The person(s) requesting the buffer reduction bear the burden of proof that the reduced buffer will provide adequate separation and screening between properties.

At least 28 calendar days prior to acting on a request for buffer reduction, notice of the request shall be mailed to the owners of all properties that abut the site of the proposed reduction. Action on a request may not be taken until this noticing period has expired.

Anyone may appeal a determination regarding an exception by the director under this subsection by filing a written statement of the reason(s) for the appeal with the community development department. Such an appeal shall be processed pursuant to Process II (LMC 1.35.200 et. seq).

## **21.46.900 Other Regulations**

- A. Refuse and Recycling Collection Areas and Enclosures. On-site paved and enclosed refuse recycling collection areas shall be provided on sites where new buildings are being constructed or existing buildings are being remodeled or expanded, and shall comply with the requirements of this section. One-family dwelling units, two-family dwelling units, and public parks are exempt from the requirements of this section.

1. Development Standards. Refuse and recycling collection areas in all commercial zones shall comply with the development standards below. The following development standards shall supersede other applicable setback requirements of this chapter and any

Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), that may conflict.

- a. Set back of a minimum of 25 feet from a public street;
  - b. Set back a minimum of 25 feet from any interior property line adjoining an RS or RM zone or a P-1 zone with one-family dwelling units if a business site is one acre or larger in area; or
  - c. Set back a minimum of 15 feet from any interior property line adjoining an RS or RM zone or a P-1 zone with one-family dwelling units if a business site is less than one acre in area.
2. Enclosure. All refuse and recycling collection areas shall be enclosed on three sides by a six-foot-high sight-obscuring fence which uses building materials, color, and design details similar to the primary buildings on the site and a six-foot-high gate on one side. The height of the enclosure may include the height of a surrounding slope or berm (height measured from bottom inside edge of the collection area). The enclosure shall include a gate which can be secured in an open or closed position. If the enclosure includes a gate made of metal chain link fencing, the fencing shall contain slates which screen the view of containers and materials inside the collection area. An alternative design may be approved if it is determined that such alternative would provide equal or better screening, architectural compatibility, and containment.
  3. Parking. No refuse and recycling collection area shall be located in such a way that new or existing parking stalls will prevent or interfere with the use and servicing of the collection area.
  4. Design. Refuse and recycling collection areas shall be sized, located, and constructed per standards established by the public works department.
- B. Procedural Requirements for Proposed Rezoning to the Neighborhood Commercial Zone (B-1) The minimum and maximum area specified in LMC 21.46.200(A) shall apply to all future rezones to the Neighborhood Commercial zone ~~(B-3)~~.
- In addition, the applicants shall provide such market information as may be required by the planning commission or city council in determining whether the proposed development will promote the general welfare of the city. Businesses which are nonconforming in another zone but which would be conforming if zoned Neighborhood Commercial (B-1) may be rezoned Neighborhood Commercial without regard to the minimum and maximum area, upon a finding that such a rezone would be in the public interest and/or the businesses in question would be consistent with the general intent of the Neighborhood Commercial zone.
- C. Requirements for Development of Properties in the ~~Community Business and~~ General Commercial (CG) zones.
1. Plans. Shopping centers or other multi-store retail developments in the ~~Community Business and~~ General Commercial zones shall be subject to the same site plan and utility plan requirements as are required in the Neighborhood Commercial (B-1) zone. The plan shall include a landscaping plan as per LMC 21.46.210(B); provided, however, that an alternate arrangement as per LMC 21.46.210((B)(2)(d) may be approved by the planning commission if it finds that the alternate plan would be more effective in meeting the stated objectives of LMC 21.46.210(B).
  2. Site Utilization. Unless the site plan provides for full utilization of the lot or parcel, the utilized part shall be officially divided from the remainder of under the city subdivision regulations and the subdivision shall conform to all normal subdivision requirements. As a condition of the subdivision, the city may require that all parcels of the subdivision have common access to public streets.
- ~~D. Cooperative Development of Adjacent Properties in Commercial Zones and Nonresidential Projects Developed in Zones Other Than Commercial Zones, Except the Planned Regional Commercial (PRC) Zone. It is hereby declared to be the policy of the city to encourage in the~~

~~zones referred to in this caption adjoining properties that are so situated as to be developed or redeveloped through cooperative plans for access, egress, and parking facilities to do so by a relaxation of the total parking requirement for such properties. Property owners desiring to take advantage of said policy may submit detailed plans to the city, and if such plans are approved by the appropriate city departments, the required off-street parking for each respective parcel may be reduced by twice the number of stalls that could be accommodated by the actual square footage of land provided by each respective parcel for a common driveway, provided:~~

- ~~1. That such reduction in parking will not reduce parking by more than 10 percent of the amount otherwise required;~~
- ~~2. A coordinated parking lot layout and landscaping plan is submitted, approved, and conforms to the specifications of this code;~~
- ~~3. In circumstances where buildings already exist, that the plans include a reasonable effort to coordinate, redesign or refinish the exterior of the buildings in a unified manner so as to improve the visual image of the street and vicinity;~~
- ~~4. The plans provided for streets adjoining the properties involved to be improved to city standards, including sidewalk, curb, and gutter, or reasonably equivalent guarantee or such improvement are provided in LMC 16.04.250;~~
- ~~5. Traffic flow is improved through joint use of the same entrances;~~
- ~~6. That the parties owning the properties have entered into a written agreement suitable for filing with the county auditor, defining their rights, duties reciprocal easements, and generally providing for maintenance and repair in such a manner that the planning commission is reasonably assured that the property will have an orderly, permanent management, which agreement shall notify persons dealing with the title to said lands that the right to reduce parking is conditional upon the continued existence of the common driveway;~~
- ~~7. The city has received consent by all owners that additional building permits on any of the land so affected will not be issued by the city unless separate and/or additional parking is provided.~~

E.D. Surface Water Management. All building permit applications and site plans required herein shall provide adequate facilities for the management of surface water.

E.E. Elimination of Nonconforming Uses. All site plans shall provide for the elimination of nonconforming uses.

### **21.50.110 Limitation on uses.**

A. Veterinarian Clinics. Veterinarian clinics designed for treatment and care of pet animals, such as cats and dogs, shall be operated by a registered veterinarian. The animals must be confined within a building which shall have an exterior of masonry construction (or other building materials and/or construction techniques providing equivalent soundproofing, as approved by the building official); provided, for ingress and egress according to fire code regulations and for a customer entrance of other than masonry construction (or equivalent) if the front entry is isolated from the balance of the building by a full wall partition. All rooms housing animals shall have mechanical ventilation adequate to provide an exchange of 50 cubic feet of air per minute per animal housed therein. The animal runs shall be surfaced with a minimum of two inch concrete or other impervious materials. Drainage must be away from adjoining properties and should be controlled upon the property involved. There shall be no cremation or other disposal of animals on the premises or incineration of refuge.

B. Park and Pool Lots. Park and pool lots may be permitted by a conditional use permit. In considering such a conditional use, the hearing examiner shall review all impacts upon the surrounding neighborhood, including but not limited to traffic, location, displacement of required stalls, ingress and egress, signs, and illumination. The applicant must submit a site plan with the property boundaries and the location of all buildings with their respective floor areas designated on the drawing. The available parking stalls to be used for a park and pool lot must be designated on the submitted site plan. Drawings depicting the proposed signs should also accompany the application.

C. On-Site Hazardous Waste Treatment and Storage Facilities. "On-site hazardous waste treatment and storage facilities" are permitted as an accessory use to any activity generating hazardous waste and lawfully allowed in the BTP zone; provided, that such facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

D. Facilities for the Storage and Maintenance of Mass Transit Vehicles. Facilities for the storage and maintenance of mass transit vehicles may be permitted by a conditional use permit. In considering such a conditional use the hearing examiner shall review all impacts upon the surrounding neighborhood with particular emphasis on traffic impacts. The applicant shall be required to provide a traffic study detailing the roads which would be impacted, expected volumes, park usage times, noise, effect of vehicle size, and any other relevant factors, and shall propose measures for mitigating traffic impacts.

E. ~~Auto Wrecking Yards and~~ Recycling Collection Centers. These uses may be permitted by conditional use permit. In considering such a conditional use permit application, the hearing examiner shall take into account all impacts upon the surrounding neighborhood with particular emphasis on visual, noise, water quality, and dust impacts. Due to the demonstrated tendency of ~~wrecking yards and~~ recycling collection centers to be visually offensive, such uses should not be located adjacent to residential zoning or to established business uses of such a low intensity or having such an aesthetic emphasis as to be adversely impacted by close proximity to a ~~wrecking yard or~~ recycling collection center. The hearing examiner prescribe any conditions deemed necessary to minimize the impacts of such uses.

F. BTP Zone – General Considerations for Conditional Use Permits. In considering any conditional use permit in the BTP zone, the hearing examiner ~~and/or city council~~ shall consider all factors relevant to the public interest, including but not limited to the following:

1. Traffic. Whether or not the proposal would change the nature of traffic in the area:

- a. The rate of traffic generation of the proposed use in comparison with existing or planned uses in the area;
  - b. The proportion of the traffic consisting of heavy vehicular devices;
  - c. Traffic related impacts such as noise, emissions, and safety; and
  - d. The hours during which the maximum traffic flow will occur, particularly for locations near residential areas.
2. Machinery. Machinery, equipment or activities associated with the proposal:
- a. The ability of the project to operate in compliance with the state noise laws and without creation of other nuisances to nearby properties due to ground or air vibrations, electrical and/or other interference with air waves.
2. Machinery. Machinery, equipment or activities associated with the proposal:
3. Appearance. Visual impact of the project on adjacent and nearby properties;
- a. Light and glare; and
  - b. Outdoor storage or other outdoor activities.
4. Property Values. Whether or not the design of the project including the exterior building materials to be used would adversely impact property values, and whether the design would be compatible with nearby properties in the vicinity.
5. Access. Feasibility of coordinated street access.

G. Wireless Communications Facility. A conditional use permit for a wireless communications facility shall be subject to the following additional standards:

- 1. Such facility shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- 2. The applicant shall demonstrate the need for the proposed tower (wireless communications support structure) to be located near a residential area, the procedures involved in the site selection and an evaluation of alternative sites and existing facilities on which the proposed facility could be located or co-located;
- 3. A site development plan shall be submitted showing the location, size, screening, and design of all buildings and structures, including the nature of outdoor equipment, and the location, number and species of all proposed landscaping;
- 4. The facility shall be designed to be aesthetically compatible with the natural and built environments. This includes, but is not necessarily limited to, building design and the use of exterior materials harmonious with the character of the surrounding neighborhood and the use of landscaping and privacy screening to buffer the facilities and activities on the site from surrounding properties. Any equipment or facilities not enclosed within a building (e.g. towers, transformers, tanks, etc.) shall be designed and located on the site to minimize adverse impacts on surrounding properties;
- 5. All wireless communications facilities shall comply with national, state or local standards, whichever is more restrictive, in effect at the time of application, for nonionizing electromagnetic radiation;

6. The applicant shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. If additional height over that allowed in the zone is justified it may be approved by the city; and

7. The applicant shall include an analysis of the feasibility of future consolidated use of the proposed facility with other public facilities.

Provided, that this subsection shall not apply to utility facilities located on a property which are accessory to the property or to the transmission, distribution or collection lines and equipment necessary to provide a direct utility connection to the property or neighboring properties, or to those utility facilities located on public right-of-way.

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**Topic: Chapter 21.57 – College  
District Mixed Use Zone  
Amendments**

Agenda Item: E.2

- 
- Public Hearing
- 
- 
- Work Session
- 
- 
- Other Business
- 
- 
- Information
- 
- 
- Miscellaneous

**Staff Report**

Staff Contact: Gloria Rivera, Senior Planner, Community Development

**Summary**

The purpose of this agenda item is to continue discussion of proposed amendments to Chapter 21.57 LMC.

**Action**

None required.

**Background**

One of the items to be given consideration during the 2016 Comprehensive Plan Update (and associated Zoning Code amendments) is increasing opportunities for redevelopment in the area adjacent to Edmonds Community College. (EdCC). This area of Lynnwood is an important subarea of the community as it is both impacted by, and beneficial to EdCC.

The current College District Overlay zone (Chapter 21.58) overlays much of the current CDM zone and surrounding areas and has failed to spur appropriate development. It has become somewhat dated in its approach and is now viewed as more of a hindrance than catalyst for development.

Staff believes it is an appropriate time to review the content and construct of existing land use policies and regulations that apply to the College District, and has proposed a series of amendments that should improve the effectiveness and efficiency of regulations that apply to this subarea.

