AGENDA

Lynnwood Planning Commission

Meeting

Thursday, April 14, 2016 — 7:00 pm

Council Chambers, Lynnwood City Hall

19100 44th Ave. W, Lynnwood, WA 98036

A. CALL TO ORDER – ROLL CALL

B. APPROVAL OF MINUTES

1. March 10, 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

1. Omnibus Code Amendments (CAM-003628-2016) – Amendments to Chapters 19.35, 21.02, 21.10, 21.16 and 21.60

E. WORK SESSION TOPICS

1. 2016 Comprehensive Plan Amendment List (PAL) (annual docketing process)

F. OTHER BUSINESS

G. COUNCIL LIAISON REPORT

H. DIRECTOR'S REPORT

I. COMMISSIONERS' COMMENTS

J. ADJOURNMENT

Special Meeting Notice: There will be a special Joint Board and Commission Meeting held on **Wednesday, May 25, 2016** in the Lynnwood Council Chambers. From 6:00-6:30pm there will be light dinner, and then from 6:30-9:00pm, Advisory Body Members will hear a presentation and have the opportunity to discuss the City's Multi-Modal Connectivity Plan to the Transit Center, and the 2017-18 Budget Process. Members of the Arts Commission, Civil Service Commission, History & Heritage Board, Human Services Commission, Library Board, Parks & Recreation Board, Planning Commission, Public Facilities District Board, Neighborhoods & Demographic Diversity Commission, and the Tourism Advisory Committee are all invited to participate.

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CITY OF LYNNWOOD
PLANNING COMMISSION MINUTES
March 10, 2016 Meeting

Commissioners Present:	**Staff Present:**
Chad Braithwaite, Chair	Michele Szafran, Associate Planner
Robert Larsen, First Vice Chair	Chanda Emery, Senior Planner
Maria Ambalada	
Doug Jones	
Commissioners Absent:	
Richard Wright	**Other:**
Michael Wojack	Councilmember George Hurst

Call to Order

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

Approval of Minutes

1. Approval of minutes of the February 25, 2016 Meeting

Commissioner Larsen referred to the discussion about student housing on page 3, lines 15-16 in the vicinity of the community college campus. He noted he had asked a question about student housing to the west of the college. His intention of that question was, “Are there students there now, and might there be a need for planning for that in the future?” He said that his question was not about plans; he was just wondering if there were students there now. He asked that the minutes be clarified to reflect that.

Commissioner Ambalada referred to page 4, line 34, under Director’s Comments and noted that *Councilmember* Ambalada should be corrected to ***Commissioner*** Ambalada.

Commissioner Larsen referred to page 2, line 10, and noted that *Planning Commission* should be corrected to **City Council**.

Motion made by Commissioner Larsen to approve the February 25, 2016 Planning Commission minutes as amended. **Motion** passed unanimously (4-0).

Citizen Comments

None

Public Hearing

Work Session

1. Omnibus Code Amendments (CAM-003628-2016) – Amendments to Chapters 19.35, 21.02, 21.10, 21.16 and 21.60

Associate Planner Michele Szafran introduced several amendments to Title 19 and 21 of Lynnwood Municipal Code:

- 19.35.010 – Subdivision Design Standards
- 21.02.150 – Building Line definition
- 21.02.350 – Floor Area Ratio (new definition)
- 21.10.100 – Fence and hedge standards
- 21.16.320 – Signs in the planned regional shopping center zone
- 21.60.100 – Floor Area Ratio
- 21.60.400 – Floor Area Ratio table

Ms. Szafran commented that staff will be scheduling a future public hearing on this matter.

Commissioner Larsen referred to page 10, line 58, and noted it should be corrected to read: ". . . public health, safety, ~~or~~ **and** welfare . . ." He then referred to page 15, line 223, and commented that this is potentially confusing because in this instance FAR is only referring to one measurement (building floor measurement) and not the area of the lot. He suggested that it would be more clear if this were changed to "building floor area".

Chair Braithwaite noted he had already forwarded some comments to Planning Manager Todd Hall. He recalled that some time ago a representative from Alderwood Plaza had come before the Planning Commission asking about multi-tenant signs. He asked if the proposed sign code amendment would address those concerns. Ms. Szafran replied that was the intention. Chair Braithwaite asked if Lynnwood has design standards related to pole signs. Ms. Szafran stated there are some in Figure 3 of 21.16 which would specify support materials and design requirements. Chair Braithwaite requested that staff bring that section back for review.

Ms. Szafran referred to Commissioner Larsen's comment regarding the use of *and* versus *or* and noted that the code language uses ". . . public health, safety, **or** welfare . . ." so the code language would need to be changed. Commissioner Larsen suggested checking with the City Attorney. He noted he is used to seeing "and" so that it is an inclusive phrase.

Other Business

Council Liaison Report

Councilmember Hurst had the following comments:

- The Council is still reviewing commissions and boards, but nothing has come up about the changes that occurred to the Planning Commission.
- He asked if the Planning Commission has had a public hearing about the food trucks. Commissioner Braithwaite replied that the Planning Commission has not. He recalled Director Krauss said it wasn't required per code because it wasn't really a planning matter.

Director's Report

None

Commissioners' Comments

Commissioner Jones asked Councilmember Hurst about the status of joint meetings. Councilmember Hurst replied that will be a topic he is planning on bringing up with the Council in the future when time allows.

Chair Braithwaite asked about the status of adding a new commissioner to the Planning Commission. Councilmember Hurst replied he has only heard that there is a candidate, but he wasn't aware of the status of that.

Adjournment

The meeting was adjourned at 7:18 p.m.

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Chad Braithwaite, Chair

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LYNNWOOD WASHINGTON

Planning Commission
Meeting of April 14, 2016

Topic: Omnibus Code Amendments – Title 19 and 21 LMC

Agenda Item: D.1

- [x] Public Hearing
- [ ] Work Session
- [ ] Other Business
- [ ] Information
- [ ] Miscellaneous

Staff Report

Staff Contact: Todd Hall, Planning Manager; Michele Szafran, Associate Planner, Community Development

Summary

The purpose of this agenda item is to hold a public hearing regarding draft legislation making several amendments to Title 19 LMC and Title 21 LMC. The Municipal Code sections covered in this ordinance include the following:

1. 19.35.010 (Subdivision Design Standards)
2. 21.02.150 (Definitions)
3. 21.02.350 (Definitions, new definition)
4. 21.10.100 (Fence, Hedge and Vision Obstruction Regulations)
5. 21.16.320 (Signs)
6. 21.60.100 and .400 (City Center Zones)

Action

The Community Development Department recommends approval of the attached ordinance as proposed by staff.

Background

The Lynnwood Municipal Code was adopted circa 1960 (Ordinance 24) and has been amended on an ongoing basis. During that time, staff has reviewed the code and has proposed amendments that have improved the public health, safety and welfare of Lynnwood residents, as well as provided for improvements that benefit the development community.

19.35.010 – Subdivision Design Standards

Corrects inadvertent error to this section that now gives authority to Hearing Examiner rather than City Council. Ordinance 2957 repealed the code sections that gave authority to City Council for decisions regarding preliminary plats. That authority has now been given to the Hearing Examiner.

21.02.150 – Building Line definition

Amending the definition to include where the building line (setback) is measured from, adding additional features for exception to the rule, and providing for further clarification.

21.02.350 – Floor Area Ratio (new definition)

Add new definition of floor area ratio and how to calculate FAR.

21.10.100 – Fence and hedge standards
Amendment to allow for two-foot adornment on top of a six-foot fence. This has been a code interpretation by the Director since 2013.

21.16.320 – Signs in the planned regional shopping center zone.
Amendment to allow for ground, monument and pole signs in PRC zone, similar to those in other zones. Since the adoption of this code section, staff has interpreted this section to mean that only shopping center identification signs are permitted for monument and pole signs and because they are not specifically listed, multi-tenant signage within the PRC zoning district is not permissible. However, recent State and Federal cases, specifically Reed v. Town of Gilbert, AZ (June 2015), has determined that content-based signage, such as regulated by this chapter, does not meet the strict requirements showing that the regulation is necessary to serve the public's interest with regards to health, life and safety. The City Attorney has recommended that this chapter be changed to reflect this case law.

21.60.100 – Floor Area Ratio
Amendment to further defined floor area ratio within the City Center.

21.60.400 – Floor Area Ratio table
Amendment, based on case law, to correct what is excluded from the calculation of floor area ratio for projects within City Center.

Previous Planning Commission / City Council Action
Planning Commission briefing on March 10, 2016

Environmental Review
A State Environmental Policy Act (SEPA) Determination is required for the proposed amendments. A Determination of Non-Significance was issued on March 17, 2016. No comments were received on the DNS.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a Notice of Intent to adopt the proposed regulations and standards was transmitted to the Washington State Department of Commerce for distribution to state agencies. No comments were received.

Adm. Recommendation
1. Receive public input on the draft ordinance.

2. Upon closure of the public testimony portion of the hearing, begin deliberation.

3. At the conclusion of the Commission's deliberation, either:

    a. Recommend approval of the draft ordinance as written; or

    b. Recommend approval of the draft ordinance – as amended by the Commission; or

c. Direct staff to prepare revisions for the Commission's review at a future meeting. If the changes desired as substantive, it would be appropriate to continue the public hearing to allow public comment on those forthcoming edits.

Attachments

1. Draft Ordinance
2. March 10, 2016 meeting minutes (included in this packet)

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LYNNWOOD
WASHINGTON

CITY OF LYNNWOOD

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, AMENDING LMC 19.35.010, AMENDING A DEFINITION AND ADDING A NEW DEFINITION TO CHAPTER 21.02, AMENDING LMC 21.10.100 AND 21.16.320, 21.60.100 AND 21.60.400, AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY PUBLICATION.

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, the City Council of the City of Lynnwood has the authority to adopt ordinances relating to the use of real property located within the City; and

WHEREAS, from time to time, it is appropriate to amend the City's land use and development regulations in order to improve efficiency and draft effective application of legislation enacted by Ordinance by the City Council; and

WHEREAS, on the ____ day of March, 2016, notice of the proposed code amendment was sent to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, on the ____ day of April, 2016, the City of Lynnwood SEPA Responsible Official issued a Determination of Non-Significance (DNS) on the proposal; and

WHEREAS, on the ____ day of ____, 2016, the Lynnwood Planning Commission held a public hearing on proposed amendments to the Lynnwood Municipal Code provided by this ordinance, and all persons wishing to be heard were heard; and

WHEREAS, following the public testimony portion of the public hearing, the Planning Commission deliberated on the draft legislation and by regular motion voted to recommend that the Lynnwood City Council adopt the amendments to the Lynnwood Municipal Code as provided herein; and

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WHEREAS, on the ____ day of ____, 2016, the Lynnwood City Council held a public hearing on proposed amendments to the Lynnwood Municipal Code provided by this ordinance, and all persons wishing to be heard were heard; now, therefore:

WHEREAS, the City Council finds the provisions of this Ordinance to be in the best interest of the health, safety and welfare of the community; and

THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. Upon consideration of the provisions of this Ordinance, the City Council finds that the amendments contained herein are: a) consistent with the comprehensive plan; and b) substantially related to the public health, safety, or welfare; and c) not contrary to the best interest of the citizens and property owners of the city of Lynnwood.