***Current Comprehensive Plan***

The area located approximately between the campus of Edmonds Community College/Lynnwood Golf Course and 64<sup>th</sup> Avenue W. and Highway 99 are land use designations as follows:

- Public Facilities
- Local Commercial
- Low Density Multi-Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mixed Use
- Highway 99 Corridor

Encompassing a larger area surrounding the college is the College District Overlay zone which is illustrated on the Future Land Use Map and described below (see the attached map with the area described)

### *Subarea Plan*

The City of Lynnwood working in conjunction with Edmonds Community College adopted a College District Subarea Plan. This Plan was adopted by the Lynnwood City Council on November 12, 2002. The purpose of the plan was to define and describe an integrated areawide and campus master plan that reflects the growing needs of EdCC and the surrounding neighborhood. Among the items addressed in the Plan were access and mixed-use development.

The original Subarea Plan extended to Highway 99 but was scaled back by the City Council in 2004 to exclude the properties now located in the Highway 99 Corridor. The boundary of the College District Overlay Zone described below outlines the present boundaries

EdCC is currently drafting an updated Master Plan. The new Master Plan will not be available for review until later this year, however, in discussions with the College it appears that the projects proposed by the college will not greatly extend beyond their current project sites.

### *Development Regulations*

Currently a small area adjacent to 68<sup>th</sup> Avenue W is zoned College District Mixed Use Zone (CDM) which allows mixed use activities that would cater to a college environment. Encompassing a larger area surrounding the college is the College District Overlay zone. (An attachment illustrates the current CDM and Overlay zones). Within the Overlay area are land use designations that include the following zones:

- Public
- Multiple Residential Low Density
- Multiple Residential Medium Density
- Multiple Residential High Density
- College District Mixed Use
- Limited Business
- Community Business
- 3 PUD's (multiple family, single-family and the Ice Rink)

The purpose of the Overlay zone was to promote neighborhood design and access and to encourage pedestrian and bicycle transportation.

Development has been slow to occur in the Overlay Zone, although persons wishing to develop have expressed interest. Several problems exist regarding development:

- 1) A one acre minimum size parcel is required. It has been difficult for individuals to amass the one acre minimum.
- 2) The underlying zoning controls development. Mixed use is discouraged since multi-family housing is not allowed in the

commercial zones and commercial activities are not allowed in the multi-family zones

Another issue that has arisen within the CDM zone is the fact that single-family uses are present in several section of the district but are not permitted under the code. Single-family residential housing sites are not intended for long term preservation but will serve as future redevelopment sites. The code currently places limits on the homeowner's ability to expand and renovate as long as they elect to live there. There is a need to balance the needs of current homeowners with the city's need to encourage redevelopment. It is in the interest of fairness the City should relax restrictions on homeowners.

### *Staff Recommendation*

Staff is recommending that:

- 1). The College District Overlay Zone be eliminated from both the Comprehensive Plan Future Lane Use Map and the Zoning Map and replaced by the College District Mixed Use zone. This would result in the expansion of the College District Mixed Use zone to the north to 196<sup>th</sup> Street SW. and to the east to 64<sup>th</sup> Avenue W.
- 2) The zoning regulations and standards for the College District Mixed Use Zone be updated. The land uses allowed in the CDM zone would be amended to incorporate more of the uses currently allowed in the Overlay zone;
- 3) The Comprehensive Plan map be amended to apply the Mixed Use designation to additional properties; and
- 4) The zoning map be amended to apply the College District Mixed Use zone to additional properties.
- 5) Please note that the CDM Mixed Use zone currently on the college campus has been proposed to be removed and the college portion of the map changed to P-1 (Public). In lieu of that to encourage private/public partnerships, amendments were made to the P-1 zone. In addition, the future Land Use Map will be amended to remove the Mixed Use designation from the college campus to PRO (Parks, Recreation, and Open Space).

Please note that when the zoning code is changed, specific parcels on the zoning maps as well as the Future Land Use Map will also be changed to maintain consistency between the zoning and Comprehensive Plan and land use maps.

### Next steps

Attached for review is a draft of proposed amendments to the text of Chapter 21.57 (College District Mixed Use) and Chapter 21.44 (Public and Semi-Public zones).

Proposed additions are underlined and proposed deletions are struck out. Please note the attached are only drafts for consideration and any additions or deletions are welcome.

A summary of proposed text amendments to date is as follows:

#### College District Mixed Use Zone

**LMC 21.57.100** has been amended to further describe the area and to combine the two subsections.

**LMC 21.57.200** has been deleted since the area covered by zones is illustrated on the zoning map. Generally text describing an area covered is not included in a zoning chapter.

**New LMC 21.57.200** reflects the deletion of references to the Overlay zone, reference the applicable Design Guidelines and remove reference to the college district plan and review process (which is already provided for in the zoning code).

**New LMC 21.57.300** reflects the following additions and deletions.

- 21.57.400(A) – Establishes square footage to individual uses not cumulative for a building.
- 21.57.400(A)(3) – Adds language regarding transit.
- 21.57.400(A)(4) – Deletes conference or community center
- 21.57.400(A)(5) – Deletes tot lots, etc. (not separately referenced in any other zone).
- 21.57.400(A)(4) – Following comment at the February 12<sup>th</sup> meeting, the square footage for retail/service building was increased to 5,000 sq. ft. List of uses was eliminated so only retail and service business is referenced.
- 21.57.400(A)(7) – Deletes movie theater.
- 21.57.400(A)(5) – Language that restricted medical offices and clinics to only serve the neighbor or college was removed..
- 21.57.400(6). Increase square footage of food and beverage service businesses to 4,000 square feet. *There was discussion at the February 12<sup>th</sup> meeting to keep it at 2,000 sq. ft. which seems to limit possible activities.*
- 21.57.400(7) – Increases density for multiple-family residential from minimum of 20 to maximum of 43.
- Old 21.57.400(A)(11): Deletes the restrictions on parking.
- 21.57.400(9-13) - These items were originally prohibited uses under section “B” in the current ordinance and would not have been permitted uses in the CDM zone.
- 21.57.400(A)(14) Allows single-family residential uses subject to the bulk requirements of the RS-7 zone.
- 21.57.400(A)(15) .Allows discretion to the Community Development Director regarding uses.
- 21.57.400(B) - Some of the former uses deleted and placed under permitted uses. Food vendors is retained.
- 21.57.400(C). A new section is added. (but current subsection “D” is removed. Auto-related businesses are added that allow such

uses only when fronting on 196<sup>th</sup> Street SW. and 64<sup>th</sup> Avenue W. This allows retention of a bank, an auto emissions facility and auto-repair business.

**New LMC 21.57.400** reflects the following additions and deletions.

- 21.57.400(A)(1) – Sets the minimum lot area at one-half acre (as opposed to the previously recommended “none”).
- 21.57.400(A)(9) – Maximum lot coverage is changed to 90% from 80%.
- 21.57.500(B)(3) – Language is added from Overlay zone that off-site parking and shared parking is allowed within 500 feet. Also note that under the current CDM zone a 50% reduction in parking is allowed for non-residential activities.
- 21.57.500(B)(4) – 204<sup>th</sup> Street SW is added to reflect a pedestrian environment.
- 21.57.500(B)(5) – Is deleted since it is referenced in 21.57.500(4)(a).
- 21.57.500(C)(3) – Language is added from the Overlay regarding street trees. Also, streets are added for placement of street trees.
- 21.57.500(D)(3) – Language is added from the Overlay rezone regarding location of parking.
- 21.57.500(D)(4) – Language is deleted referencing the Overlay zone. Language is added from the Overlay rezone regarding signage and sign prohibitions.
- 21.57.500(D)(7) – Transition or buffer strips are provided adjacent to multi-family zoned property.

**New LMC 21.57.500** reflects the following additions and deletions.

- 21.57.600(A) – Reference is made to the applicable Design Guidelines.
- 21.57.600(B) – Current subsection is deleted since 21.32 LMC is not in the code. New language is added to Subsection “B” which is taken from the Overlay zone.

#### Chapter 21.44 – Public and Semi-Public

**LMC 21.44.050** has been amended to allow for public/private partnerships activities.

**LMC 21.44.200(A)(2)(I)** – Park and pool lots has been deleted.

**LMC 21.44.200(A)(3)** – Operation of hot air balloons has been deleted as a permitted use.

**LMC 21.44.200(A)(4) and (5)** – Electric vehicle charging stations and battery exchange stations have been deleted.

**LMC 21.44.200(B)** – Private legal and professional services has been deleted in the public zones.

**Previous Planning Commission / City Council Action**

N/A. Additional work sessions and public hearing will be scheduled in the future.

**Adm. Recommendation**

Discuss proposed amendments.

**Attachments**

- A. Proposed changes to text for both the CDM and Public zones
- B. Existing zoning and future land use maps
- C. Proposed zoning and future land use maps.

**COLLEGE DISTRICT MIXED USE (CDM) CODE AMENDMENTS**  
**CHAPTER 21.57**  
**(2/25/16)**

**21.57.100 Purpose**

A. This mixed use zone is designated to provide opportunities for the creation of a ~~small~~ college- and neighborhood –oriented mixed use district in close proximity to the campus and the Highway 99 commercial node at the 196<sup>th</sup> Street intersection.

~~B.~~—The purpose of this zone is to implement the vision of a district that consists of offices, and service businesses, integrated residential apartments, condominiums, artist lofts and / or dormitories, along with street level small businesses that cater primarily to the college and surrounding neighborhood. Businesses shall be limited in size to ensure neighborhood scale, with commercial spaces required at street level along portions of 68<sup>th</sup> Avenue and 202<sup>nd</sup> Street. Office and residential uses will be encouraged above and behind the businesses. Development standards and guidelines based on this vision will provide design guidance, emphasizing building and spatial relationships, with particular emphasis on the design of pedestrian spaces, linkages between the college and business district, and related pedestrian facilities and amenities.

~~21.57.200~~ **Applicability**

~~The CDM zone shall be applied in close proximity to the Edmonds Community College (EdCC) campus generally as follows:~~

- ~~A. North boundary: 200<sup>th</sup> Street, extending north about 85 feet at the intersection with 68<sup>th</sup> Avenue W.~~
- ~~B. East boundary: 66<sup>th</sup> Place, extending southward to 204<sup>th</sup>~~
- ~~C. South boundary: 204<sup>th</sup> Street Southwest~~
- ~~D. West boundary: 68<sup>th</sup> Avenue, extending 200 feet into the EdCC campus.~~

**21.57.3200 Interpretation**

A. All regulations and design guidelines, ~~herein, of this zone, the college district overlay zone (CDO) zone~~ and the Citywide Design Guidelines (All-Districts and Commercial Districts) shall apply to properties within the CDM zone. In the event of conflict between requirements, the provisions of the CDM zone and its design standards shall prevail.

B. Land uses not specifically listed in the following sections may be allowed when determined by the ~~and~~ Director of ~~e~~ Community ~~d~~Development to be compatible with the listed uses and consistent with the intended development of the district, ~~as described in the college district plan. The director's written decision is subject to appeal per LMC 1.35.200 (Process II).~~

**21.57.4300 Land uses.**

- A. Principal Uses Permitted Outright (square footage calculation is individual to a use and not cumulative for a building).
  - 1. College and university-buildings,-support services and college accessory facilities.
  - 2. Library.
  - 3. Public transit ~~facilities~~ stops and stations.
  - 4. ~~Conference or community center (college/community meetings and activities).~~

- ~~5.~~ ~~Tot lot, greenway, vest pocket park, bikeway and other park/open space linkages.~~
- ~~6.4~~ Retail store or service business under ~~4~~5,000 square feet GFA per tenant, including, but not limited to:
  - ~~a.~~ Convenience, drug or variety store;
  - ~~b.~~ Books, magazines, stationery and school supplies;
  - ~~c.~~ Child day care center (fewer than 13 children)
  - ~~d.~~ Art gallery, art or photo studio, film/photo processing;
  - ~~e.~~ Art supplies store or frame shop;
  - ~~f.~~ Professional services (engineering, legal, medical, financial and similar);
  - ~~g.~~ Business services (bookkeeping, taxes, accounting management, etc.);
  - ~~h.~~ Computer repair, maintenance and training, and related technical services;
  - ~~i.~~ Personal services (grooming, photo processing, counseling, tutoring, etc.);
  - ~~j.~~ Laundry self service and pick up station;
  - ~~k.~~ Shoe repair, tailoring, locksmith and similar personal services;
- ~~7~~ ~~Movie theater (single or two screen at neighborhood scale).~~
- ~~8~~5. Medical offices or clinic (limited services to neighborhood and/or college).
- ~~9~~6. Food and beverage service businesses under ~~2~~4,000 square feet GFA, including:
  - ~~a.~~ Donut shop, bakery or similar specialty food outlet
  - ~~b.~~ Café, coffee shop or restaurant;
  - ~~c.~~ Soda fountain, ice cream parlor, candy store;
  - ~~d.~~ Delicatessen or other specialty food store;
  - ~~e.~~ Tavern, brew pub or nightclub.
- ~~10~~7. Multiple-family dwellings:
  - a. Maximum density: ~~20~~43 units per net acre;
  - b. Minimum density: ~~12~~20 units per net acre;
  - c. Density may be less than minimum if residential units are combined with other uses in same building or on same lot.
- ~~11~~ Accessory parking lots and structures. ~~Park n ride and park n pool facilities are not permitted. Student/faculty parking shall be located west of 68<sup>th</sup> Avenue~~
- ~~12~~8 Electric vehicle charging station, Level 1, Level 2 and Level 3, if accessory to a permitted use or conditionally permitted use
9. Arts or performance facilities;
10. Child day –care center (13 or more children) per LMC 21.42.110(E);
11. Boarding house, dormitory or other group residential facilities suitable for students;
12. Inn, hotel, or similar transient lodging ((20) guest rooms or less)
13. Battery exchange station (electric vehicle), and only if accessory to a permitted.