Section 2. Amendment. LMC 19.35.010 is hereby amended to read as follows:

B. Blocks shall meet the following requirements:

1. The length of blocks shall not exceed 1,320 feet;

2. In any block exceeding 500 feet in length, walks or pedestrian ways at a mid-block point shall be required in order to encourage walking in between residential subdivisions. Pedestrian walkways may be required to provide circulations or access to school, playgrounds, shopping centers, etc. The walks or pedestrian ways shall be provided in a public easement of which shall be at least 10 feet in width and designed to the specifications of the public works director;

3. Lots and blocks intended for commercial and industrial use shall be designed specifically for such purposes, with adequate space provided for off-street parking, loading, and delivery. In order to assist review of the proposed development, the ~~city council~~ hearing examiner may require a preliminary site plan, a preliminary floor plan, or a preliminary landscaping plan to ensure that the platted area is adequate and will not create a need for future variances;

4. The ~~city council~~ hearing examiner may grant an exception to the requirements of this subsection if it finds that complying with these requirements would result in improvement traffic calming and/or pedestrian circulation.

Section 3. Amendment. Chapter 21.02.150 is hereby amended to read as follows:

LMC 21.02.150 Building line. "Building line" means a line, established by law, measured from the right-of-way, or from an abutting property line, beyond which a

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building or structure shall not extend except for cornices, eaves, gutters, chimneys, or ~~one story~~ bay or garden windows, ornamental features or similar structures projecting not more than two feet; and open patios or decks no exceeding three feet in height above the average grade. When two different standards apply to front, rear or side setbacks, the more restrictive setback shall be applied.

Section 4. Amendment. Chapter 21.02 LMC is hereby amended by adding the following definition for "Floor Area Ratio", creating a new number LMC 21.02.350.

LMC 21.02.350 Floor Area Ratio.
"Floor area ratio (FAR)" means the gross floor area of all buildings or structures on a lot divided by the total lot area. For example, a 5,000 square foot building on a 5,000 square foot lot has a floor area ratio of 1.0 or 100% while the same building on a 10,000 square foot lot would have a FAR of .50 or 50%. The FAR is used in calculating the building intensity of a development project.

Section 5. A mendment. LMC 21.10.100 is hereby amendment to read as follows:

21.10.100 Fence and hedge standards.

The following regulations shall apply to all fences, hedges, and other vision-obscuring structures:

A. Height and Composition of Fences and Hedges, and General Standards.

1. Vision-Obscuring Fences and Hedges. "Vision-obscuring fences and hedges" shall mean solid or partially open fences and hedges more than three feet in height, but not exceeding six feet in height or eight feet in height with an attached adornment (i.e. arbor, trellis, or other decorative features attached on the top of a fence) in residential-zoned areas and eight feet in height in commercial-zoned areas. Maximum height shall be measured from the elevation of the ground adjacent to the fence or hedge on the higher side.

2. Non-Vision-Obscuring Fences and Hedges. "Non-vision-obscuring fences and hedges" shall include solid or partially open fences and hedges not exceeding three feet, and open fences not exceeding six feet in height or eight feet in height with an attached adornment in residential zones and eight feet in commercial zones. "Open fences" shall mean those fences consisting of open chain link, widely spaced board rails or other materials which provide adequate driver visibility through the fence. Rail fences shall consist of horizontal rails not more than four inches wide and at least one foot between rail edges. Deviation from horizontal rails and from these dimensions may be allowed, providing the applicant can demonstrate to the satisfaction of the appropriate city officials that such deviation will provide at least as much visibility through the fence.

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Maximum height shall be measured from the elevation of the ground adjacent to the fence on the higher side; however, within sight distance triangles (see subsections (B)(1)(b) and (B)(1)(c) of this section) maximum height of solid or partially open fences and hedges not exceeding three feet shall be measured from the elevation of the street adjacent to such sight distance triangle.

3. Maintenance. All fences and hedges shall be maintained in a condition of repair so as not to be dangerous to human life or a danger to the property.

4. Conflicting Limitations. Where the limitations of this chapter conflict with site-screening or fencing required by this or other city ordinances, requirements relating to the site-screening and other required fences shall apply, subject only to adequate provisions for driver visibility.

5. Continuous Fencing Along Streets. Where continuous fencing along a street between intersections is allowed due to the length and/or number of side and/or rear lot lines abutting that street, landscaping shall be required between the fence and the property line in order to mitigate the adverse aesthetic impacts of such fencing. Where such landscaping is required, the fence may be built along the property line except for offset sections to contain the landscaping.

Such landscaping 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 vision obstruction. Low evergreen plantings or a mixture of low evergreen and deciduous plantings with a maximum height of 30 inches, in bark or decorative rock, shall be provided so as to achieve 50 percent groundcover within two years.

B. Location of Fences and Hedges.

1. Residential Zones. Non-vision-obscuring fences and hedges may be located on any portion of a residential-zoned lot. Vision-obscuring fences and hedges may be located on portions of a residential-zoned lot other than the following:

a. Within 15 feet of the front lot line.

b. Within a triangular area at street intersections. Such “intersection sight distance triangle” is defined as having two sides of 30 feet, measured along the property lines from the property corner at the street intersection, and a third side connecting the ends of the two aforementioned sides.

c. Within a triangular area adjacent on one side to a street, and on a second side to a property having frontage on and requiring access from that street.

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Such “driveway sight distance triangle” is defined as having two sides of 15 feet measured along the property lines from the property corner common to the subject and adjacent property, and a third side connecting the end points on the two aforementioned sides. If any adjacent lot is undeveloped, it shall be construed as having access from all adjacent streets until the direction of access has been established, either by development or by waiver of right of direct access as per RCW 58.17.165.

However, fences, walls and hedges between three and six feet in height or fences up to eight feet in height with an attached adornment that comply with applicable design guidelines may be located in any portion of a multiple-family residential-zoned lot as long as they are not located within intersection and driveway sight distance triangles, do not obstruct driver and pedestrian visibility, comply with applicable Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), and are approved through project design review (Chapter 21.25 LMC).

2. Commercial Zones. In commercial zones, vision-obscuring or non-vision-obscuring fences or hedges up to eight feet in height may be located on side and rear property lines and within side and rear yards, but not nearer to any public street than a point equal to the closest part of any building thereon to that street.

However, fences, walls and hedges up to six feet high that comply with applicable design guidelines may be located in any portion of a commercial-zoned lot as long as they are not located within intersection and driveway sight distance triangles, do not obstruct driver and pedestrian visibility, comply with applicable Lynnwood Citywide Design Guidelines, as adopted by reference in LMC 21.25.145(B)(3), and are approved through project design review (Chapter 21.25 LMC).

C. Referrals to Hearing Examiner. Any fence or wall approved through project design review (Chapter 21.25 LMC) does not have to be approved by the hearing examiner.

The hearing examiner may review applications for fence permits in the following situations:

1. Appeal. As an appeal of an administrative determination when:

a. An applicant proposes a fence which he/she believes meets the stated purpose of this section, but does not strictly conform to the regulations;

b. City staff believes that a proposed fence, while meeting regulations, may still obstruct visibility to such an extent that hazardous conditions would exist; or

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c. There is a disagreement between staff and an applicant regarding interpretation of the fence and hedge regulations.

In such cases, the hearing examiner may stipulate standards for fence composition, height, and location.

2. Variance. As a variance, when an applicant believes the regulations of this chapter cause hardship.

Section 6. Amendment. LMC 21.16.320 is hereby amended to read as follows:

21.16.320 Signs in the planned regional shopping center zone.

~~Only~~ ~~t~~The following signs are permitted, subject to the following limitations:

A. ~~Identification Signs. Signs identifying the shopping center are permitted~~ Monument, pole and ground signs are permitted; however, the number shall not exceed the number of public streets abutting the property. Such signs ~~may be either monument or pole signs and~~ shall be subject to the setback, sign area and height regulations of LMC 21.16.310.

Section 7. Amendment. LMC 21.60.100 is hereby amended to read as follows:

C. "Floor area ratio" means ~~the amount of floor area within a building as a multiple of the lot area.~~ the gross floor area of all buildings or structures on a lot divided by the total lot area. For example, a 5,000 square foot building on a 5,000 square foot lot has a floor area ratio of 1.0 or 100% while the same building on a 10,000 square foot lot would have a FAR of .50 or 50%. The FAR is used in calculating the building intensity of a development project.

Section 8. Amendment. LMC 21.60.400 is hereby amendment to read as follows:

Table 21.60.01: Floor Area Ratio (FAR)

Maximum FAR		**District**		
		CC-C	**CC-W**	**CC-N**
Maximum allowable "as of right" for existing nonconforming sites and structures	Nonresidential	0.5	0.5	0.5
	Residential	1.0	1.0	1.0
Maximum allowable FAR "as of right" for new development	Nonresidential	2.0	2.0	2.0
	Residential	3.0	3.0	3.0
Maximum with bonuses	Nonresidential	8.0	3.0	3.0

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Maximum FAR		District		
		CC-C	CC-W	CC-N
	Residential	10.0	5.0	5.0

Notes:

a. Floor area ratio is measured to the inside face of the exterior walls.
b. The following uses shall be excluded from floor area calculation:
    - Space underground (e.g. basements); space dedicated to parking;
    - ~~Mechanical spaces;~~
    - Floor area devoted to rainwater collection;
    - Floor area devoted to gray water collection/storage/distribution;
    - Floor area devoted to waste recovery/separation;
    - ~~Floor area devoted to bicycle storage facilities;~~
    - Floor area devoted to service areas;
    - Balconies, patios, breezeways and decks without a solid cover;
    - Air spaces within buildings such as vaulted ceilings. More specifically, the floor area shall be counted as actual floor area only and not in the air spaces above;
    - ~~Elevator and stair shafts;~~
    - ~~Lobbies and common spaces, including atriums;~~
    - Space used as FAR bonus feature (see Table 21.60.2)
c. Privately owned land area for the Promenade Walkway
d. Allowable FAR for nonresidential and residential uses shall be added together for the respective use types within a mixed use residential project, to provide for a combined FAR total.
e. Hotels shall be considered nonresidential for the purpose of this chart.
f. In situations where both conforming and nonconforming development are located on a site, the maximum FAR for conforming and nonconforming development may be combined, but each shall be limited to their respective FAR per Table 21.60.01. (For example, without bonus features, conforming development FAR maximum is 2.0; nonconforming FAR maximum is 0.5. Conforming development on the site may have a maximum FAR of 2.0; nonconforming maximum FAR of 0.5).