14. Single-family residences, including home occupations, subject to the development standards set forth for the RS-7 zone in LMC 21.42.02, Table 21.42.02.
15. Any other use similar to those listed above or any other use determined by the community development director to be consistent with the College District Plan.

~~B. Principal Uses Allowed by Conditional Use Permit~~

- ~~1. Tavern, brew pub, club or restaurant that serves alcohol when within or adjacent to a structure that also contains residences or child care facilities.~~
- ~~2. Indoor amusements such as arcades, bowling, pool card rooms,, etc.~~
- ~~3. Athletic club or health spa (indoor facilities).~~
- ~~4. Performing arts facilities.~~
- ~~5. Child day care center (13 or more children) per LMC 21.42.110(E);~~
- ~~6. Boarding house, dormitory or other group residential facilities suitable for students (should this be an out right permitted use above).~~
- ~~7. Inn, hotel, or similar transient lodgings (20 accommodations or less).~~
- ~~8. Battery exchange station (electric vehicle), and only if accessory to a permitted or conditionally approved use.~~

C.(B). Allowed Accessory Uses. Accessory uses are permitted per LMC 21.58.300, including

1. ~~Child care when serving the patrons or employees of a principal uses~~
2. ~~Commercial food services in public buildings.~~
- 3 1. Food Vendors – in outdoor public spaces, subject to city permits.

D. (C) Prohibited Uses.

1. Marijuana and marijuana- infused products retail sales, processing or production.
2. Medical marijuana collective gardens.
3. The following uses are prohibited unless their sites have frontage on and access to 196<sup>th</sup> Street SW. and 64<sup>th</sup> Avenue W, or Highway 99:
  - a.. Gas stations, car washes, auto parts stores, auto repair and maintenance and similar auto-related uses.
  - b. Drive-through facilities.

**21.57.5400 Development Standards.**

A. Building to Site Relationships

1. Minimum lot area: ~~None~~ One-half acre
2. Minimum lot area per dwelling: none.
3. Minimum lot width: none.
4. Minimum frontage at street: none.
5. Front yard setback: no minimum; 15 feet maximum.
6. Side setbacks: none.
7. Rear setbacks: 25 feet (may be used for parking, private yards, recreation, etc.).
8. Minimum building separation: none.
9. Maximum lot coverage: ~~8~~ 90 percent.
10. Maximum building height: 50 feet.

11. Minimum floor area: none.
- B. Buildings and Uses
1. Architectural Consistency. The scale and design features of a new or remodeled building shall be compatible with its surroundings and consider the architectural style of existing development on and off campus.
  2. Utilities. Newly installed utility services shall be placed underground.
  3. Reduced Parking. Businesses in this zone will be within a pedestrian-oriented environment designed to cater to walk-in and bicycle traffic from the college and surrounding neighborhoods. To emphasize the pedestrian intent and discourage automobile usage, minimum parking requirements for nonresidential uses within the CDM zone shall be calculated at 50 percent of the normally required standards of Chapter 21.18 LMC. With the exception of required “accessible spaces,” development proposals may include provisions for off-site parking and shared parking agreements to meet parking requirements and maximize parking space utilization, providing the proposed parking is within a walking distance of 500 feet of its principal use.
  4. Pedestrian Environment. 68<sup>th</sup> Avenue between 200<sup>th</sup> and 204<sup>th</sup> Streets, 204<sup>th</sup> Street between Highway 99 and the campus and 202<sup>nd</sup> Street from the campus to Highway 99 are designated “pedestrian-oriented” streets. The following shall apply to properties fronting these streets:
    - a. Buildings shall be at least two stories in height (maximum 50 feet height).
    - b. Street level spaces shall be reserved for retail, office, service uses or similar active non-residential functions.
    - c. Upper floors may be used for additional retail, offices, services, studios or residential uses, including living/working lofts, to a maximum density of ~~20~~ 43 DU/ac (net).
  - ~~5. Multi-story Buildings. Buildings of two or more stories are encouraged throughout the CDM zone.~~
  - ~~6~~ 5. Mix of Uses. With the exception of the commercial spaces required at street level in subsection (B)(4)(b) of this section, all buildings within the CDM zone may be used for retail, offices, services, studios, living/work lofts, other residential uses or a combination of those uses.
- C. Outdoor Areas.
1. To enhance the pedestrian environment of the CDM zone, the design of open front yard areas and spaces between buildings shall consider and incorporate such elements as decorative landscaping and paving, seating areas, outdoor eating areas, bike racks, public art, kiosks, trees, awnings or other protection from the natural elements, and access to drinking fountains and public restrooms.
  2. Plans for outdoor pedestrian areas shall include a coordinated design for safe and convenient outdoor lighting and signage. The outdoor lighting plan along 68<sup>th</sup> Avenue W., 202<sup>nd</sup> Street SW. and 204<sup>th</sup> Street SW., will further the concept of a “neighborhood center” and will provide

~~pedestrian level lighting at a coverage that complies with the public safety standards for such public outdoors areas.~~

3. Deciduous street trees having a minimum caliper size of two inches shall be provided at 30 feet intervals or clustered when spacing is not feasible, along 68<sup>th</sup> Avenue W, 204<sup>th</sup> Street SW., 196<sup>th</sup> Street SW., 64<sup>th</sup> Avenue W. and 202<sup>nd</sup> Street SW as a design element of the project.
4. Unless designed as a plaza or other outdoor pedestrian area, not more than 10 percent of landscaped areas may be covered with inanimate materials, unless the applicant can document a problem on the site that makes it unsuitable for plant materials.
5. In areas determined to be unsuitable for plants, such alternatives as fences, walls, and paving of brick, wood, stone, concrete pavers, gravel or cobbles may be used in the design – subject to design review approval.

D. Other Limitations and Standards

1. The college district mixed use (CDM) zone is considered a “commercial” zone and subject to applicable limitations on uses and other development standards, contained in Chapter 21.46 LMC, Commercial Zones, and not contained in this chapter.
2. Tandem parking may be used to meet residential parking requirements, providing both spaces are assigned to the same dwelling. Tandem parking will not be approved for nonresidential applications.
3. Parking lot design and related landscaping shall be in accordance with LMC 21.46.210(B) (parking lot development standards for commercial zones). Off-street parking, whether in surface lots, or structures, shall be located beside or behind buildings, and prohibited between buildings and streets, with the exception of master-planned parking on the EdCC campus.
4. Signage shall comply with LMC 21.16.310 (commercial signage requirements), ~~except as adjusted by the signage limitations of the college district overlay zone.~~ The following types are prohibited within the CDM zone, with the exception of commercially zoned properties fronting 196<sup>th</sup> Street SW. and 64<sup>th</sup> Avenue W.
  - a. Freestanding signs, other than ground signs
  - b. Pole signs;
  - c. Roof signs.
5. The location and design of trash and recycling facilities shall comply with the requirements of LMC 21.46.900 (refuse and recycling collection areas and enclosures).
6. The provisions of the CDM zone shall prevail in cases of conflict.
- ~~7. Transition or Buffer Strips.~~
  - A. Transitional or buffer landscaped strips (also referred to as greenbelts) of which the purpose of the landscaping is to provide a sight, sound, and psychological barrier between zones with a high degree of incompatibility. The transition or buffer strips shall be installed in the following situations:

1. Where the side yard or rear yard of a property zoned to any commercial zone is adjacent to a property zoned multiple-family residential or public and semi-public.
  - a. The planting strip shall be at least 10 feet in width and shall consist of either of the following two options:
    - i. One row of evergreen conifer trees, spaced a maximum of 10 feet on center. Minimum tree height shall be six feet, the remainder of the planting strip shall be promptly planted with low evergreen plantings which will mature to a total groundcover within five years; or
    - ii. A site-screening evergreen hedge. The spacing of plants shall be such that they will form a dense hedge within five years. Minimum plant height shall be four feet.
    - iii. A permanent six-foot site-screening fence shall be placed at the property line.

**21.57.6 500 Site Plan and design approval.**

- A. New development with the college district mixed use (CDM) zone shall comply with the development standards of LMC 21.57.500 and with Lynnwood Citywide Design Guidelines All-Districts and Commercial Districts), as adopted by reference in LMC 21.25.145(B)(3) and receive approval pursuant to Chapter 21.25.LMC.
- ~~B. New development is also subject to review and approval per Chapter 21.32 LMC (Site Plan and Design Review).~~
- B. In addition to the general decision criteria established in 21.25 LMC, the following criteria shall be considered when reviewing development proposals in the CDM zone:
  1. The proposal is compatible with the design and function of surrounding development and land uses.
  2. Streetscapes are designed to include a combination of facilities to serve pedestrians, cyclists and transit patrons, such as attractive lighting, awnings and canopies, seating, directional signage, information kiosks, designated street crossings, bus shelters, and/or other amenities to enhance the pedestrian environment.
  3. Public sidewalks and/or trails, bikeways or greenbelt linkages are provided to connect parks, municipal golf course, the college and other public areas frequented by the general public when the proposed development is on or adjacent to such planned facilities.

## PUBLIC AND SEMI-PUBLIC ZONE

### 21.44.050 Purpose

This classification is intended to provide for nonresidential uses of a public or quasi-public nature to be located in or near residential areas and to establish standards which will minimize the impact of the nonresidential use on nearby properties. Whereas, nonresidential uses are ordinarily prohibited in single-family residential zones in the public interest, it is the intent of this classification that instead of such nonresidential uses being excluded the public interest will be best served by development standards which minimize or eliminate completely any undesirable effects of the non-residential uses on existing homes. Also, it is intended that the provisions of this chapter will prevent future development in the area from being influenced towards a type of development contrary to that shown on the adopted comprehensive plan, with the result that the residential character will be preserved in the neighborhoods where this zone is established. Development in this zone may be undertaken through the actions of private or public entities or through a collaborative venture.

### 21.44.100 Purpose

#### A. Permitted Uses.

1. Residential Uses. All uses which are permitted in the RS-8 single-family residential zone are permitted.
2. Institutional Uses. The following uses are permitted, subject to the standards of this chapter:
  - a. Churches;
  - b. Private or semiprivate memorial buildings;
  - c. Community clubhouses, convention centers, public golf courses, and accessory uses;
  - d. Art galleries, libraries, and museums;
  - e. Private schools, universities, and colleges and accessory uses;
  - f. Child day care;
  - g. Public parks, playgrounds, and schools;
  - h. Municipal buildings, including fire stations =, and performance arts facilities;
  - i. Clubs or fraternal societies ~~but not including those which provide entertainment or allow alcoholic beverages.~~
  - j. Transit center;
  - k. Park-and-ride lots;
  - l. ~~park and pool lots;~~
  - m l. Existing wastewater treatment plant.
3. Temporary Uses. ~~The operation of a hot air balloons in conjunction with a temporary special event license in accordance with Chapter 5.30 LMC, except that no fee shall be required. Each applicant for such a temporary special event license shall verify that the balloon is to be operated by a licensed pilot and shall demonstrate adequate provisions for safe operation. No hot air balloon utilized in such a temporary special event shall bear any symbols, letters, or pictures whatsoever.~~

- ~~4. Electric vehicle charging stations, Level 1, Level 2 or Level 3, if accessory to a permitted use or conditionally permitted use.~~
- ~~5. Battery exchange station (electric vehicle, if accessory to a permitted use or conditionally permitted use.~~

B. Conditional Uses.

1. All uses permitted through the issuance of a conditional use permit in the RS-8 zone, except as amended by this section;
2. Charitable, nonprofit or social service organizations other than those uses specifically allowed as a permitted use;
3. Medical facilities, including hospitals, convalescent homes and medical or dental clinics; and
- ~~4. Legal and professional services; and~~
5. Expansion or major alteration of an existing wastewater treatment plant.