Section 9. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 10. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

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PASSED BY THE CITY COUNCIL, the _____ day of _____, 2016.

APPROVED:

_____
Nicola Smith, Mayor

ATTEST/AUTHENTICATED:

_____
Sonja Springer
Finance Director

APPROVED AS TO FORM:

_____
Rosemary Larson
City Attorney

FILED WITH ADMINISTRATIVE SERVICES: _____
PASSED BY THE CITY COUNCIL: _____
PUBLISHED: _____
EFFECTIVE DATE: _____
ORDINANCE NUMBER: _____

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On the _____ day of _____, 2016, the City Council of the City of Lynnwood, Washington, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

> AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON, AMENDING LMC 19.35.010, AMENDING A DEFINITION AND ADDING A NEW DEFINITION TO CHAPTER 21.02, AMENDING LMC 21.10.100 AND 21.16.320, 21.60.100 AND 21.60.400, AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND SUMMARY PUBLICATION.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 2016.

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LYNNWOOD WASHINGTON

Planning Commission
Meeting of April 14, 2016

Topic: 2016 Comprehensive Plan Amendment List (PAL)

Agenda Item: E.1

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

Staff Report

Staff Contacts: Todd Hall, Planning Manager

Summary

The purpose of this agenda item is to introduce the 2016 Comprehensive Plan Amendment List (PAL), or annual "docket."

Action

Staff is introducing the PAL to Planning Commission at this time. After a review of the PAL, schedule a public hearing for the May 12th meeting to hear public testimony, deliberate on the PAL and make a final recommendation to the City Council for final approval.

Background

The Lynnwood Municipal Code (LMC) provides a process for annual consideration of amendments to the City's Comprehensive Plan (Chapter 18.04 LMC). Review of these amendments is a major component of the Planning Commission's annual work program. The Community Development Director compiles and maintains for public review a Proposed Amendment List (PAL), or annual "docket," concerning amendments to the Comprehensive Plan and subarea plans. The decision criteria for taking action on the PAL is specified in the Implementation section of the Comprehensive Plan.

The LMC provides for two "types" of proposals to amend the Plan: formal amendment applications and suggested amendments. Suggested amendments are ideas or proposals that the public would like the City to consider, but for whatever reason, they do not wish to file a formal application. Formal amendments are those in which an applicant has submitted a formal application for a specific project-related or site-specific amendment to the Comprehensive Plan. This year, all proposed amendments are formal applications and therefore have been automatically been placed on the PAL for consideration.

Analysis and Comment

The docket consists of eleven (11) formal amendments. Staff is presenting the PAL at tonight's meeting and a public hearing will be scheduled at a future meeting to hear public testimony. Staff will also be seeking a recommendation to forward the PAL to City Council for their review and approval. Please note that this review is only regarding the PAL itself and not each individual comprehensive plan amendment item. Assuming an amendment remains on the PAL, the individual amendment will be reviewed at a future date.

The Planning Commission shall base its recommendations on its preliminary evaluation of the need, urgency and appropriateness of the amendments, and criteria set forth in the Implementation Element of the Comprehensive Plan.

The criteria used in the review and approval of plan amendment requests are listed as follows:

1. The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts; and

2. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and

3. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and

4. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and

5. If the proposal could have significant impacts beyond the Lynnwood City Limits, it has been sent to the appropriate Snohomish County officials for review and comment.

The following is a brief summary of each of the docket items:

1. <u>Human Services Element Comprehensive Plan Amendment (new chapter to the Comprehensive Plan)</u>

   Chanda Emery, on behalf of the Community Development Department, submitted a staff-initiated amendment to create a new chapter of the City's Comprehensive Plan, Human Services Element. This element is being created to provide a framework of goals and policies that are supportive of the City's efforts in facilitating, funding, and improving the delivery of human services to our residents. The Human Services Element defines what the targeted efforts are and how those efforts are directly related to improving the lives of individuals and families. The overarching goal is to create a community in which all members have the opportunity to meet their basic physical, economic, and social needs. In order to address these needs, the City of Lynnwood uses the following objectives which hold that all people should have as human beings:

   - Food to eat and roof overhead
   - Supportive relationships within families and communities
   - A safe haven from all forms of violence and abuse
   - Health care to be as physically and mentally fit as possible
   - Education and job skills to lead to self-sufficiency

2. Parks, Recreation and Open Space Element Comprehensive Plan Amendment

   Sara Olson, on behalf of the Parks, Recreation & Cultural Arts Department (PRCA), submitted a staff-initiated amendment to revise the existing Parks, Recreation and Open Space Element of the Comprehensive Plan. The PRCA Department proposes this update to incorporate the results of the recently completed 2016-2025 Parks, Arts, Recreation & Conservation (PARC) Comprehensive Plan. The PARC Plan was compiled using citizen input, need and demand analysis to create major themes, strategic directions, goals, policies and actions for the City's Parks, Recreation & Cultural Arts Department. These goals, policies, actions and recommendations for revised level of service will serve as the foundation for an updated City Comprehensive Plan Element. These changes are in alignment with the Washington State Growth Management Act, the Washington Recreation and Conservation Office, and the City of Lynnwood's Community Vision.

3. Community Character Element Comprehensive Plan Amendment

   Sara Olson, on behalf of the Parks, Recreation & Cultural Arts Department, submitted a staff-initiated amendment to revise the existing Community Character Element of the Comprehensive Plan. The PRCA Department proposes this update to incorporate the results of the recently completed 10-Year Healthy Communities Action Plan. The Action Plan was compiled using citizen input to create goals, policies and actions for the City over 2016-2025. These goals, policies, and actions will serve as the foundation for a revised City Comprehensive Plan Element. These changes are in alignment with the City of Lynnwood's Community Vision and the PRCA Department's mission to "create a healthy community through people, parks, programs and partnerships."

4. Community Commercial - Future Land Use Map and Text Amendments

   Gloria Rivera, on behalf of the Community Development Department, submitted staff-initiated map amendments on specified parcels city-wide. The Comprehensive Plan Amendments would, along with current zoning code amendments, allow for uses more compatible to surrounding designated areas in the City, in some areas allowing decrease intensity near residential areas and increased intensity near commercial areas. A text amendment in the Implementation Element would attach additional zones to future land use designated areas in Table I-1.
   - Map Amendments to redesignate one parcel designated as Community Commercial (CC) to Highway 99 Corridor (H99)
   - Map Amendments to redesignate Community Commercial (CC) on specified parcels to Local Commercial (LC)

- Text Amendment to add additional zoning designations Plan Use Designations in select categories.
- Text Amendment to delete Community Commercial (CC) from Table E in the Land Use Element.

5. College District - Future Land Use Map and Text Amendments

Gloria Rivera, on behalf of the Community Development Department, submitted staff-initiated map amendments on specified parcels roughly between 68th Ave. W and Highway 99 and 196th Street SW and 208th Street SW. The map amendments with current zoning would remove development barriers and allow more mixed use within the area of Edmonds Community College. A text amendment to the Economic Development Element is proposed that would delete a repeated policy and substituting the policy which was originally left out during the 2015 Comprehensive Plan Amendment.

- Map Amendments to redesignate Local Commercial (LC), Multi-Family Medium Density (MF-2) and Multi-Family High Density (MF-3) on select parcels to Mixed Use (MU).
- Map Amendment to redesignate Lynnwood Golf Course property from Parks, Recreation and Open Space (PRO) to Public Facilities (PF).
- Map Amendment to redesignate Mixed Use (MU) on select parcel(s) to Public Facilities (PF)
- Map Amendment to remove the College District Overlay boundary on the future land use map
- Text Amendment to remove repeated Action and add Action 3.1.b.3 "Collaborate with Edmonds Community College on the development and enhancement of college facilities".

6. Introduction and Land Use Element Comprehensive Plan Amendment

Todd Hall, on behalf of the Community Development Department, submitted a staff-initiated text and map amendment to amend the Introduction and Land Use Element to revise language and maps regarding the "Gap Area" of the Lynnwood Municipal Urban Growth Area (MUGA) that was previously not claimed by either the City of Mukilteo or City of Lynnwood. In 2015, upon the adoption of Mukilteo's Comprehensive Plan, the City of Mukilteo and City of Lynnwood recognized the 148th St. SW / Norma Beach Road as the confirmed boundary of the MUGA. Also revise Land Use Element to remove "DRAFT" from Figure LU-1 Future Land Use Map.

7. Trinity Lutheran Church Comprehensive Plan Amendment

Gloria Rivera, Senior Planner, on behalf of Trinity Lutheran Church (6215 196th St SW), submitted a privately-initiated amendment to amend the Future Land Use Map to change the designation of thirteen parcels, eleven of which are church-owned, currently designated as Local

Commercial (LC), Low-Density Multi-Family (MF-1) and Medium-Density Multi-Family (MF-2) to Highway 99 Corridor (H99). A concurrent rezone is also proposed which would rezone four church-owned parcels currently zoned Multiple Residential Low Density (RML) and Multiple Residential High Density (RMM) to Highway 99 Mixed Use (HMU). The proposed amendments and rezone would allow Trinity Lutheran church to engage in a broader range of uses accessory to the church (i.e. non-profit offices, youth assembly areas). The amendments would physically square up within a city block the designated Land Use and zoning rather than isolated designations and zoning. The proposed changes would also support the development of a South Snohomish County Neighborhood Service Center (sponsored by the Volunteers of America Western Washington (VOAWW)) on the underutilized portion of the church's Lynnwood campus.

8. Open Door Baptist Church Comprehensive Plan Amendment

   Patrick Carroll, on behalf of Open Door Baptist Church, submitted a privately-initiated amendment to amend the Future Land Use Map to change the designation of a vacant church-owned parcel from Community Commercial (CC) to Medium-Density Multi-Family (MF-2). A concurrent rezone is also proposed which would rezone the property from Limited Business (B-2) to Multiple Residential Medium Density (RMM).

9. Lexus of Seattle Comprehensive Plan Amendment

   Michael Graves, on behalf of Lexus of Seattle, submitted a privately-initiated amendment to amend the Future Land Use Map to change the designation of a vacant parcel west of the existing Lexus of Seattle dealership (6604 202nd St SW) from Medium-Density Multi-Family (MF-2) to Highway 99 Corridor (H99). A concurrent rezone is also proposed which would rezone the property currently zoned Multiple Residential Medium Density (RMM) to General Commercial (CG). The lot will be converted into outdoor automobile storage parking spaces.