C. Factors for Consideration for Proposed Conditional Uses. In considering any condition use permit application, the hearing examiner shall consider all factors relevant to the public interest including, but not limited to:

1. Consistency of the proposal with the comprehensive plan and with the purpose of the P-1 zone as stated in LMC 21.44.050, especially discouraging activities of a commercial or industrial nature, whether public or private;
2. Impact of the proposal on the visual and aesthetic character of the neighborhood;
3. Impact of the proposal on the distribution, density or growth rate of the population in the neighborhood;
4. Orientation of facilities to developed or undeveloped residential areas;
5. Preservation of natural vegetation and other natural features;
6. Hours of operation;
7. Ability to provide adequate on-site parking;
8. Traffic impacts of the proposal on the neighborhood; and
9. Conformance of the proposal with the city noise ordinance, Chapter 10.12. LMC.

Whenever the proposed use involved occupying a partially or totally vacant school, the applicant must demonstrate that the proposed use will have no greater impacts than the use for which the facility was first designed.

D. Exemption from Conditional Use Permit Application Process. Some limited expansion of uses and structures of existing uses at the Lynnwood wastewater treatment plant may be approved for exemption from the conditional use permit process by the community development director if the proposed alteration meets the following criteria:

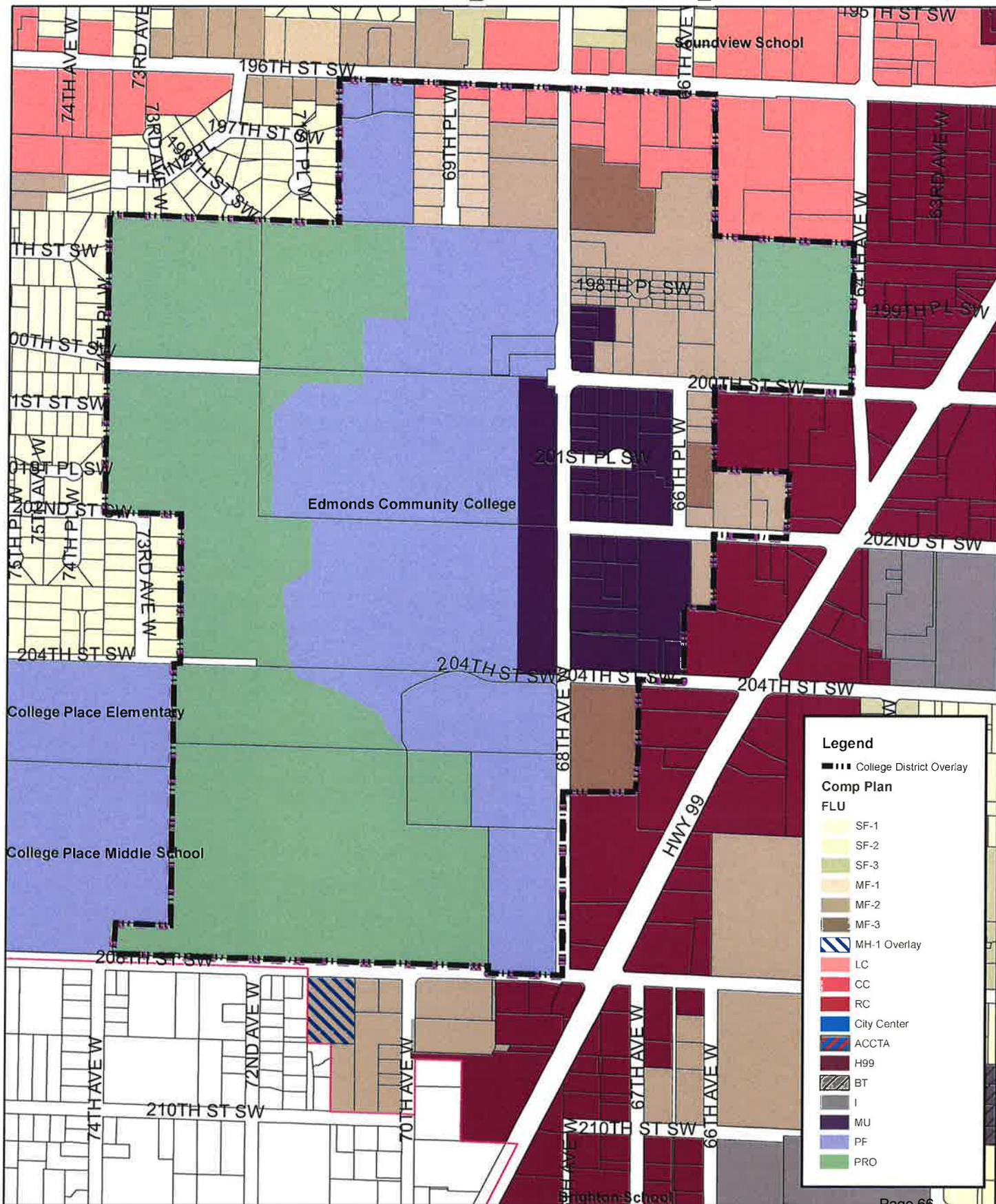
1. The alteration does not expand the treatment capacity of the plant.
2. The alteration does not result in a significant increase in noise, odor, traffic, or visual impact.

3. Any proposal to add accessory structures does not result in the addition of more than 500 square feet of building coverage.

DRAFT

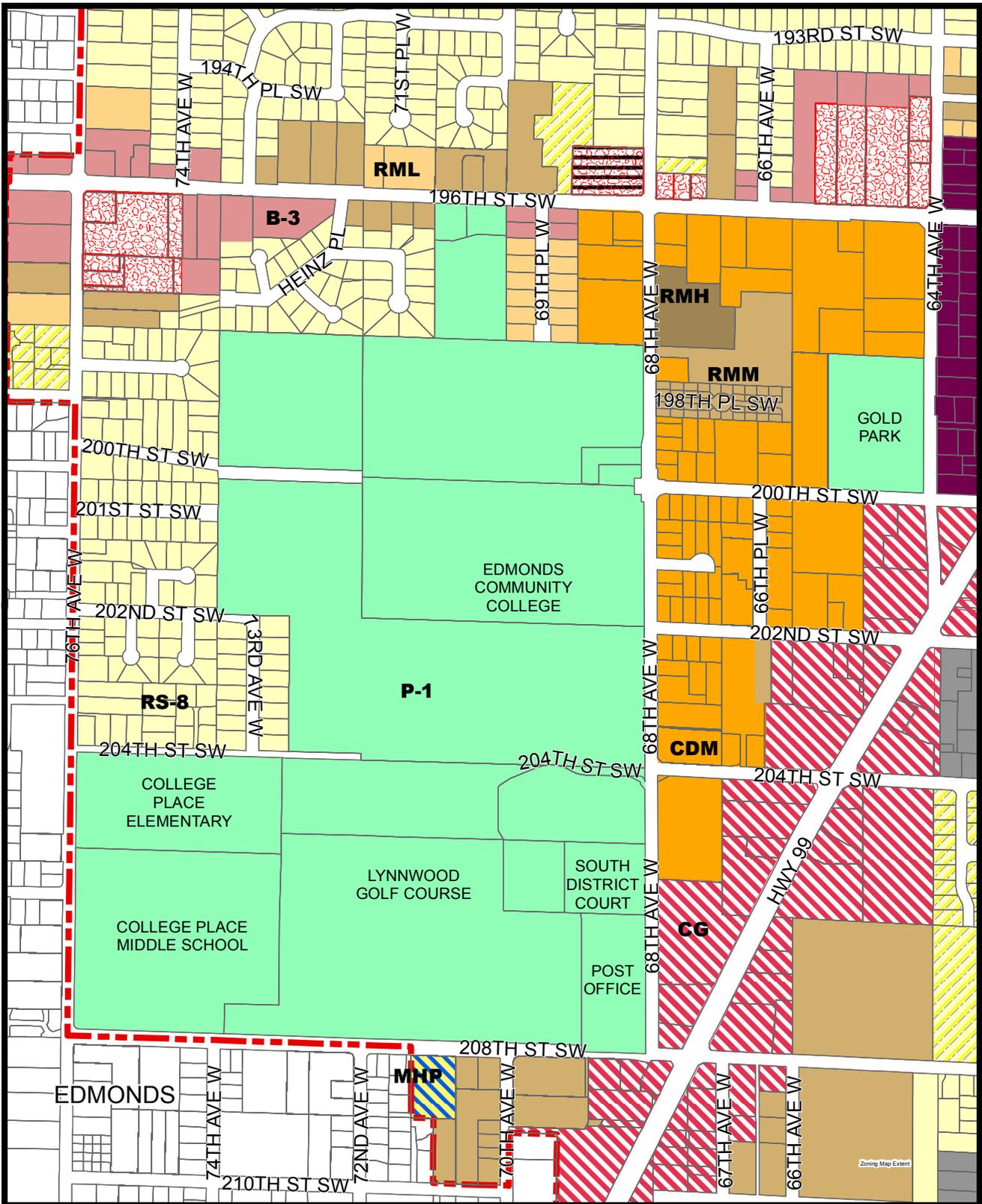
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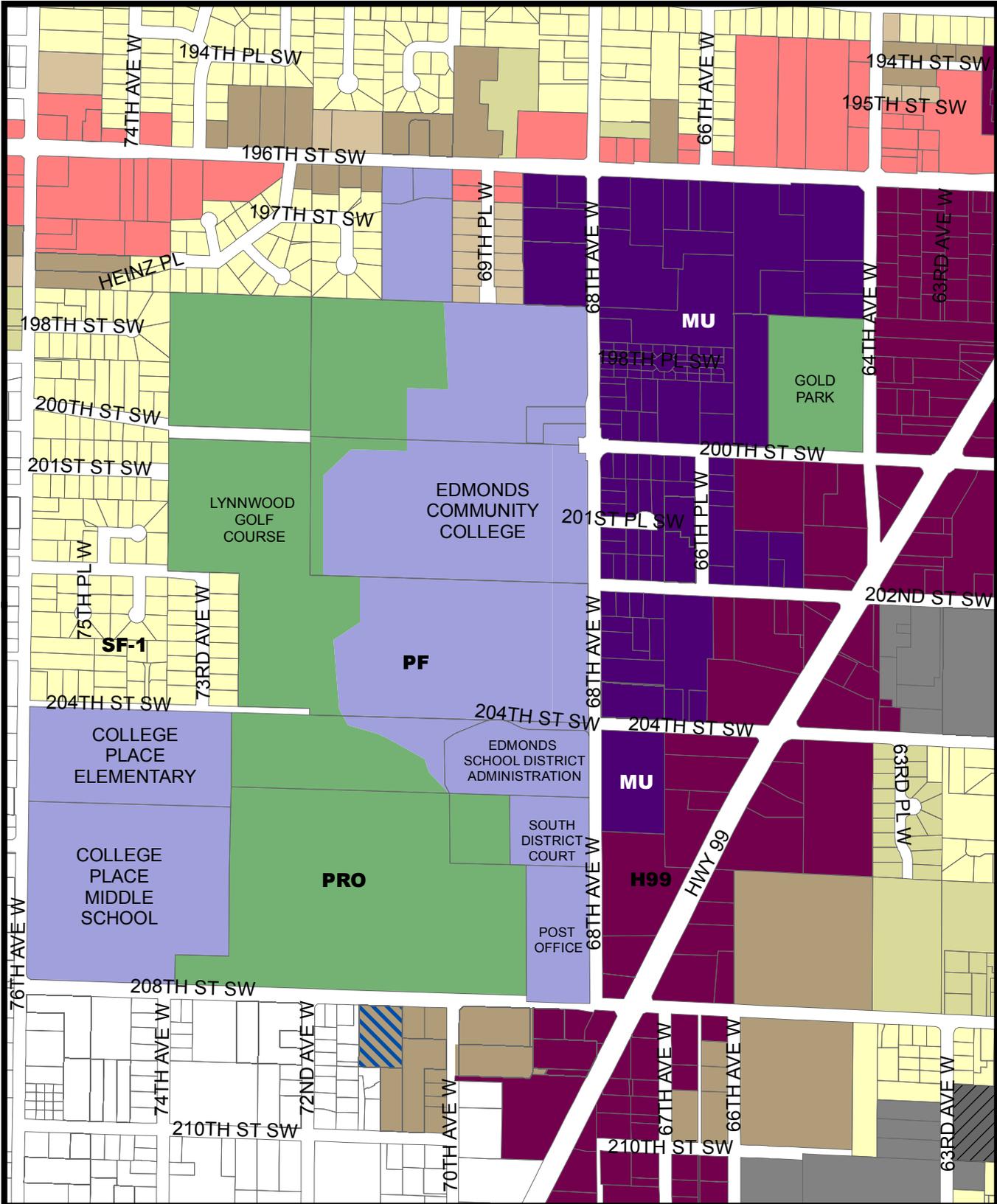


**Legend**

- College District Overlay
- Comp Plan**
- FLU**
- SF-1
- SF-2
- SF-3
- MF-1
- MF-2
- MF-3
- MH-1 Overlay
- LC
- CC
- RC
- City Center
- ACCTA
- H99
- BT
- I
- MU
- PF
- PRO



RESIDENTIAL	COMMERCIAL	MIXED-USE	INDUSTRIAL	OTHER	Special Features
<ul style="list-style-type: none"> <li>RS-8 - Residential 8400 Sq Ft</li> <li>RS-7 - Residential 7200 Sq Ft</li> <li>RS-4 - High Density Single Family 4000 Sq Ft</li> <li>RML - Multiple Residential Low Density</li> <li>RMM - Multiple Residential Medium Density</li> <li>RMH - Multiple Residential High Density</li> <li>MHP - Mobile Home Park</li> </ul>	<ul style="list-style-type: none"> <li>ACC - Alderwood-City Center Transition Area</li> <li>B-1 - Community Business</li> <li>B-2 - Limited Business</li> <li>B-3 - Neighborhood Commercial</li> <li>CG - General Commercial</li> <li>PRC - Planned Regional Center</li> <li>PCD - Planned Commercial Development</li> </ul>	<ul style="list-style-type: none"> <li>CC-C - City Center Core</li> <li>CC-W - City Center West</li> <li>CC-N - City Center North</li> <li>CDM - College District Mixed Use</li> <li>CR - Commercial-Residential</li> <li>HMU - Highway 99 Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>BTP - Business/Technical Park</li> <li>LI - Light Industrial</li> </ul>	<ul style="list-style-type: none"> <li>P-1 - Public</li> <li>Planned Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>Gateway</li> <li>Prominent</li> <li>Frontage Landscaping</li> <li>Interurban Trail</li> <li>City Center District</li> <li>College District</li> <li>City Limits</li> </ul>



**Legend**

**PROPOSED\_FLU\_3142**

**FLU**

 SF-1	 MF-1	 CC	 BT
 SF-2	 MF-2	 RC	 I
 SF-3	 MF-3	 City Center	 MU
	 MH-1 Overlay	 ACCTA	 PF
	 LC	 H99	 PRO

**PROPOSED  
FUTURE LAND USE**



**Topic: Sustainable Lynnwood**

Agenda Item: E.3

**Staff Memo**

- Public Hearing
- Work Session
- Other Business
- Information
- Miscellaneous

Staff Contact: Todd Hall, Planning Manager  
Chanda Emery, AICP, Senior Planner, Community Development

**Summary**

This staff memo is provided for your information for the work session on February 25, 2016 regarding the sustainability program.

**Action**

None at this time.

**Introduction**

The topic of sustainability is one of the City's main tenets of Lynnwood's Community Vision. Sustainability is also a major component of the City's Comprehensive Plan, specifically noted within the Community Character Element of this plan.

**Background**

Under the direction of the Mayor, this past month, Planning Manager, Todd Hall and Senior Planner, Chanda Emery have begun to work together with key staff from various city departments (Public Works, Economic Development, Parks and Recreation, Building, and the City's recycling coordinator) to kick off the effort. Recently, we met with this core group to brainstorm ideas and develop the approach we want to take.

Our first scheduled meeting was February 4, 2016. At that kick-off sustainability meeting, Planning Manager Hall discussed what other jurisdictions have been doing regarding sustainability and how we might get started here in Lynnwood using similar techniques and mechanisms. We requested each city staff member to provide to us some feedback, including what sustainability measures each department is currently involved with as well as any existing policies or plans that are being utilized.

At this point, we are gathering ideas from the core city work group and will input those ideas and existing programs and policies into a citywide matrix (see

attached example from City of Sammamish). All of these ideas and measures identified by each department will be incorporated into an actionable plan. This will be a multi-year, multi-departmental effort led by Community Development.

### **Next Steps**

We have requested that the sustainability work group will provide us feedback by Friday, February 26, 2016. After that, we will reconvene in mid-April once we have had a chance to compile all of the feedback received.

### **Attachments**

- 1. Community Character Element (Lynnwood Comprehensive Plan)  
– Sustainability Goals and Policies**
- 2. Suggested Sustainability Actions**
- 3. Action Plan Matrix (Example from City of Sammamish)**



1 **Policy CC-12.4** Support and expand 62-plus wellness, recreation, active living and social programs  
 2 commensurate with Lynnwood’s changing age demographic.

**GOAL 13:  
Sustainable  
Food Systems**

Increase and support access for all Lynnwood residents to healthy, affordable local foods.

**Subgoal CC-2: Support policies and programs that encourage healthy food choice.**

5 **Policy CC-13.1** Promote food security and public health by encouraging locally-based food  
 6 production, distribution, and choice through the support of home and community  
 7 gardens, farmers or public markets, or other small-scale, collaborative initiatives.

8 **Policy CC-13.2** Advocate and support school cafeterias and local food banks to provide healthy, local  
 9 food choices to all citizens, especially to those who are most at risk.

10 **Policy CC-13.3** Increase City community garden program in neighborhoods, schools, workplaces and  
 11 the faith-based community, especially those areas that are underserved.

**Subgoal CC-3: Support policies and programs that discourage unhealthy food choice.**

13 **Policy CC-13.4** Adopt public health policy requiring chain restuarants to label menu items including;  
 14 total calories, dietary statement including recommended total daily calorie intake and  
 15 written information for the consumer.

**GOAL 14:  
Social  
Development**

Create and support strong, vibrant social networks that promote social interaction and community cohesiveness. Promote quality of life, healthy development and healthy behaviors across all life stages.

16 **Policy CC-14.1** Identify safe, inviting and accessible venues and community places that encourage  
 17 benefical social interaction and community cohesiveness. Including parks and green  
 18 spaces.

19 **Policy CC-14.2** Support and expand 62+ wellness, recreation, active living and social programs  
 20 commensurate with Lynnwood’s changing age demographic.

**SUSTAINABILITY**

22 A sustainable community is one that can meet the needs of the present population without compromising  
 23 the ability of future generations to meet their own  
 24 needs. Decisions made today by individuals and  
 25 the business community will play a large role on  
 26 what happens in the future. Decision makers at  
 27 the state and local level will make an impact on  
 28 whether sustainability will have a positive effect  
 29 on the communities they serve.

30 Sustainable cities are places where people enjoy  
 31 living, working, recreating and doing business.  
 32 Sustainability plays a large role in driving jobs  
 33 and services where the environment and public  
 34 health is protected. Sustainable communities  
 35 support walkability and access to transit. In order



1 to be a truly sustainable community, residents and businesses must change their traditional practices and  
 2 seek to reduce consumption of renewable and non-renewable resources, reduce waste and pollution and  
 3 protect the environment. Most of the resources we use are not renewable, and therefore a community  
 4 must either find ways to conserve these resources or modify their behaviors and actions.

5 Sustainability is a critical part of Lynnwood’s future. A focus on green technologies, working with local  
 6 agencies and service providers, and reevaluating the City’s practices are just some of the ways  
 7 sustainability can be achieved over time.

8 The Sustainability section of the Community Character Element establishes the basis to promote, strive  
 9 for, and commit to the goal of becoming a sustainable community. It is the goal of the City to collaborate  
 10 with the community and its partners to create a “Sustainable Lynnwood.”

## 11 **PLANNING CONTEXT**

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12 Sustainability is a very broad concept and principle. While the effective range of influence that a  
 13 community can have on sustainability is considerable, we will be most effective by focusing on a narrow  
 14 set of objectives: city operations; green buildings and neighborhoods; energy conservation; transportation;  
 15 environment; and waste reduction and recycling. At the same time, the city can adopt the basic  
 16 framework of sustainability as guideposts for its operations and decisions. The elements of this  
 17 framework are addressed in more detail below.

## 18 **WASHINGTON STATE GOVERNMENT RESPONSE**

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19 While the federal government has been slow in responding to the challenge of global climate change,  
 20 many state governments – including Washington – have launched serious programs aimed at mitigating  
 21 greenhouse gas (GHG) emissions and adapting to climate change impacts.

### 22 Governor’s Climate Legislative and Executive Workgroup (CLEW)

23 On April 2, 2013, Governor Jay Inslee signed Engrossed Second Substitute Senate Bill 5802 (E2SSB  
 24 5802) creating the Climate Legislative and Executive Workgroup. The Workgroup is charged with  
 25 recommending a state program of actions and policies to reduce GHG emissions. In the bill, the newly  
 26 created workgroup is ordered to prepare an evaluation of approaches to reducing greenhouse gas  
 27 emissions. This initial evaluation report was completed in October 2013, with the following five  
 28 programs proposed to be developed and implemented in Washington:

- 29 1. A cap on carbon pollution emissions, focusing on larger emissions sectors such as  
 30 transportation, buildings and electricity.
- 31 2. Adopt measures to reduce use of electricity generated by coal-powered facilities in other  
 32 states.
- 33 3. Establish an energy smart building program to include promotion of new financing,  
 34 incentives and support.
- 35 4. Take actions to help finance the use of clean energy to include dedicated and sustained  
 36 funding to help research institutions, utilities and businesses develop, demonstrate and deploy  
 37 new renewable energy and energy-efficient technologies.
- 38 5. Adopt measures that will modernize our system for transporting goods and people by  
 39 increasing efficiency and reducing costs and emissions. Land use plans should incorporate  
 40 climate change considerations and better connect land use and transportation plans.

### 41 Carbon Emissions Reduction Taskforce (CERT)

1 The Carbon Emissions Reduction Taskforce (CERT) was a limited-time taskforce established by  
 2 Governor Inslee in 2014. The taskforce was comprised of 21 leaders from business, labor, health and  
 3 public interest organizations, and provided recommendations to the governor on design and  
 4 implementation of a market-based pollution program. The governor directed the taskforce to consider  
 5 measures to offset costs to consumers and businesses, and to design strategies to help energy-intensive  
 6 industries transition from carbon-based energy sources.

7 Washington’s Growth Management Act (GMA)

8 While the GMA does not directly address the issue of climate change, several broad GMA goals –  
 9 reducing sprawl, encouraging efficient multimodal transportation systems, preserving agricultural and  
 10 resource land, and protecting the environment – are common to most climate change action plans.

11 Washington State Department of Ecology Green Building

12 Department of Ecology’s Green Building Group provides technical assistance and educational resources  
 13 to local and state governments, not-for-profit organizations, and Washington residents and businesses to  
 14 support green building efforts. The Green Building Group is working to reach goals outlined in the Green  
 15 Building Initiative of the Beyond Waste Plan, Washington’s strategy for managing hazardous and solid  
 16 waste.

17 Projects that receive state funding shall be built to one of three green building standards, depending on the  
 18 structure; Evergreen Sustainable Development Standard for Affordable Housing, Leadership in Energy  
 19 and Environmental Design (LEED), or the Washington Sustainable Schools Protocol.

20 Washington State Department of Ecology Climate Change

21 Governor Inslee released a package of proposals to reduce carbon pollution and transition to clean in  
 22 2014. A key action of this package is the Carbon Pollution Accountability Act, which would require  
 23 larger emitters of greenhouse gasses to gradually reduce emissions, starting July 2016, to meet the State’s  
 24 statutory emission limits. More information is available at the Department of Ecology’s Climate Change  
 25 webpage.

26 **LYNNWOOD’S ROLE IN ENERGY & SUSTAINABILITY**

27 What can the City of Lynnwood, or any other community, do to help meet the climate change challenge?  
 28 Local government has a crucial role in guiding communities through the kinds of changes needed to slow  
 29 and eventually stabilize GHG emissions. Transportation and buildings are the two largest contributors to  
 30 GHG emissions. While state and federal governments can do their part by mandating higher efficiency  
 31 standards for vehicles and appliances, providing higher funding levels for transit, and supporting  
 32 development of alternative energy sources, these policies are only half-measures without complementary  
 33 changes in locally controlled land use patterns, building codes, and infrastructure that allow these larger  
 34 initiatives to have real impact.