10. Butler – Triton Court Comprehensive Plan Amendment

    Carolos de la Torre, on behalf of Jeff Butler, submitted a privately-initiated amendment to amend the Future Land Use Map to change the designation of a parcel located at 6725 200th St. SW from Medium-Density Multi-Family (MF-2) to Mixed Use (MU). A concurrent rezone is also proposed which would rezone the property currently zoned Multiple Residential Medium Density (RMM) to College District Mixed Use (CDM). A mixed-use project is proposed on-site which will include a structure with retail, office, student residential uses and parking.

11. Kid City LLC Comprehensive Plan Amendment

Brian Kalab, Insight Engineering, on behalf of Kid City LLC, submitted a privately-initiated amendment to amend the Future Land Use Map to change the designation of a parcel located at 6009 168th St. SW. from Low-Density Single-Family (SF-1) to Local Commercial (LC). A concurrent rezone is also proposed which would rezone the property currently zoned Residential 8400 Sq Ft (RS-8) to Neighborhood Commercial (B-3). The parcel currently has a legally non-conforming day care center, including single-family residence. Under the current zoning designation, the day care is only allowed as an accessory use to a school or place of worship.

This property was part of a citywide rezone ordinance (Ord. 2390, October 10, 2001, see attachment) to achieve consistency with the 2020 Comprehensive Plan.

Previous Planning Commission / City Council Action

None.

Adm. Recommendation

Unless the Planning Commission instructs otherwise, staff will schedule a public hearing for this matter at the May 12, 2016 meeting.

Attachments

1. Comprehensive Plan Amendment details for privately-initiated amendments
2. Maps for site specific amendments

ITEM 4

COMMUNITY COMMERCIAL - FUTURE LAND USE MAP AND TEXT AMENDMENTS

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COMPREHENSIVE PLAN – MAP & TEXT AMENDMENTS

CPL-CC and TEXT AMENDMENTS

CPL-003761-2016

- Community Commercial (CC) on a specified parcel to Highway 99 Corridor (H99)
  16900 44th Avenue W/APN #00372700900701
- Community Commercial (CC) on specified parcels to Local Commercial (LC)
  6206 168th Avenue W./APN #00758300100100
  SE corner of 188th Avenue W and Hwy 99/APN #27041600300100
  19117 60th Avenue W./APN # 27041600302700
  Cedar Valley Rd and 52nd Avenue W./APN #00608400300302
  19910 50th Avenue W./APN #00608400100402
- Text Amendments #1, #2, #3 (Implementation Element, Table I-1 renaming, deletions and additions)
- Text Amendment #4 (Land Use Element, Table E. Commercial Land Use Designations – remove Community Commercial (CC) category.

<u>Map Amendment #1</u>

The current Comprehensive Plan designation is Community Commercial (CC) on a specified parcel (vacant parcel at 16900 44th Avenue W)

Proposed Amendment:

The Comprehensive Plan designation of Highway 99 Corridor (H99) would be assigned to the specified parcel.

As noted Rationale for Amendment:

The current designation of CC only applies to a limited number of mostly individual parcels when the intent of the purpose and intent of the underlying zoning was to apply to block size areas. The result was small lots with designations that were not similar to surrounding land uses. The proposed amendment would align the specified small parcel to adjacent H99 parcels with a similar designation.

<u>Map Amendment #2</u>

The current Comprehensive Plan designations are Community Commercial (CC) on specified parcels at 6206 168th Street. SW., SE corner of Hwy 99 and 188th Street SW., 19117 60th Avenue W., Cedar Valley Rd and 52nd Avenue W., and 19910 50th Avenue W.).

Proposed Amendment:

The Comprehensive Plan designation of Local Commercial (LC) would be assigned to the specified parcels.

As noted Rationale for Amendment:

The current designation only applies to a limited number of mostly individual parcels when the intent of the purpose and intent of the underlying zoning was to apply to block size areas. The result was small lots with designations that were not similar to surrounding land uses. The proposed amendment would maintain these small parcels as commercial properties but make them more compatible to surrounding residential zones with less intense commercial activities.

<u>Text Amendments</u>

Text Amendment #1 – In the Implementation Element of the City of Lynnwood Comprehensive Plan, Table I-1, Existing Consistent Zoning for the Local Commercial (LC) designation is Neighborhood Commercial (B-3).

Proposed Amendment:

Proposed text amendment would delete the Neighborhood Commercial (B-3) designation and replace it with Neighborhood Commercial (NC).

As noted Rationale for Amendment:

Proposed amendment would, following elimination of two zones reduce the number of zones in the Commercial chapter. To avoid confusion, a lettering designation is being adopted to maintain consistency for Chapter 21.46. The B-3, Neighborhood Business now becomes NC.

Text Amendment #2 – In the Implementation Element of the City of Lynnwood Comprehensive Plan, Table I-1, Existing Consistent Zoning for the Community Commercial (CC) designation is Limited Business B-2.

Proposed Amendment:

Proposed text amendment is to delete the CC, Community Commercial designation since the zone of Limited Business (B-2) is proposed to be repealed.

As noted Rationale for Amendment:

The Limited Business (B-2) zone is being repealed so the corresponding land use designation, Community Commercial (CC) is being repealed.

Text Amendment #3 – In the Implementation Element of the City of Lynnwood Comprehensive Plan, Table I-1, Existing Consistent Zoning for the Regional Commercial (RC) designation includes Community Business (B-1).

Proposed Amendment:

The Community Business (B-1) zone is being repealed, and to the corresponding land use designation, Regional Commercial (RC) is added a new category Neighborhood Commercial (NC).

As noted Rationale for Amendment:

There are two parcels to be zoned Neighborhood Business (NC). The parcels are adjacent to parcels already consistent with other zoning designations allowed in the Regional Commercial (RC) and Highway 99 Corridor (H99) areas.

Text Amendment #4 – In the Land Use Element of the City of Lynnwood Comprehensive Plan, Table E., Commercial and Industrial Land Use Designations, a category Community Commercial (CC) designation is provided.

Proposed Amendment:

Proposed text amendment is to delete the CC, Community Commercial designation since the zone of Limited Business (B-2) is proposed to be repealed.

As noted Rationale for Amendment:

The Limited Business (B-2) zone is being repealed so the corresponding land use designation, Community Commercial (CC) is being repealed.

Consistency With Criteria of LMC 18.04.070

A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan.

Map Amendment #1 (Community Commercial/CC to Highway 99 Corridor/H99) – The redesignation of the parcel to H99 will not be inconsistent with the GMA. GMA requires that the City provide for concentrated urban growth and economic development. The increased activities allowed with the concurrent zoning will contribute to urban growth and economic development. The change in designation will also allow increased opportunity for residential development. The Highway 99 Corridor with concurrent application of development regulations would be consistent with the Comprehensive Plan designation which calls for multi-family residential with commercial and office development in the H99 area.

Map Amendment #2 (Community Commercial/CC to Local Commercial/LC) – The redesignation of parcels to LC will not be inconsistent with the GMA. GMA requires that the City provide for concentrated urban growth. The residential and commercial activities allowed with the concurrent zoning will contribute to concentrated urban growth but in manner more consistent and less intense with adjacent residential development. The LC designation with concurrent application of development regulations would be consistent with the Comprehensive Plan designation which calls for limited commercial and office development.

Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) – No reference to consistency with GMA and consistency with Comprehensive Plan for the text amendment)

Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference and the corresponding B-2, Limited Business zone). - The parcels that will be impacted by the CC designation and B-2 zone will be redesignated under other categories and zones. The proposal" will be consistent with the GMA goal to "concentrate urban growth". The residential and commercial activities allowed with the concurrent zoning will contribute to concentrated urban growth but in manner more consistent and less intense with adjacent residential development and will be consistent with the Comprehensive Plan.

Text Amendment #3 – (Repeal of the B-1, Community Business land use designation, under RC, Regional Commercial and addition of a new zone category Neighborhood Business (NC)). The parcels that will be impacted by the repeal of the CC designation and B-2 zone will be redesignated under other categories and zones. The proposal" will be consistent with the GMA goal to "concentrate urban growth". The residential and commercial activities allowed with the concurrent zoning will contribute to concentrated urban growth but in manner more consistent

and less intense with adjacent residential development and will be consistent with the Comprehensive Plan?

Text Amendment #4 – (Repeal of Community Commercial (CC) land use designation). - The parcels that will be impacted by the CC designation and B-2 zone will be redesignated under other categories and zones. The proposal" will be consistent with the GMA goal to "concentrate urban growth". The residential and commercial activities allowed with the concurrent zoning will contribute to concentrated urban growth but in manner more consistent and less intense with adjacent residential development and will be consistent with the Comprehensive Plan.

B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

Map Amendment #1 (Community Commercial/CC to Highway 99 Corridor (H99)) – The redesignation of the parcel to H99 will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. Sensitive (steep slopes) are located on the parcel, however, any development would be required to comply with the City of Lynnwood critical areas standards to minimize impacts. Commercial development is allowed to the north and west of the parcel which will not be impacted. Multi-family residential zoning is located to the south and single-family residential zoning is located to the east. Development would be required to comply with screening and fencing requirements for any development adjacent to residential zones.

Map Amendment #2 (Community Commercial/CC to Local Commercial/LC) – The redesignation of the specified parcels will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. The critical areas maps indicate some sensitive areas may be located at the specified sites at the SE corner of 188th Street SW and Highway 99 (steep slopes on the west side of the parcel), 19117 60th Avenue W. (steep slopes on the south side of the parcel), Cedar Valley Road and 52nd Avenue W (wetlands on the north side of the parcel) and 19910 50th Avenue W. (wetland). Any development would be required to comply with the city critical areas ordinances for buffering and siting. Sensitive areas are not indicated on the site located at 6206 168th Street SW.

Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) – No reference to significant adverse impact on existing sensitive land uses, businesses, or residents for a text amendment.

Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference and the corresponding B-2, Limited Business zone). – Any impacts to residential properties will be mitigated by buffers and landscaping as required by the Municipal Code.

Text Amendment #3 – (Repeal of the B-1, Community Business zone under the land use designation of RC, Regional Commercial and addition of a new zone category Neighborhood Business (NC)). Any impacts to residential properties will be mitigated by buffers and landscaping as required by the Municipal Code.

Text Amendment #4 – (Repeal the Community Commercial (CC) land use designation). – Any impacts to residential properties will be mitigated by buffers and landscaping as required by the Municipal Code.

C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

Map Amendment #1 (Community Commercial/CC to Local Commercial/LC) – Public services and facilities will serve the designated parcel. Community Transit has a route fronting the site and other routes along with Rapid Transit are available within a block on Highway 99.

Map Amendment #2 (Community Commercial/CC to Local Commercial) – The redesignated area will be served by public services and facilities. Community Transit is located within four blocks of 19117 60th Avenue W. on Highway 99 and 19910 50th Avenue W is less than one block from transit. The remainder of the sites are located on Community Transit routes.

Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) – No reference to specific impacts on public facilities, services and transportation for a text amendment.

Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference and the corresponding B-2, Limited Business zone). – No reference to specific impacts on public facilities, services and transportation for a text repeal.

Text Amendment #3 – (Repeal of the B-1, Community Business zone under the RC, Regional Commercial land use designation and addition of a new zone category, Neighborhood Business (NC)). No reference to specific impacts on public facilities, services and transportation for a text amendment.

Text Amendment #4 – (Repeal the Community Commercial (CC) land use designation – No reference to specific impacts on public facilities, services and transportation for a text repeal.

D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

Map Amendment #1 (Local Commercial/LC to Highway 99 Corridor) – The redesignation of the parcel to Regional Commercial with an underlying zoning of Highway 99 Mixed Use would help implement Land Use Element Policy LU-40 to “allow mixed-use development upon other

properties along Highway 99 where land use compatibility can be achieved." The site is located within a block of Highway 99 with Regional Commercial designations immediately to the north and west.

Map Amendment #2 (Community Commercial/CC to Local Commercial) – The redesignation of the parcels to Local Commercial, with an underlying zoning of NC would help implement Land Use Element Policy LU-44 to "allow a range of compatible residential densities and neighborhood commercial uses within or near Lynnwood's neighborhoods. Complementary uses include places of worship, daycare, and similar institutional uses that do not cause a substantial impact to adjoining residences. Limited commercial land uses may be allowed where residences are more than convenient walking distance (about one-half mile) from other shopping areas, and may include small retail stores, professional and personal services, and eating and drinking establishments."

Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) – No reference to implement the goals and policies of the Comprehensive Plan for a text amendment.

Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference and the corresponding B-2, Limited Business zone). – No reference to implement the goals and policies of the Comprehensive Plan for the repeal of text.

Text Amendment #3 – (Repeal of the B-1, Community Business zone under the RC, Regional Commercial land use designation and addition of a new zone category Neighborhood Business (NC)). The residential and commercial activities allowed with the concurrent zoning will contribute to concentrated urban growth but in manner more consistent and less intense manner in relation to adjacent residential development and will be consistent with the Comprehensive Plan. Any impacts to residential properties will be mitigated by buffers and landscaping.

Text Amendment #4 – (Repeal the Community Commercial (CC) land use designation – No reference to implement the goals and policies of the Comprehensive Plan for the repeal of text.

E. Could the proposal have significant impacts beyond the Lynnwood City limits?

Neither Map Amendment #1, Map Amendment #2, Map Amendment #3, or Text Amendment #1, Text Amendment #2, Text Amendment #3 and Text Amendment #4 will not have significant impacts beyond the Lynnwood City Limits. In fact, the possibility of the location of multi-family housing in the vicinity of goods and services and in the vicinity of public transit may reduce the impacts outside of the City limits.

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ITEM 5

COLLEGE DISTRICT – FUTURE LAND USE MAP AND TEXT AMENDMENTS

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COMPREHENSIVE PLAN – TEXT AMENDMENTS

(COLLEGE DISTRICT)

CPL-003757-2016

- Local Commercial (LC) (MF-2) Multi-Family Medium Density and Multi-Family (MF-3) on specified parcels to MU (Mixed Use)
- MU (Mixed Use) on specified parcels to PF (Public Facilities)

Map Amendment #1

Current Comprehensive Plan designations are Local Commercial (LC), (MF-2) +Multi-Family Medium Density and (MF-3) Multi-Family High Density on specified parcels.

Proposed Amendment:

The Comprehensive Plan designation of Mixed Use (MU) would be assigned to specified parcels. Proposed change would change the designation to MU (Mixed Use) on the specified lots.

As noted Rationale for Amendment:

The current designation and its underlying zoning (Chapter 21.58) make it difficult to redevelop parcels (i.e. requirement of underlying zone controlling development which excludes uses promoted in the Comprehensive Plan, limitations on the ability of existing single-family residences to be improved until future redevelopment). The amendment would allow for consistency of development between the intent of the Comprehensive Plan and zoning.

Map Amendment #2

The current Comprehensive Plan designations on the college campus west of 68th Ave. W., between 200th Street SW and 204th Street SW in a width of approximately 170 feet is MU (Mixed Use).

Proposed Amendment:

Proposed change would change the designation to PF (Public Facilities) on the specified location.

As noted Rationale for Amendment:

Change would allow for consistency of designations between the west side of 68th Avenue W. Given the width and length restrictions in an undefined area designation of MU, difficulty could exist in future redevelopment on the site with both a MU and PF designation. A consistent designation of PF with adjustments to the zoning code could allow for more consistent development.

Map Amendment #3

A specified area on the current Comprehensive Plan has designated by a dashed line, the “College District Overlay

Proposed Amendment:

Proposed change would eliminate the dashed Overlay zone. Chapter 21.58(College District Overlay) zone would also be eliminated.

Rationale for Amendment:

With the expansion of the Mixed Use Zone (and adoption of consistent College District Mixed Use) zone and the amendment of Chapter 21.44 (Public and Semi-Public) zone of the Lynnwood Municipal Code, no need will be required for the College District Overlay.

Text Amendment #1

Existing text for Action 3.1b.3 is a repeat of language in Action 3.1b.2 “Identify specific College District Infrastructure gaps, and prioritize improvements and enhancements”.

Proposed Amendment:

Proposed text amendment would add Action 3.1.b.3 from the adopted Economic Development Goals and Actions: “Collaborate with Edmonds Community College on the development and enhancement of college facilities”.

As noted Rationale for Amendment:

Proposed amendment would delete duplication in the Economic Development Element and would allow for collaboration between the City and College to develop and enhance college facilities that benefit the community.

Consistency With Criteria of LMC 18.04.070

A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan.

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed Use will not be inconsistent with the GMA. GMA requires that the City provide for concentrated urban growth and economic development. The allowance of mixed use (commercial/office with residential) will allow concentrated development and provide increased opportunities for property owners. The Mixed Use expansion (with the concurrent application of the College District Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for multi-family dwellings with commercial or office uses in the college district. The concurrent zoning regulations call for on-site open space and recreation area.

Map Amendment #2 (MU to PF) – The redesignation of the site on the College campus on the west side of 68th Avenue W. will not be inconsistent with the GMA. GMA requires that the City provide for public facilities and services. Redesignation of the land to PF, in conjunction with the amendment of the Public zone to incorporate more diversified uses accessory to the college, will support the provision of facilities and services to the public.

Map Amendment #3 (Remove CDO designation) – The removal of the CDO designation will not be inconsistent with the GMA. GMA requires that the City provide for concentrated urban growth and economic development. The allowance of mixed use (commercial/office with residential) will allow concentrated development and provide increased opportunities for property owners. The Mixed Use expansion (with the concurrent application of the College District Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for multi-family dwellings with commercial or office uses in the college district. The concurrent zoning regulations call for on-site open space and recreation area.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) will not be inconsistent with the GMA. GMA requires that the City provide for public facilities and services. The text amendment allows an avenue for the provision of the public facilities and services furnished by the college. The text amendment is also consistent with the Comprehensive Plan

B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed Use will not have a significant adverse impact on existing sensitive land use areas, businesses or

residences. No sensitive areas are located near the area to be redesignated which is surrounded mostly by offices and commercial activities. The one area of existing single-family uses (zoned multi-family) is south of 196th Street SW along 69th Place W. The proposed zoning code which will be approved concurrently, allows for increased buffers and landscaping adjacent to residentially zoned parcels.

Map Amendment #2 (MU to PF) – The redesignation of the strip of land on the College campus to PF will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. No sensitive areas are located near the area to be redesignated which is surrounded by institutional buildings, student housing and parking lots. No single-family residential zoning is located nearby and the activities to be included in the amended CDM zoning will complement adjacent office, commercial and multi-family activities.

Map Amendment #3 (Remove CDO designation) – The removal of the CDO will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. No sensitive areas are located near the area in which the designation will be removed. One area to be removed from the overlay consists of existing single-family uses which is zoned low-density multi-family which will be protected from the new CDM zoning to the east by buffering and landscaping.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) will not have a significant adverse impact on existing land use areas, business or residences. The amendment only provides for collaboration by the City and College.

C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – Public services and facilities will serve the expanded designated MU area. Community Transit will serve the expanded MU designated on 68th Avenue W., and 196th Street SW. Rapid Transit is available nearby on Highway 99.

Map Amendment #2 (MU to PRO) – The redesignated area will be served by public services and facilities. Community Transit will continue to serve the area along 68th Avenue W and the College campus.

Map Amendment #3 (Remove CDO designation) – The removal of the CDO designation will not be impacted by public services and facilities. Community Transit will continue to serve the area on 68th Avenue W., 196th Street SW. and Highway 99.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) will not be impacted by public services and facilities. The amendment only provides for collaboration by the City and College and is non-project related.

D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed Use with an underlying zoning of College District Mixed Use would help implement the Goal of the Housing Element to "provide for sufficient availability and a variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhood to meet the needs of present and future residents of Lynnwood". It would implement Policy H-15 "Within the College District and areas where Transit-Oriented Development (TOD) is desired, apply development regulations that allow alternative housing types and mixed-use development.

Map Amendment #2 (MU to PRO) – Redesignation of the land to PRO, in conjunction with the amendment of the Public zone to incorporate more diversified uses accessory to the college will support the provision of facilities and services to the public.

Map Amendment #3 (Remove CDO designation) – The Mixed Use expansion (with the concurrent application of the College District Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for multi-family dwellings with commercial or office uses in the college district.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) would be consistent with the Comprehensive Plan. . The text amendment allows an avenue for the provision of the public facilities and services furnished by the College. The text amendment is also consistent with the Comprehensive Plan

E. Could the proposal have significant impacts beyond the Lynnwood City limits?

Neither Map Amendment #1, Map Amendment #2, Map Amendment #3, nor Text Amendment #1 will have significant impacts beyond the Lynnwood City Limits. In fact, the location of multi-family housing in the vicinity of goods and services and in the vicinity of public transit, may reduce the impacts outside of the City limits.

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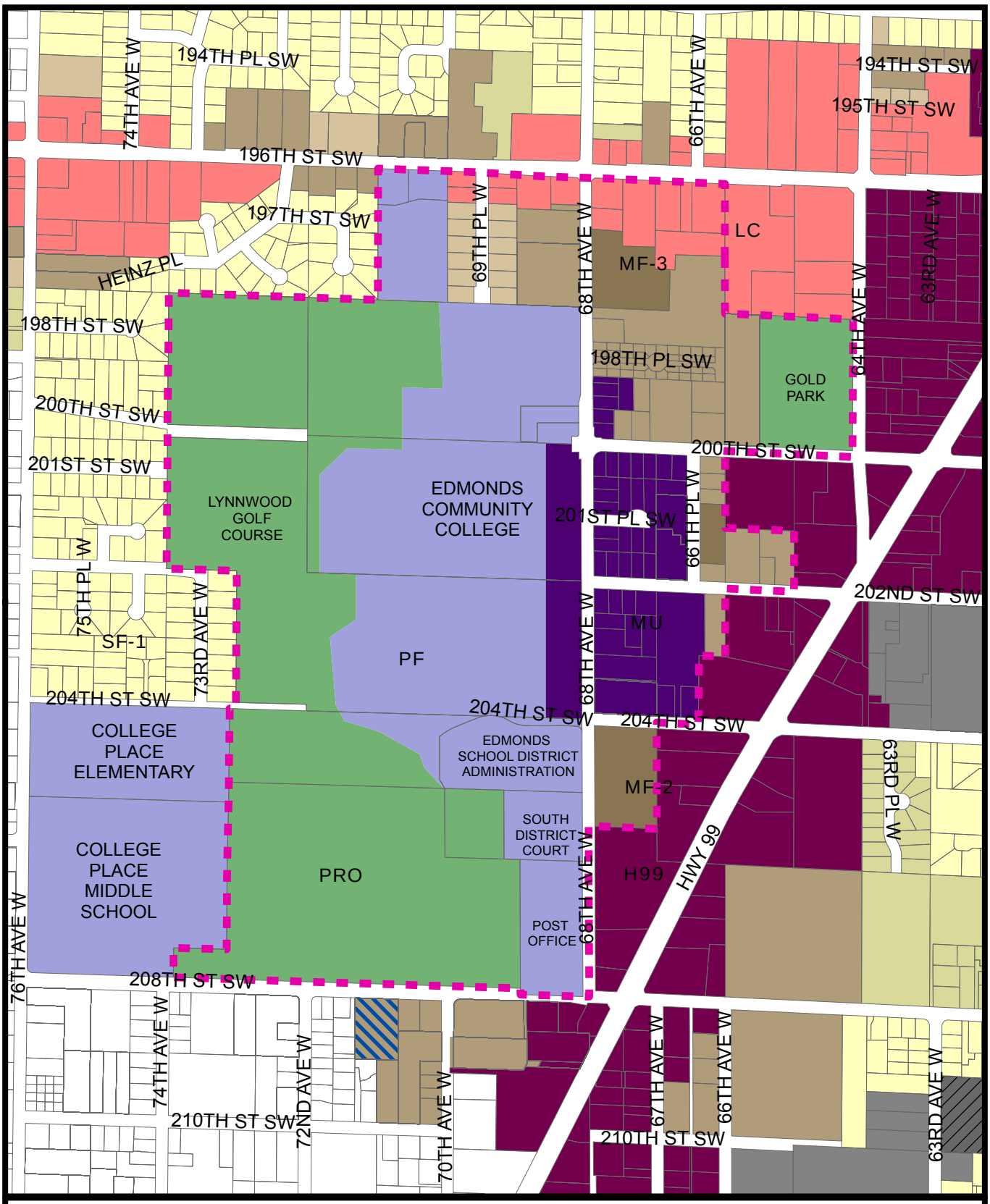

Legend

FLU_3142	MF-1	CC	BT
FLU	MF-2	RC	I
SF-1	MF-3	City Center	MU
SF-2	MH-1 Overlay	ACCTA	PF
SF-3	LC	H99	PRO

CURRENT FUTURE LAND USE

ITEM 5

LYNNWOOD WASHINGTON
COMMUNITY DEVELOPMENT
A great deal more

Effective through Ordinance #3142
Effective date is 7/1/2015

Created by the City of Lynnwood Community Development Department
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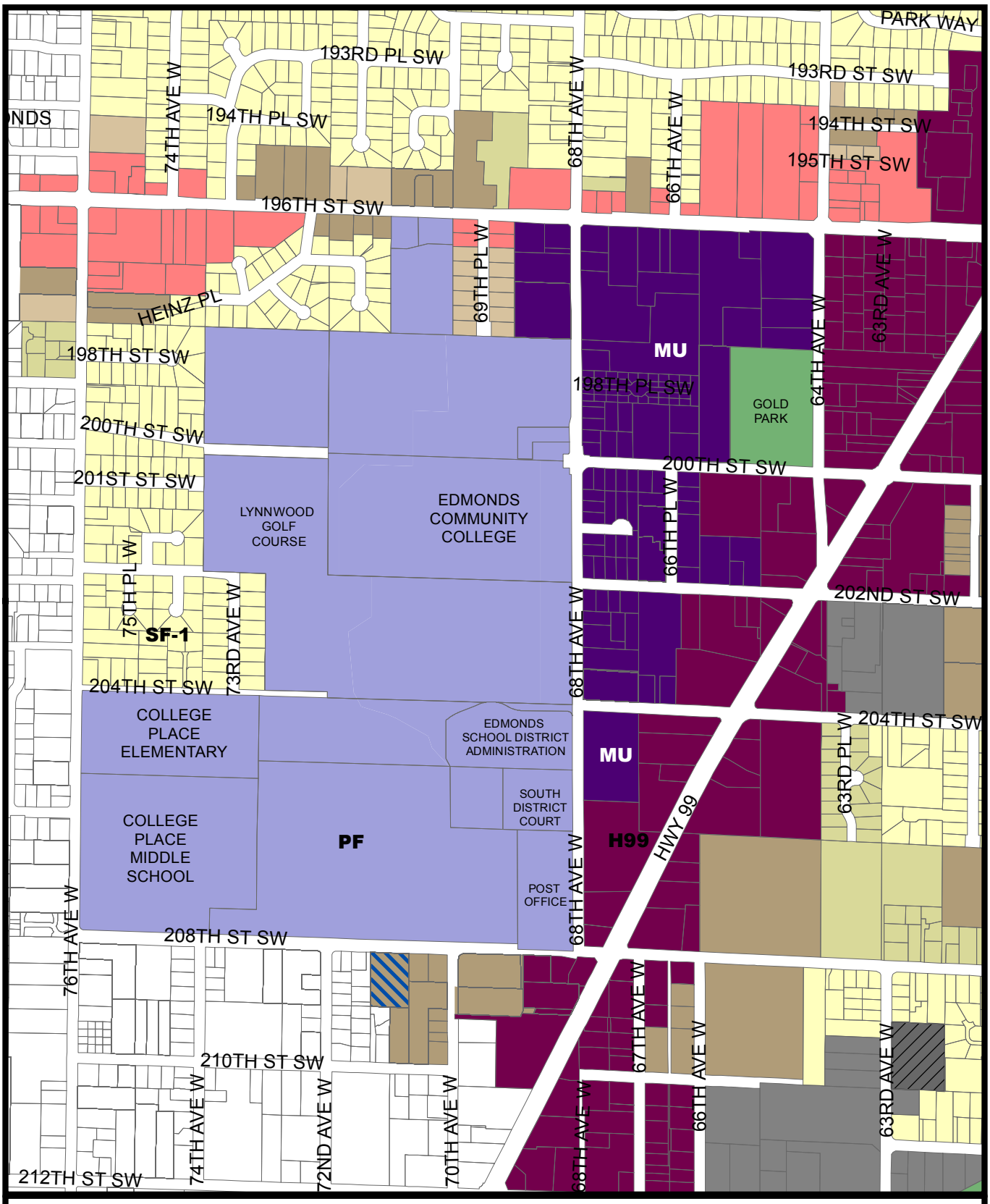

Legend

PROPOSED_FLU_3142

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

PROPOSED FUTURE LAND USE

ITEM 5

LYNNWOOD WASHINGTON
COMMUNITY DEVELOPMENT
A great deal more

Effective through Ordinance #3142
Effective date is 7/1/2015

Created by the City of Lynnwood Community Development Department
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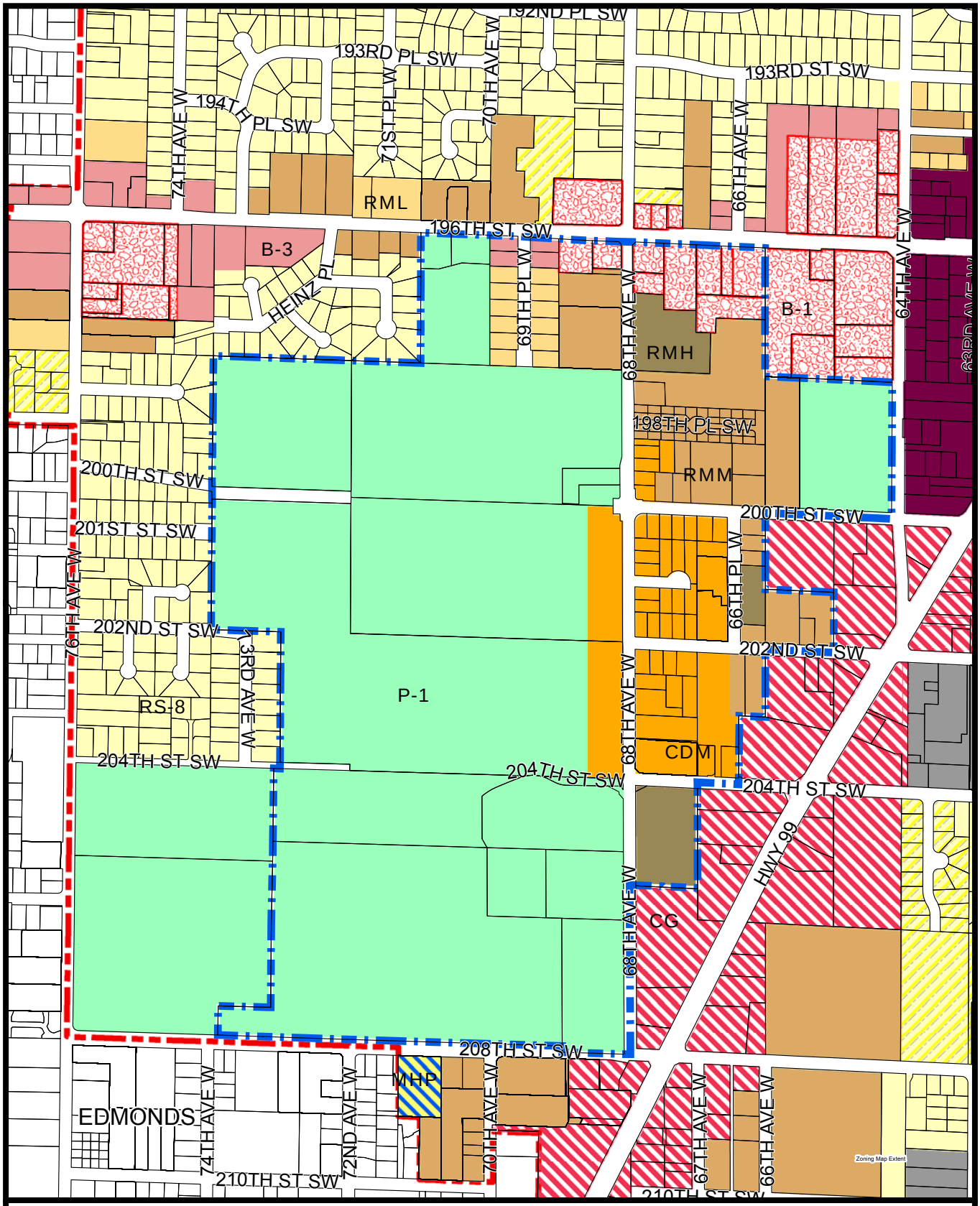