35 **WHAT HAS LYNNWOOD DONE WITH REGARD TO SUSTAINABILITY?**

36 Our City has made some wise investments and decisions in the past few years in recognition of its  
 37 responsibility to reduce energy consumption and begin planning for climate change. By participating in  
 38 the Washington State Department of Enterprise Service’s Energy Services contracting program, and  
 39 requesting energy grant funding from the Washington State Department of Commerce, the City is able to  
 40 make several investments in energy-efficient technologies, with annual estimated savings in excess of  
 41 \$50,000:

- 42     ▪ City Recreation Center (City’s first LEED Silver Certified Building) (2011)
- 43     ▪ Replace inefficient lighting in street lights and city building exterior lamps with LEDs (2015-16)

- 1       ▪ Replace dewatering centrifuges with a low-power screw press at the Wastewater Treatment Plant
- 2       (2014)
- 3       ▪ Update pumps at the three wastewater lift stations with more energy efficient models (2015-16)
- 4       ▪ Update lighting and HVAC systems in the library and civic center complex (2015-16)

5 The City is also programmatically reducing energy consumption through the following:

- 6       ▪ Use outside air during cold winter days to cool servers and network equipment in the data center
- 7       ▪ Install and maintain citywide remote sensing and central control capabilities for the traffic signal
- 8       system and the utilities (water, wastewater, and stormwater) system to:
  - 9           ○ Optimize roadway capacity, shorten travel times, and reduce fuel consumption
  - 10          ○ Reduce response and resolution time by continuously monitoring service equipment and
  - 11          receive immediate notification when problems arise. For the traffic system, this reduces
  - 12          fuel consumed by vehicles queued in front of malfunctioning traffic signals. For the
  - 13          utilities system, this reduces times when equipment may be using extra power to
  - 14          compensate for a malfunction or broken component
  - 15          ○ Automatically adjust on/off frequency duration of pump cycles at reservoirs according to
  - 16          smaller changes in random demand so pumps use less power

17 While Lynnwood’s Comprehensive Plan has recognized and responded to a number of sustainability  
 18 issues, it has lacked a comprehensive approach to energy issues. In 2006, the City was awarded a  
 19 \$30,000 grant for the development of an Energy Element. While this grant, a first for Community, Trade  
 20 and Economic Development (CTED), was able to underwrite the development of an initial energy  
 21 inventory and explore policy options, matching city resources remain insufficient to either complete the  
 22 inventory or fully develop a model element.  
 23

**GOAL 15:  
Sustainable  
City**

Fully embrace sustainability as a key strategic principle providing direction and focus for current and future critical city decisions.

**Subgoal CC-4: The City will seek to establish practices through responsible community leadership and government.**

27 **Policy CC-15.1** As long term goals, the City should consider establishing a Sustainability  
 28 Commission whose main purpose would be to foster the development of a  
 29 Sustainable City Action Plan which focuses on tangible goals and policies that will  
 30 help guide the City to establish green buildings, infrastructure and programs while  
 31 fostering a sense of community.

32 **Policy CC-15.2** Partner with Edmonds Community College and other organizations to facilitate the  
 33 identification, evaluation, and implementation of sustainable measures by the City.

34 **Policy CC-15.3** Consider Smart Growth principles as adopted by the Smart Growth Network for  
 35 design and development of Lynnwood. Principles may include mixing land uses,  
 36 compact building design, creating walkable neighborhoods, preservation of open  
 37 spaces and critical areas, facilitating a variety of transportation choices, and  
 38 collaborating with the community stakeholders in community planning and  
 39 development decisions.

**Subgoal CC-6: Incorporate Sustainability principles into City operations and capital projects.**

- 1 **Policy CC-15.4** Operational plans should incorporate sustainability principles through the
- 2 implementation of best management practices and energy-saving policies. Examples
- 3 of such operational plans include:
- 4
  - Stormwater management
  - 5 • Water and wastewater utility infrastructure
  - 6 • Transportation infrastructure and traffic management
  - 7 • Parks and recreation facilities
  - 8 • Other capital facilities
- 9 **Policy CC-15.5** The City should consider requiring all new vehicles to be replaced with fuel-efficient
- 10 vehicles, utilizing alternative fuels such as compressed natural gas (CNG), electric,
- 11 hybrid, biodiesel and propane.
- 12 **Policy CC-15.6** Consider future replacement of all street sweeping vehicles from diesel fuel sources
- 13 to alternative fuels, such as electric-powered or liquefied natural gas (LNG).
- 14 **Policy CC-15.7** Update lighting and HVAC systems in all City operated facilities.
- 15 **Policy CC-15.8** Utilize sustainable principles and practices at the City’s parks, golf course, and open
- 16 spaces, such as water conservation, grasscycling, recycling and pest and weed
- 17 management.
- 18 **Policy CC-15.9** The City should consider implementing an Environmentally Preferable Purchasing
- 19 Policy, designed to encourage purchasing of locally manufactured and produced
- 20 products and services which reduce toxicity, conserve natural resources, materials,
- 21 and energy, and maximize recyclability.
- 22 **Policy CC-15.10** Consider implementation of a sustainable office and supply program, substituting
- 23 non-green office furniture and products for green products.
- 24 **Policy CC-15.11** The City should develop a Shop Green program to educate consumers about green
- 25 products and where to purchase them.
- 26 **Policy CC-15.12** Establish City purchasing guidelines that require the purchase of reusable and/or
- 27 recycled products and require City operations to participate in take-back programs
- 28 where available.

**GOAL 16:  
Sustainable  
Community**

Support a healthy community and environment through citizen involvement and fostering partnerships with local business, community groups and agencies.

**Subgoal CC-5: Support local food programs and healthy-living initiatives.**

- 31 **Policy CC-16.1** Develop incentives that support local food production and processing to reduce
- 32 energy use, increase food security and provide a healthy, local food supply.
- 33 **Policy CC-16.2** Support the development of a community garden (“pea patch”) program throughout
- 34 the City, which helps foster a green community and serves as small scale, sustainable
- 35 farming in an urban setting.
- 36 **Policy CC-16.3** Continue to support sustainable food production methods, such as the allowance of
- 37 chickens and goats.

1 **Policy CC-16.4** Along with community-based partners, establish a “Shop Local” campaign, designed  
 2 to educate and encourage residents to spend their money locally, which in turn  
 3 supports City services and programs and creates and supports local jobs. In addition  
 4 to financial benefits, shopping locally reduces vehicle miles travelled, reducing  
 5 emissions and the carbon footprint.

6 **Policy CC-16.5** Creating pedestrian and bicycle friendly corridors, trails and pathways that encourage  
 7 non-vehicle trips and active living.

8 **Subgoal CC-6: Protect environmental resources and reduce environmental impacts through**  
 9 **community education and partnerships with local agencies.**

10 **Policy CC-16.6** Continue to maintain the City’s designation as a “Tree City USA” community to  
 11 protect and support sustainable urban forests.

12 **Policy CC-16.7** Actively promote tree planting in parks, open spaces and private properties to further  
 13 enhance and support Lynnwood as a “Tree City.”

14 **Policy CC-16.8** Advocate native planting demonstration programs that teach residents and property  
 15 owners the value of planting vegetation native to the Northwest.

16 **Policy CC-16.9** For vacant city-owned lots, consider implementing interim green uses such as  
 17 community gardens.

18 **Policy CC-16.10** Support green neighborhood initiatives and education, such as tree plantings,  
 19 neighborhood cleanup days, community gardens, native meadow / field ground cover  
 20 plantings and educational seminars.

21 **Policy CC-16.11** Encourage residents to install landscaping that is less water dependent and drought  
 22 tolerant to reduce the consumption of water.

23 **Policy CC-16.12** Work with Edmonds School District and Edmonds Community College students to  
 24 establish and maintain community gardens.

25 **Policy CC-16.13** Through educational efforts sponsored by the Edmonds Community College,  
 26 encourage the removal of water intensive landscaping and replace with native,  
 27 drought-tolerant and/or edible landscapes on private properties. For City properties,  
 28 including City road widening projects where medians and or additional right-of-way  
 29 will need to be landscaped, encourage low water/low maintenance landscaping.

30 **Policy CC-16.14** Work with Snohomish PUD and other utilities that own surplus land to plant native  
 31 vegetation and help green rights-of-way.

32 **Policy CC-16.15** Support efforts by Puget SoundCorps, whose crews work on critical projects to help  
 33 restore and protect Puget Sound through a variety of work activities, including  
 34 restoring habitat areas at toxic cleanup sites, repairing stream and streamside habitat  
 35 damaged by unlawful uses of public lands, removing invasive species and conducting  
 36 educational activities that help support the Puget Sound Partnership.

37 **Policy CC-16.16** Promote green business practices that include goals and strategies for waste  
 38 reduction, energy efficiency, water conservation, green purchasing, etc. Also  
 39 encourage the formation of a local green business network to share information and  
 40 promote green business practices.

**GOAL 17:  
Sustainable**

Minimize the impact to the community by creating a built environment that incorporates sustainable construction, preserves and enhances buildings, and reduces dependency upon personal vehicles within the community.

**Built Environment**

**Subgoal CC-7: Provide a safe, efficient and sustainable transportation system which provides a multi-modal network for all residents, respects the environment, and is consistent with land use policies that promotes economic vitality.**

- Policy CC-17.1** Along with transit agency goals for alternative transportation options, support carpool programs and car-sharing companies to reduce single-occupant vehicles and limit the number of vehicles on local and regional roadways.
- Policy CC-17.2** Encourage alternative modes of transportation, such as biking, walking or electric vehicles to reduce the City’s carbon emissions footprint.
- Policy CC-17.3** Continue to promote, expand and sustain the Pedestrian and Bicycle Skeleton System to reduce vehicular use and promote a sustainable community.
- Policy CC-17.4** In collaboration with local biking groups, develop biking programs that educate and inform residents about the benefits of biking in communities, such as Bike to Work promotions.
- Policy CC-17.5** For neighborhoods adjacent to or along the Pedestrian and Bicycle Skeleton System, incorporate traffic calming measures to promote pedestrian and bicyclist safety.
- Policy CC-17.6** Work with Community Transit to promote the Commute Trip Reduction program to effectively reduce vehicle miles traveled and peak-period congestion..
- Policy CC-17.7** Support Community Transit’s implementation of its Long Range Transit Plan which encourages bus ridership, expansion of Bus Rapid Transit (BRT) Swift Line and the Commute Trip Reduction (CTR) program to continue the reduction of single-occupant vehicle trips.
- Policy CC-17.8** New residential developments should be required to provide pedestrian connections through blocks, where feasible, to improve connectivity and increase walkability of the community.
- Policy CC-17.9** Consider a pilot “green streets” project that showcases low-impact development techniques that emphasize sustainability through stormwater collection, drought tolerant landscaping, pervious paving, and recycled materials. If successful, consider expanded application of green streets measures.

**Subgoal CC-8: Promote green development standards and seek ways to preserve and rehabilitate existing structures to meet green standards.**

- Policy CC-17.10** At a minimum, City buildings should be built or renovated to Leadership in Energy and Environmental Design (LEED) Silver criteria (or equivalent). LEED certification will only be required for those buildings specified by City Council.
- Policy CC-17.11** Historic buildings and structures within the City should be saved whenever feasible and economically viable in order to encourage adaptive reuse of these facilities. In cases when structures are no longer usable, materials should be reused for new construction.
- Policy CC-17.12** Continue to concentrate compact, mixed-use, walkable transit-oriented centers, specifically within the Regional Growth Center (which includes City Center), along Highway 99, around Alderwood Mall and within the College Mixed-Use District.

- 1 **Policy CC-17.13** Work with green-building organizations such as “Built Green Washington” to
- 2 promote environmentally responsible building and construction.
- 3 **Policy CC-17.14** Encourage Lynnwood residents and business owners to invest in efficient building
- 4 practices, energy retrofits, weatherization and renewable energy systems for homes
- 5 and businesses through progressive code application and administration
- 6 **Policy CC-17.15** Where appropriate and feasible, install or replace non-pervious surfaces with
- 7 pervious materials (i.e. sidewalks, driveways, parking lots).
- 8 **Policy CC-17.16** Continue to update development standards to allow or require low impact
- 9 development standards such as infiltration of stormwater, bioswales, green roofs, rain
- 10 gardens or other established Best Management Practices (BMPs).
- 11 **Policy CC-17.17** Explore the use of sustainability rating systems to evaluate performance for land
- 12 development projects within the City, such as public buildings and parks, private
- 13 office buildings, office and industrial parks, streetscapes and plazas, roadway and
- 14 transportation infrastructure projects, residential and commercial developments and
- 15 public and private school campuses.

**GOAL 18:  
Energy and  
Waste  
Reduction**

Reduce Lynnwood’s energy dependency and solid waste impact by exploring and investing in sustainable energy technology and effective waste reduction measures.