RESIDENTIAL
- RS-8 - Residential 8400 Sq Ft
- RS-7 - Residential 7200 Sq Ft
- RS-4 - High Density Single Family 4000 Sq Ft
- RML - Multiple Residential Low Density
- RMM - Multiple Residential Medium Density
- RMH - Multiple Residential High Density
- MHP - Mobile Home Park

COMMERCIAL
- ACC - Alderwood-City Center Transition Area
- B-1 - Community Business
- B-2 - Limited Business
- B-3 - Neighborhood Commercial
- CG - General Commercial
- PRC - Planned Regional Center
- PCD - Planned Commercial Development

MIXED-USE
- CC-C - City Center Core
- CC-W - City Center West
- CC-N - City Center North
- CDM - College District Mixed Use
- CR - Commercial-Residential
- HMU - Highway 99 Mixed Use

INDUSTRIAL
- BTP - Business/Technical Park
- LI - Light Industrial

OTHER
- P-1 - Public
- Planned Unit Development

- Gateway
- Prominent
- Frontage Landscaping
- Interurban Trail
- City Center District
- College District
- City Limits

ITEM 5

LYNNWOOD WASHINGTON
COMMUNITY DEVELOPMENT
A great deal more

CURRENT ZONING 3143

Effective through Ordinance #3143
Effective date is 07/1/2015

Maintained by the City of Lynnwood Community Development Department

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0 0.09 0.18 Miles

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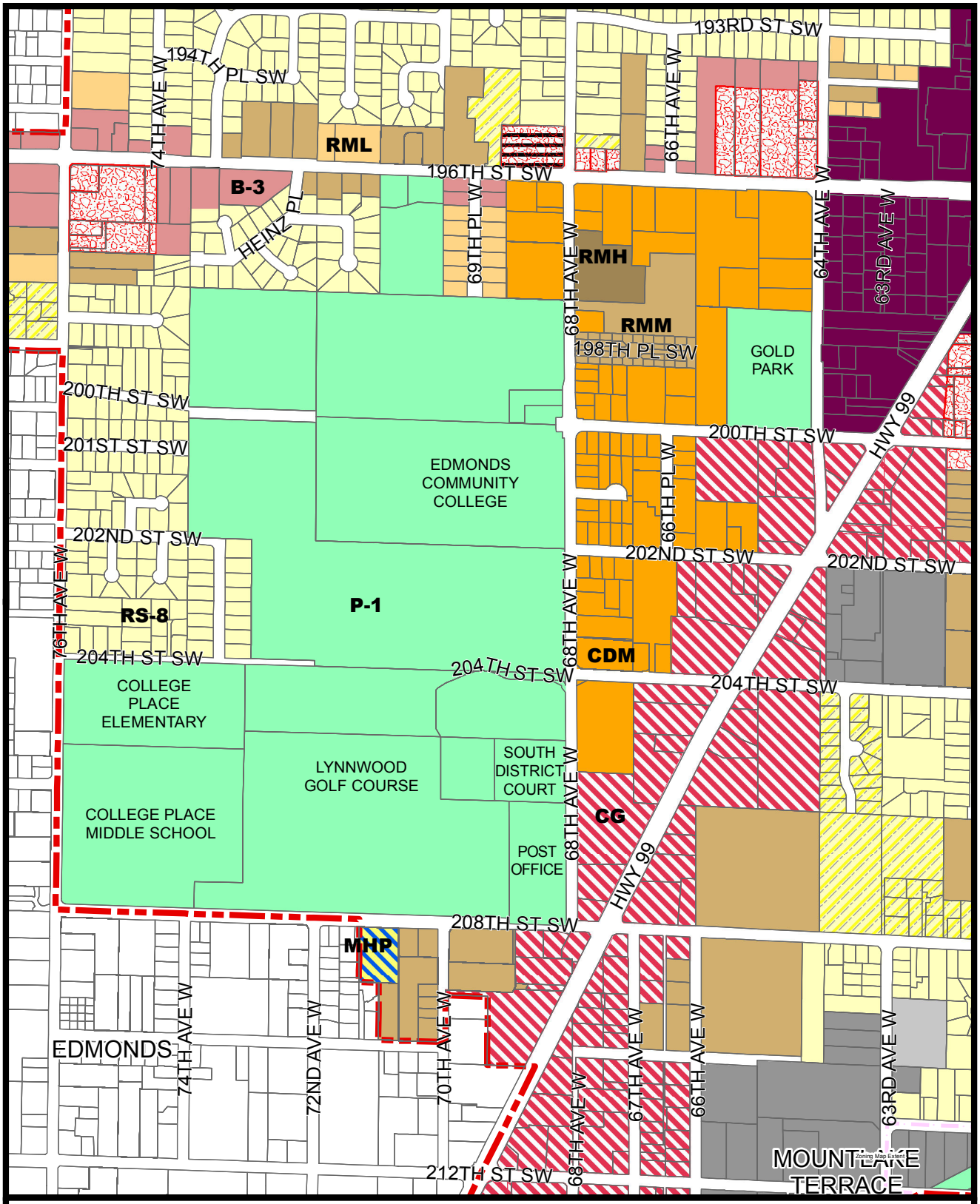

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- City Limits

ITEM 5

LYNNWOOD WASHINGTON
COMMUNITY DEVELOPMENT
A great deal more

PROPOSED ZONING 3143

Effective through Ordinance #3143
Effective date is 07/1/2015

Maintaineded by the City of Lynnwood Community Development Department

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0 0.1 0.2 Miles

N

ITEM 6

INTRODUCTION AND LAND USE ELMENT COMPREHENSIVE PLAN AMENDMENT

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COMPREHENSIVE PLAN – MAP & TEXT AMENDMENTS

INTRODUCTION AND LAND USE ELEMENT

- Revise Figure IN-1, Snohomish County Municipal Urban Growth Area (MUGA) Map, revising annotation regarding "Gap Area," noting that City of Lynnwood claims this area.
- Remove the word "DRAFT" from Figure LU-1 Future Land Use Map, as this map is a final document.
- Revise Figure LU-2, Municipal and MUGA Boundaries map, revising map currently identifying "Gap Area" not claimed by any city bordering Mukilteo.
- Revise Introduction to revise language regarding the MUGA "Gap Area," noting that City of Lynnwood claims this area.
- Revise Policy LU-16 to revise language regarding the "Gap Area."

<u>Map Amendment #1</u>

Figure IN-1 Snohomish County MUGA Map, currently shows callout identifying Gap Area not claimed by any city.

Proposed Amendment:

The revised map would show the callout to identify the gap area claimed by City of Lynnwood.

As noted Rationale for Amendment:

In 2015, upon the adoption of City of Mukilteo's Comprehensive Plan, the City of Mukilteo and City of Lynnwood recognized the 148th St. SW / Norma Beach Rd. as the confirmed boundary of the MUGA. Both comprehensive plans now identify the City of Lynnwood claiming this area.

<u>Map Amendment #2</u>

The current Figure LU-1 Future Land Use Map includes is labeled as "DRAFT."

Proposed Amendment:

Proposed change would change remove "DRAFT" from the map as this map is now adopted as the Future Land Use Map.

As noted Rationale for Amendment:

Change would correct this inadvertent error which should have been included upon adoption in 2015.

<u>Map Amendment #3</u>

Figure LU-2 Municipal and MUGA Boundaries map, currently identifies the "Gap Area" not claimed by either Lynnwood or Mukilteo.

Proposed Amendment:

Proposed change would remove this gap area and identify the area as Lynnwood MUGA.

<u>Text Amendment #1</u>

Existing text on page 1.5 of the Introduction of the Comprehensive Plan, section titled "Planned Growth: Population, Employment & Land Area," includes language regarding the "Gap Area" south of 148th St. SW.

Proposed text amendment would add revise this language since the City of Mukilteo and City of Lynnwood has now recognized this area as part of Lynnwood's MUGA.

Rationale for Amendment:

As noted above, in 2015, upon the adoption of City of Mukilteo's Comprehensive Plan, the City of Mukilteo and City of Lynnwood recognized the 148th St. SW / Norma Beach Rd. as the confirmed boundary of the MUGA. Both comprehensive plans now identify the City of Lynnwood claiming this area.

<u>Text Amendment #2</u>

Existing text of Policy LU-16 refers to "gap and overlay areas" adjacent to Lynnwood.

Rationale for Amendment:

As noted above, upon the adoption of the City of Mukilteo's Comprehensive Plan, the City of Mukilteo and City of Lynnwood recognized the 148th St. SW / Norma Beach Rd. as the confirmed boundary of the MUGA. Both comprehensive plans now identify the City of Lynnwood claiming this area. While the overlay area with Mill Creek still exists, the resolution with Mukilteo now eliminates any remaining gap areas within the MUGA and therefore the language in the policy referring to a gap area is not required.

Consistency With Criteria of LMC 18.04.070

A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan.

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed Use will not be inconsistent with the GMA. GMA requires that the City provide for concentrated urban growth and economic development. The allowance of mixed use (commercial/office with residential) will allow concentrated development and provide increased opportunities for property owners. The Mixed Use expansion (with the concurrent application of the College District Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for multi-family dwellings with commercial or office uses in the college district. The concurrent zoning regulations call for on-site open space and recreation area.

Map Amendment #2 (MU to PF) – The redesignation of the site on the College campus on the west side of 68th Avenue W. will not be inconsistent with the GMA. GMA requires that the City provide for public facilities and services. Redesignation of the land to PF, in conjunction with the amendment of the Public zone to incorporate more diversified uses accessory to the college, will support the provision of facilities and services to the public.

Map Amendment #3 (Remove CDO designation) – The removal of the CDO designation will not be inconsistent with the GMA. GMA requires that the City provide GMA requires that the City provide for concentrated urban growth and economic development. The allowance of mixed use (commercial/office with residential) will allow concentrated development and provide increased opportunities for property owners. The Mixed Use expansion (with the concurrent application of the College District Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for multi-family dwellings with commercial or office uses in the college district. The concurrent zoning regulations call for on-site open space and recreation area.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) will not be inconsistent with the GMA. GMA requires that the City provide for public facilities and services. The text amendment allows an avenue for the provision of the public facilities and services furnished by the college. The text amendment is also consistent with the Comprehensive Plan

B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed Use will not have a significant adverse impact on existing sensitive land use areas, businesses or

residences. No sensitive areas are located near the area to be redesignated which is surrounded for the mostly by offices and commercial activities. The one area of existing single-family uses (zoned multi-family) is south of 196th Street SW along 69th Place W. The proposed zoning code which will be approved concurrently, allows for increased buffers and landscaping adjacent to residentially zoned parcels.