**Subgoal CC-9: Ensure all of the City of Lynnwood’s operational needs are met through energy efficiency, conservation and renewable energy resources.**

- 19 **Policy CC-18.1** The City should establish achievable energy conservation targets for all City-owned
- 20 facilities. The City should find ways to reduce energy consumption in all existing
- 21 buildings owned by the City.
- 22 **Policy CC-18.2** The City should support Snohomish County PUD’s “Planet Power” and “Solar
- 23 Express” programs, voluntary programs which help fund the development of green
- 24 and renewable energy sources such as solar.
- 25 **Policy CC-18.3** Energy saving measures for City streets should be implemented, such as the
- 26 conversion of street lighting to LED or other efficient technologies.
- 27 **Policy CC-18.4** Support local alternative fueling stations for both City and public use.
- 28 **Policy CC-18.5** City should consider implementing an energy audit incentive program, which
- 29 encourages and educates home and business owners as a way to increase energy
- 30 efficiency in buildings.
- 31 **Policy CC-18.6** Support a renewable energy program which encourages the use of renewable energy
- 32 technologies, such as solar electricity, solar hot water, biogas, and geothermal heating
- 33 and encourage replacement of inefficient home or commercial heating systems.
- 34 **Policy CC-18.7** New City buildings or additions over 10,000 square feet will require placement of
- 35 electric vehicle infrastructure (Level 1).

**Subgoal CC-10: Reduce waste and increase recycling in the city through increased awareness and promoting concepts such as reduce, reuse, and recycle.**

- 1 **Policy CC-18.8** Implement Citywide program to educate home and business owners of the
- 2 importance of waste and recycling collection. Encourage businesses to implement
- 3 practices to reduce waste and highly encourage reusable or recyclable products when
- 4 feasible.
- 5 **Policy CC-18.9** Increase awareness and promote the U.S. Environmental Protection Agency’s
- 6 Reduce, Reuse, Recycle campaign, both in schools and in the community.
- 7 **Policy CC-18.10** Develop a Citywide public education campaign to reduce litter and waste by
- 8 promoting the use of reusable products rather than disposable products (grocery bags,
- 9 water bottles, utensils, etc.).
- 10 **Policy CC-18.11** Continue to support Citywide cleanup events, such as hazardous waste and yard
- 11 cleanup events.
- 12 **Policy CC-18.12** A City-wide waste reduction and recycling program should be implemented for all
- 13 City facilities. This may include but not limited to recycling, composting, reduction
- 14 of paper, or banning the use of disposable (single-use) items at City facilities and
- 15 sponsored functions.

**GOAL 19:  
Climate  
Change**

Establish an ongoing effort to address effects of climate change and collaborate with citizens and businesses to reduce local impacts.

16  
17 **Subgoal CC-11: Develop a Lynnwood Climate Action Plan (CAP), a comprehensive, community-**  
18 **wide plan that identifies programs and actions to reduce greenhouse gas emissions and supports the**  
19 **State’s efforts in addressing climate change.**

- 20 **Policy CC-19.1** The CAP shall be developed through the leadership of the Executive and Community
- 21 Development Departments, in collaboration with other City departments.
- 22 **Policy CC-19.2** The CAP shall identify programs and actions to reduce environmental impacts and
- 23 create a sustainable community. Measurable goals and actions shall address sectors
- 24 such as buildings, transportation, energy, green economy, environment, water and
- 25 waste reduction.
- 26 **Policy CC-19.3** The Mayor shall establish a “Green Team” consisting of at least one representative
- 27 from each department. Members of the Green Team, working with their
- 28 departments, shall be responsible for the development and review of measures for
- 29 incorporation into the CAP.
- 30 **Policy CC-19.4** The Mayor shall appoint a Green Ribbon Task Force to guide the development of the
- 31 CAP. This effort will be jointly coordinated by the Community Development and
- 32 Economic Development departments.

33 **HISTORIC PRESERVATION**

34 Lynnwood has a long and diverse heritage that began with logging and truck farms in the late 1800’s

35 leaving stump farms that evolved into truck farms and into the transportation hub of today. Preservation

36 and recognition of historical resources will help give residents a stronger "sense of place." Protection and

37 recognition of sites and educational programs will be the focus of preservation efforts in the City over the

38 next 20 years, since many of its remaining historical resources are under development pressures. In order

39 to achieve these ideas, the City will need to do the following:

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## **SUSTAINABLE LYNNWOOD**

### **Suggested Sustainability Actions**

The following are suggested actions for different subject areas within **Sustainability**:

#### **Hazard Response**

Climate change impacts are expected to increase the risks and hazards to our communities. Changes in weather and water resource patterns, sea level rise, increases in the range and incidence of forest fires and drought, and an increase in the frequency and intensity of weather events are some of the more obvious impacts that can be anticipated. It is important to understand that unavoidable climate change impacts will result from the effects of existing concentrations of GHG and emissions rates.

#### **Ecosystems and Water**

Climate change will exacerbate existing problems with the quantity and quality of both groundwater and surface water. Surface water streams and wetlands are already in jeopardy from increases in pervious surfaces and non-point source pollution. While individual elements of the ecosystem have their own unique value, the ecosystem elements also function together to provide ecosystem services which provide important benefits to society. Increasing temperatures and altered precipitation patterns resulting from climate change will add additional stress to these systems.

#### **Energy**

Nearly all of our greenhouse gas emissions are the result of our use of energy, either through primary combustion of fuels or use of secondary sources such as electricity. Our relationship with energy is central to our economy and quality of life Washington's unique hydroelectric resource and opportunities for renewable generation create both problems and opportunities for climate change mitigation.

#### **Waste Management**

The waste products of modern society are related to the problems of energy conservation and climate change through a number of pathways. The greatest public attention has been paid to industrial and mixed solid wastes; we have a long history of increasingly sophisticated landfill management and recycling programs. Less attention has been given to bio solids produced by treatment of municipal waste water. These waste streams constitute both a source of greenhouse gas emissions and a potential resource stream. Achieving a more sustainable

economy will require a much closer examination of embodied energy and material cycling to increase the energy efficiency of our technological society.

## **Land Use**

While our cities represent the greatest consumers of energy, they also provide the greatest opportunity to lessen emissions. The creation of dense mixed use centers are now understood to be the centerpiece for achieving long term climate action goals. Both large and small cities and towns will benefit from the creation of compact activity centers where live, work, shop and play activities can occur without the use of car trips for each activity. Land use changes of the type needed to address climate change will be accomplished in large part by local governments. Planners play a central role in creating land use plans that define the patterns of growth in our cities and towns.

## **Mobility**

For Washington State, the transportation sector is the largest source of global warming emissions, contributing 47% of the total annual emissions. Local governments and community-based initiatives are critical for reducing Washington's greenhouse gas emissions through their transportation and land use planning, development permitting processes, local ordinances, public education, and municipal operations.

## **Food Security and Agriculture**

Agriculture is the largest sector of the Washington economy —generating \$8.2 billion per year in agricultural output in 2007. Washington's agriculture is also an important source of food supplies for the nation, which will be increasingly stressed under the demands of population growth and the impacts of climate change. Our current, food systems also contribute to greenhouse gas production, requiring new solutions to food systems to reduce carbon emission impacts.

## **Construction and Green Buildings**

The built environment (fuel use, electricity consumption, and waste management together) contributes 43% of the green house gas emissions in Washington state. The full lifecycle of the built environment contributes to climate change - from the production of construction materials, through construction itself, the on-going use and maintenance of our structures and infrastructure, and finally, demolition/deconstruction. Yet bringing energy efficiency and conservation technologies to our existing building stock is one of the lowest-cost, highest-return investments we can make toward reducing greenhouse gas emissions. Widespread adoption of high performance green building technologies has significant potential for reducing greenhouse gas emissions from our growing cities.

## **Social Equity**

The impacts of climate change will not fall evenly on all segments of the population. At a global level and in our own country, these impacts will fall disproportionately on those segments of our society that are both less responsible for GHG emissions and less capable of adapting to climate change impacts. As planners, we have a responsibility to identify these equity issues and include consideration for these groups in our mitigation and adaptation plans.

## **Public Health**

Recently scientists have begun assessing how climate change could affect human health. Increased morbidity and mortality from infectious diseases and increased frequency of extreme heat events are now recognized as significant likely impacts of global climate change. Also, the increased frequency of severe storms and extreme rainfall events bring the threat of increased flooding and waterborne diseases. Adaptation to these impacts will be costly in both dollars and lives; mitigation is necessary to minimize the risk of these events.

## **Economy**

Economists and the business industry recognize the tremendous risks posed by climate change - the disruption to supply or distribution chains; impact on the availability of raw material; the damage to physical infrastructure; unforeseen human losses; and the cost of withstanding or rebuilding from more devastating natural catastrophes are a few examples of how climate change disasters could temporarily or permanently damage businesses. At the same time, transformation of the global economy to a more efficient, post-fossil fuel model presents tremendous opportunities.

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Appendix D: Action Plan

Envision a Sustainable Sammamish - 2011 Action Plan

Goal	Type	Strategy	Action	2011 Action	Who/Dept.	Due	Status Report / Progress	Cost & Funding Source	Complete
Goal 1: Reduce, Reuse, Recycle	City Operations	1. Reduce Food Waste through Composting.	Identify City-owned public spaces lacking in adequate recycling bins. Increase the availability of bins and provide educational signage.	*	Admin / Facilities			\$1,000 2011 Sustainability budget	<input type="checkbox"/>
			Keep a supply of reusable shopping bags in the City Hall lunch and supply rooms. City staff can use these bags when purchasing food and supplies for meetings. Consider implementing this strategy for implementation at other City Facilities as well.	*	Admin / Facilities			\$100 2011 Sustainability budget	<input type="checkbox"/>
		2. Reduce Waste through Waste Prevention.	Reduce use of non-compostable and/or non-reusable paper and plastic products in the employee kitchen, and keep a set of reusable take-out containers for staff to use when buying take-out food for lunch. The City could encourage employees to bring re-usable items from home, or stock the kitchen with a supply of real dishes and service ware, inexpensively purchased at a second hand stores.	*	Admin / Facilities			\$200 2011 Sustainability budget	<input type="checkbox"/>
			Facilitate and partner with local community groups and schools on a youth-focused public education program about reducing litter and recycling strategies in the parks and in the city.	*	Parks			\$1,000 2011 Sustainability budget	<input type="checkbox"/>
		3. Recycle Electronic Waste.	Continue individual departmental efforts to recycle toner cartridges and cell phone recycling as led by the Administrative Services Department. Collect electronic waste produced by City Facilities for recycling during the electronic waste recycling events established by Administrative Services Department in 2009.	*	Admin. Services	ongoing	In-Progress		<input type="checkbox"/>
		4. Practice Waste Prevention through Electronic Communications and Efficient Printing Practices.	Maintain double-sided printing as default settings for all City printers, as completed in 2009 by the Finance and IT Departments.	*	Admin. Services	ongoing	In-Progress		<input type="checkbox"/>
	Implementation of on-line job application portal to reduce paper waste completed in 2009 by Administrative Services Department.		*	Admin. Services				<input type="checkbox"/>	
	Continue to work towards implementing electronic plan reviews for all permit applications, tentatively slated to be in effect by January, 2012.		*	Community Dev				<input type="checkbox"/>	
	5. Prioritize Recycled Content Supplies for City Administration and Operation.	Continue to prioritize the purchase of recycled paper products for restrooms and recycled toner products for printers and copiers, and the phase-out of inefficient ink-jet printers, as led by the Finance Department	*	Finance	ongoing	In-Progress		<input type="checkbox"/>	
	Community	6. Support collaborative and targeted education efforts with wide-ranging impact.	Work with the Chamber of Commerce, Allied Waste, Waste Management and other regional organizations to create and deliver targeted education about recycling to multi-family property owners and commercial space landlords.	*	Sustainability Coordinator			\$2,000 2011 Sustainability budget	<input type="checkbox"/>
			Coordinate with local schools, Allied Waste and Waste Management to offer educational field trips for students and teachers to Materials Recovery Facilities (MRFs), with the goal of appointing 'Reduce, Reuse, Recycle Ambassadors' from the group to promote waste minimization strategies at schools, home and in the community.	*	Sustainability Coordinator			\$1,500 2011 Sustainability Budget	<input type="checkbox"/>
Promote a "5 Less Pounds" or "1 Less Bag" Campaign directed at residents, to encourage a self-monitored, voluntary reduction of waste by 5 pounds (or 1 bag of garbage) each week. The campaign could be linked to existing King County Solid Waste Division resources about waste reduction, recycling and composting strategies.			*	Sustainability Coordinator			\$1,500 2011 Sustainability Budget	<input type="checkbox"/>	
Coordinate with Allied Waste to secure total waste in terms of tonnage produced within the City, as well as recycling participation numbers for residential, commercial and multi-family customers with curbside recycling services.			*	Public Works				<input type="checkbox"/>	
8. Be a hub for waste reduction resources.		Continue to run the electronic waste recycling site established by Administrative Services Department in 2009. Use City participation to encourage public participation.	*	Admin. Services	ongoing	In-Progress		<input type="checkbox"/>	
	Continue to offer discounted compost bins during City-led recycling events throughout the year, coupled with resources and information about home composting.	*	Admin. Services	ongoing	In-Progress		<input type="checkbox"/>		
Goal 2: Create & Protect Natural Habitats	City Operations	9. Identify compatible habitat improvements.	Identify public facilities and/or spaces that could with modest or voluntary resources be upgraded to meet NWF Wildlife Habitat criteria without loss of planned/appropriate uses.	*	City Manager, Parks & Public Works				<input type="checkbox"/>
	Community	10. Increase awareness about the wildlife habitat certification community effort & certification process.	Promote the efforts of the Sammamish Community Wildlife Habitat Project volunteers, who will continue to encourage other Sammamish residents, businesses, churches and schools, to become certified wildlife habitats.	*	Sustainability Coordinator			\$200 2011 Sustainability Budget	<input type="checkbox"/>
		11. Use existing regulatory tools to protect habitat.	Continue to implement and update the Tree Retention Ordinance (SMC 21A.35.210) managed by the Community Development Department and adopted in 2005.	*	Parks	ongoing	In-Progress		<input type="checkbox"/>
Continue to implement and update, based on Best Available Science, the Environmentally Critical Areas Regulations (SMC 21A.50) managed by the Community Development Department and adopted in 2005 and as updated in the future.	*		Community Dev	ongoing	In-Progress		<input type="checkbox"/>		

\*\*\* THIS IS AN EXAMPLE FROM CITYOF SAMMAMISH. LYNNWOOD MAY USE THIS AS A MODEL \*\*\*

Goal 3: Conserve Energy	City Operations	12. Improve building temperature control use policy.	Improve building temperature control use policy.	*	Admin. Services			\$150 2011 Sustainability Budget	<input type="checkbox"/>
		13. Complete a greenhouse gas reporting inventory for all city operations	Pursue voluntary or other low-cost resources and opportunities to prepare a greenhouse gas inventory for all City operations, to position the city for future climate change regulations and funding opportunities. Partner with UW, Antioch, or other University Students to complete the data entry for the ICLEI tool.	*	Sustainability Coordinator			\$800 2011 Sustainability Budget	<input type="checkbox"/>
		15. Make alternative transportation more convenient for City employees.	Implement a Commute Trip Reduction Program that draws on resources from King County Commute Programs such as RideShare.	*	Admin. Services				<input type="checkbox"/>
		16. Optimize use of energy efficiency technology at City Hall.	Continue the server virtualization process to reduce energy consumption, as led by the Finance and IT Departments.	*	Finance	ongoing	In-Progress		<input type="checkbox"/>
			Properly maintain the energy efficiency electrical improvements implemented in 2009 and 2010 in City Hall (motion/occupancy sensors and timers, LED lighting, etc.), led by Administrative Services Department, to ensure improvements meet the intended goals.	*	Admin. Services	ongoing	In-Progress		<input type="checkbox"/>
		17. Increase energy efficiency of City infrastructure.	Complete street and lighting standards updates and installation of LED luminaries as led by the Public Works Department.	*	Public Works		In-Progress		<input type="checkbox"/>
			Complete installation of recreation field and parking lot light timers, as led by the Parks and Recreation Department. Expand lighting upgrades beyond parks to street lights.	*	Parks		In-Progress		<input type="checkbox"/>
		18. Green the city fleet.	Continue City Manager's Office policy with regard to Hybrid Vehicle replacement.	*	City Manager	ongoing	In-Progress		<input type="checkbox"/>
			Continue City Manager's Office exploration with C-7 Cities of federal competitive grant opportunities for electric vehicle acquisition and electrical charging infrastructure establishment.	*	City Manager	ongoing	In-Progress		<input type="checkbox"/>
			Adopt the proposed Fuel/Idle Policy drafted by the Finance Department.	*	Finance				<input type="checkbox"/>
	Community	19. Expand energy conservation resources for the public.	Extend the O Power series in partnership with PSE and C7 Cities to include all residential homes (currently in pilot for a portion of homes, chosen randomly), and track results from pilot.	*	Community Dev			<input type="checkbox"/>	
			Use City website as a hub for information on tax credits, incentives and subsidies to assist businesses and residents take advantage of conservation and efficiency technology and strategies. Leverage existing resources through links.	*	Sustainability Coordinator				<input type="checkbox"/>
		24. Inspire market-led alternative transportation.	Work with ZipCar to establish locations within the City.	*	Sustainability Coordinator				<input type="checkbox"/>
			Explore opportunities to use district school buses during off-hours for community shuttles during the day.						<input type="checkbox"/>
			Encourage Farmer's Market vendors and the Chamber of Commerce to provide incentives for customers that bike or walk to the market (such as coupons or discounts).	*	Sustainability Coordinator				<input type="checkbox"/>
		25. Promote regional alternative transportation resources to the public.	Contact King County Commute Trip Reduction Services to learn more about how to promote Commuter Challenges to Sammamish employers (those affected by CTR law as well as smaller businesses).	*	Community Dev				<input type="checkbox"/>
			Invite a Cascade Bicycle Club to staff a booth, or invite a Cascade Bike Club 'Bicycle Ambassador' to participate in the 2011 Sustainable Sammamish event.	*	Sustainability Coordinator				<input type="checkbox"/>
		26. Gather better data to fine-tune transportation strategies.	Participate in the 2011 Statewide Bicycle Count led by Washington State Department of Transportation, to begin gathering accurate data on bicyclists in Sammamish.	*	Community Dev				<input type="checkbox"/>
			Promote the use of Bikewise.org to the community, which is an online tracking program for bike incidents, thefts and hazards in a community.						<input type="checkbox"/>
		27. Become an energy conservation resource for the public.	Complete the Home Energy Reports O Power pilot project led by the Community Development Department in partnership with PSE and the C7 Cities group.	*	Community Dev		In-Progress		<input type="checkbox"/>
	28. Build capacity for renewable energy through city-wide standards.	Complete, implement, promote and enforce alternative energy code amendments, currently in progress by the Community Development Department.	*	Community Dev	ongoing	In-Progress		<input type="checkbox"/>	
	29. Maximize existing energy conservation commitments.	Maintain status as a signatory to the US Conference of Mayors Climate Protection Agreement and evaluate recommended strategies that reduce energy consumption at a community level.	*	City Manager	ongoing	In-Progress		<input type="checkbox"/>	
	30. Continue coordination with Sound Transit and King County Metro to improve and expand transit service	The City Public Works Department will continue its current coordination efforts with Sound Transit and King County Metro to improve and expand transit services City-wide. Identify a goal or metric for this strategy and add it to the 2012 Sustainability Plan/Action Plan.	*	Public Works	ongoing	In-Progress		<input type="checkbox"/>	

Goal 4: Conserve Water	City	31. Inventory existing water appliances and fixtures used in City facilities and replace with more efficient alternatives.	Review Town Center design for opportunities to showcase innovative water conservation features.	*	Community Dev				<input type="checkbox"/>
	Community	32. Support watershed and water conservation awareness.	Host educational classes and events at City Hall about water conservation (such as how to build and maintain a rain garden), with expertise provided by water utilities, Washington State Department of Ecology or other technical and educational organizations.	*	Sustainability Coordinator	ongoing			<input type="checkbox"/>
		33. Develop tools to incentivize water conservation.	Collaborate with municipal water purveyors to generate incentives, regulatory updates or new requirements that include progressive water conservation measures, such as requiring or incentivizing rain sensors for automatic sprinkler and irrigation systems, requiring or incentivizing better-than-code toilets for new development.	*	Public Works				<input type="checkbox"/>
		34. Use existing regulatory tools to conserve water.	Use the Low Impact Development Regulations (SMC21A.85), as adopted in September 2008 and led by the Community Development Department and Public Works Department for all municipal development.	*	Community Dev / Public Works		In-Progress		<input type="checkbox"/>
			Use the Stormwater Manual update, Basin Planning, and Town Center Comprehensive Stormwater Planning process to provide progressive guidance on water conservation measures.	*	Community Dev	ongoing			<input type="checkbox"/>
			Complete, implement and promote the Native Plant Salvage Program, in partnership with the Native Plant Society, and managed by the Community Development Department.	*	Community Dev		In-Progress		<input type="checkbox"/>
			Continue implementation and update the Tree Retention Ordinance (SMC 21A.35.210) managed by the Community Development Department and adopted in 2005.	*	Community Dev	ongoing	In-Progress		<input type="checkbox"/>
Goal 5: Foster Healthy Neighborhoods	City Operations	36. Update the 2004 Trail, Bikeway and Paths Master Plan to promote safe pedestrian and cycling options.	Complete an update to the 2004 Trail, Bikeway and Paths Master Plan produced by the Parks and Recreation Department to include strategies that promote safe pedestrian and cycling options in the City.	*	Parks & Rec		In-Progress		<input type="checkbox"/>
		37. Complete the Public Works Standards to include as many Complete Streets components as possible.	Council has dedicated funds for non-motorized movements. Work to strategically spend these funds to achieve Complete Streets throughout the City.	*	Public Works		In-Progress		<input type="checkbox"/>
		38. Build on existing environmentally preferable purchasing practices.	Continue to prioritize the purchase of Green Seal approved cleaning products for janitorial services, as led by the Finance and Parks Departments.	*	Admin. Services	ongoing	In-Progress		<input type="checkbox"/>
			Transition to organic fertilizer on two City managed turf parks that require fertilization. Test results, and if beneficial, include transition for all City managed turf in 2012 budget.	*	Parks & Rec			\$1,000 2011 Sustainability Budget	<input type="checkbox"/>
	39. Leverage the City's green procurement practices to demonstrate feasibility and benefits to the public.	Make the City procurement list available to residents and businesses to show 'tried and true' green products that the City uses.	*	Sustainability Coordinator		In-progress		<input type="checkbox"/>	
	Community	40. Encourage efforts tied to increased green product use.	Support the Chamber of Commerce efforts to implement a Green Business program to identify local businesses enacting sustainability measures, including use of non-toxic cleaning and landscape products, or encourage local businesses to become Enviro Star certified.	*	Sustainability Coordinator				<input type="checkbox"/>
			Encourage 'pesticide free' friendly neighborhood efforts, referring to Washington Toxics Coalition 'Pesticide Free Zone' pledge, signage and education effort.	*	Sustainability Coordinator			\$1,000 2011 Sustainability Budget	<input type="checkbox"/>
41. Support development of a "Buy Local" program and promote existing green businesses and resources in the community.		Support the Chamber of Commerce in developing a "Buy Local" program. In addition, support the Chamber of Commerce in promoting community businesses with green practices as well as identifying businesses that produce and sell local, in-season foods and products. Create a list of these businesses and place it on the city's website.	*	Sustainability Coordinator				<input type="checkbox"/>	
43. Expand use of City space to educate and offer local food resources.		Contact local CSAs and offer locations on municipal facilities (i.e. City Hall) to serve as CSA drop box locations for the community. Pair drop box location with a message/education board with changing information related to the Sustainability Strategy.	*	Sustainability Coordinator				<input type="checkbox"/>	
45. Continue to promote and partner with the seasonal Sammamish Farmer's Market.		Provide flyers about sustainability actions and resuts taking place within the city. Provide information about how well the city, and participating residents are doing, and how much energy, water, and other natural resources were saved. Use this venue as a way to annouce and encourage participation in community sustainability challenges.	*	Community Development	ongoing	In-Progress		<input type="checkbox"/>	
Additional Strategies	City Operations	46. Complete the online City Profile on the King County GreenTools Sustainable Cities page.		*	Sustainability Coordinator				<input type="checkbox"/>
		47. Allocate funding for staff trainings that may help achieve the Sustainability Goals.	Allocate time and funding for staff trainings that may be available at free or low cost, such as such as the King County GreenTools Trainings and Roundtables. Training should resonate with or be related to the five Sustainability Goals.	*	Sustainability Coordinator			\$1,000 2011 Sustainability Budget	<input type="checkbox"/>
		48. Approve and promote the Transfer of Development Rights (TDR) policy and regulations.	Review and approve the TDR policy and regulations currently in progress by the Community Development Department. TDR policy has positive implications for nearly all goal topic areas, with the possible exception of waste reduction (Goal 1).	*	City Manager		In-progress		<input type="checkbox"/>
		49. Maintain membership in the Cascade Agenda Cities Program.	The Community Development Department has been leading this effort and should maintain City membership as a regional sustainability resource.	*	Community Dev	ongoing	In-progress		<input type="checkbox"/>