Map Amendment #2 (MU to PF) – The redesignation of the strip of land on the College campus to PF will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. No sensitive areas are located near the area to be redesignated which is surrounded by institutional buildings, student housing and parking lots. No single-family residential zoning is located nearby and the activities to be included in the amended CDM zoning will complement adjacent office, commercial and multi-family activities.

Map Amendment #3 (Remove CDO designation) – The removal of the CDO will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. No sensitive areas are located near the area in which the designation will be removed. One area to be removed from the overlay consists of existing single-family uses which is zoned low-density multi-family) which will be protected from the new CDM zoning to the east by buffering and landscaping.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) will not have a significant adverse impact on existing land use areas, business or residences. The amendment only provides for collaboration by the City and College.

C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – Public services and facilities will serve the expanded designated MU area. Community Transit will serve the expanded MU designated on 68th Avenue W., and 196th Street SW. Rapid Transit is available nearby on Highway 99.

Map Amendment #2 (MU to PRO) – The redesignated area will be served by public services and facilities. Community Transit will continue to serve the area along 68th Avenue W and the College campus.

Map Amendment #3 (Remove CDO designation) – The removal of the CDO designation will not be impacted by public services and facilities. Community Transit will continue to serve the area on 68th Avenue W., 196th Street SW. and Highway 99.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) will not be impacted by public services and facilities. The amendment only provides for collaboration by the City and College and is non-project related.

D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed Use with an underlying zoning of College District Mixed Use would help implement the Goal of the Housing Element to "provide for sufficient availability and a variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhood to meet the needs of present and future residents of Lynnwood". It would implement Policy H-15 "Within the College District and areas where Transit-Oriented Development (TOD) is desired, apply development regulations that allow alternative housing types and mixed-use development.

Map Amendment #2 (MU to PRO) – Redesignation of the land to PRO, in conjunction with the amendment of the Public zone to incorporate more diversified uses accessory to the college) will support the provision of facilities and services to the public.

Map Amendment #3 (Remove CDO designation) – The Mixed Use expansion (with the concurrent application of the College District Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for multi-family dwellings with commercial or office uses in the college district.

Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy 3.1.b (Major Projects: College District) would be consistent with the Comprehensive Plan. . The text amendment allows an avenue for the provision of the public facilities and services furnished by the College. The text amendment is also consistent with the Comprehensive Plan

E. Could the proposal have significant impacts beyond the Lynnwood City limits?

Neither Map Amendment #1, Map Amendment #2, Map Amendment #3, nor Text Amendment #1 will have significant impacts beyond the Lynnwood City Limits. In fact, the location of multi-family housing in the vicinity of goods and services and in the vicinity of public transit, may reduce the impacts outside of the City limits.

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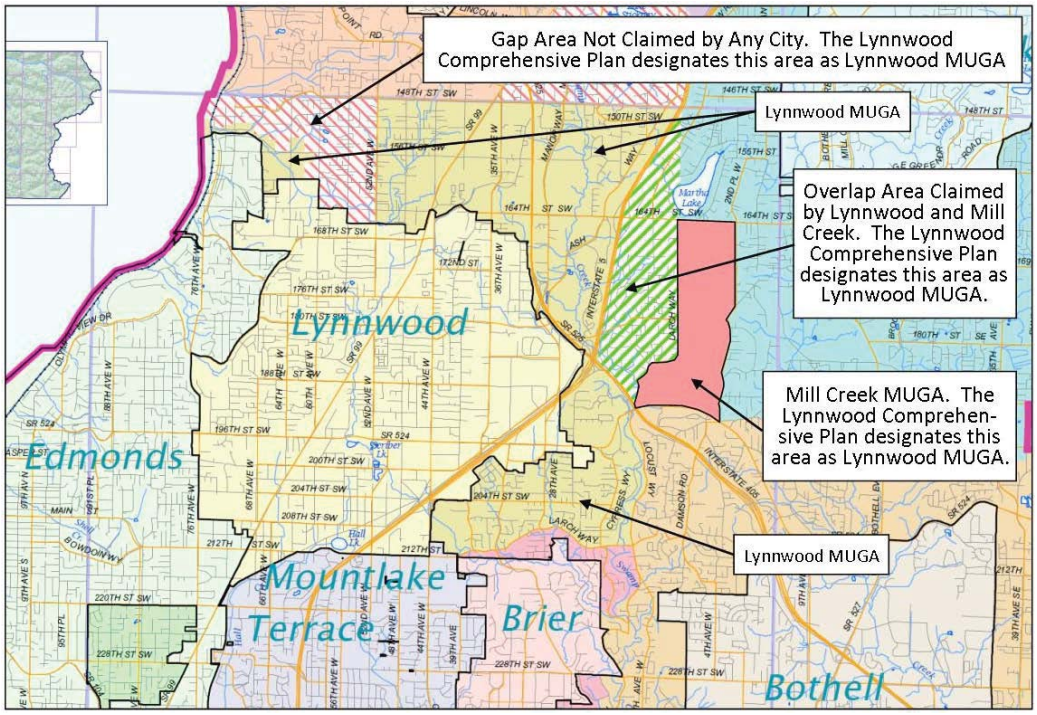
Figure IN-1. Snohomish County MUGA Map (Excerpt, with Annotation)



Source: Appendix A, Countywide Planning Policies, September 2, 2013. Annotation by City of Lynnwood.

Population and employment growth targets are calculated independently, but the methodology for each calculation is based in part upon the community's supply of land suitable for development and/or redevelopment. The targets are also apply to the land area within the City (as of 2012), and the Lynnwood MUGA recognized by Snohomish County.

The Land Use Element of this Comprehensive Plan calls for the majority of future population and employment growth to occur within the Lynnwood Regional Growth Center designated by PSRC and along the Highway 99 Corridor. This strategy will compliment other Comprehensive Plan Goals that call for preservation and protection of single family neighborhoods.

In 2014, the City convened several public workshops to discuss long-term goals and priorities and near-term funding priorities. The discussions during, and outcomes from, those workshops confirmed that the 2009 Community Vision remains valid. Those workshops served as components of the public participation initiative for the 2015 Comprehensive Plan.

PURPOSE OF THE COMPREHENSIVE PLAN

Lynnwood's Comprehensive Plan is the official public policy document to guide the City's growth and development over the coming years. Adopted by the City Council, the Plan contains text, statistics and maps for use by all sectors of our community.

A fundamental purpose of this Plan is to satisfy the planning requirements mandated by the Washington State Growth Management Act (primarily contained in Chapters 36.70A-C RCW) and related provisions. For instance, Lynnwood must adopt a comprehensive plan that is consistent with and implements PSRC's VISION 2040 and the Countywide Planning Policies of Snohomish County.

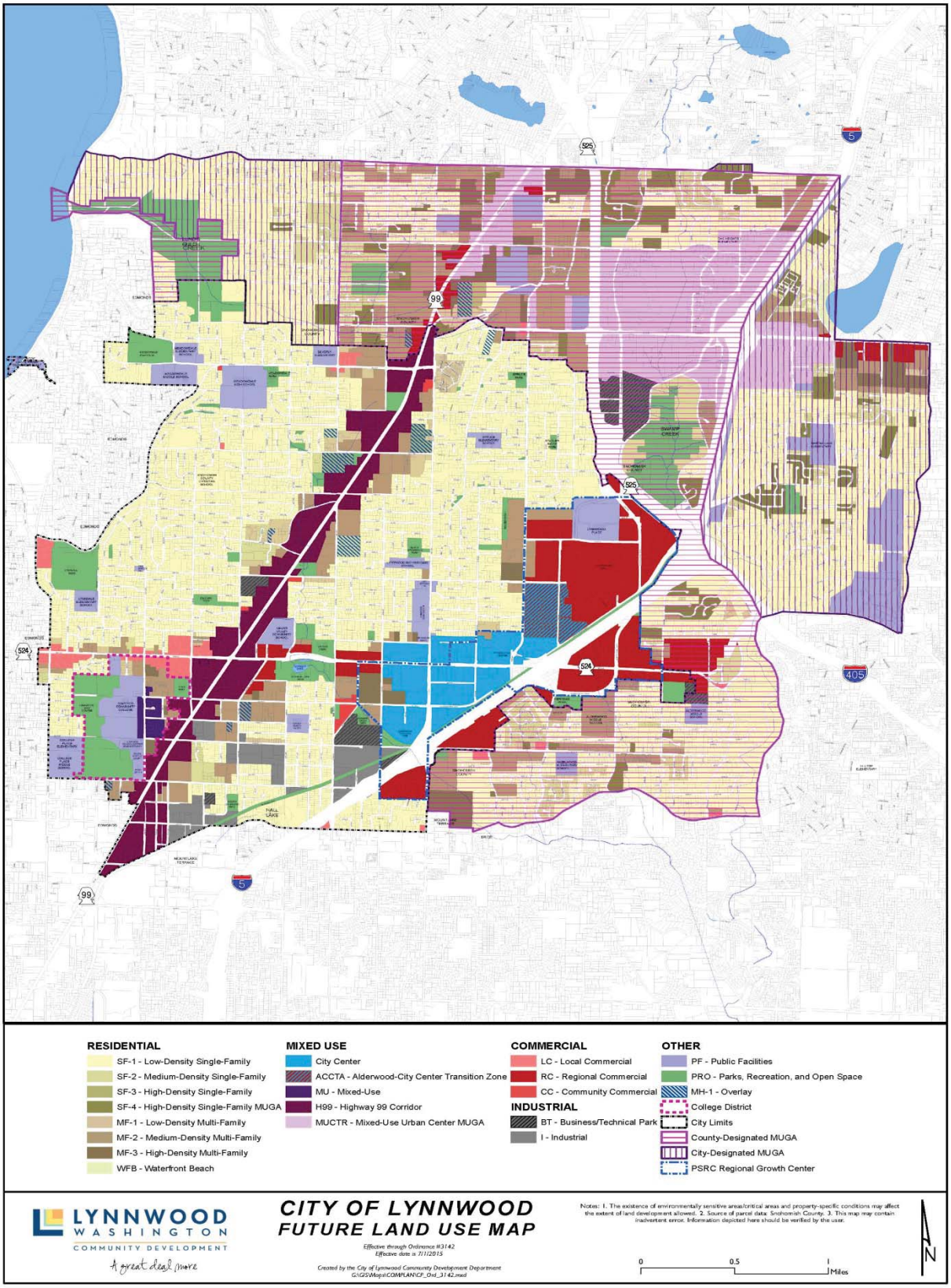
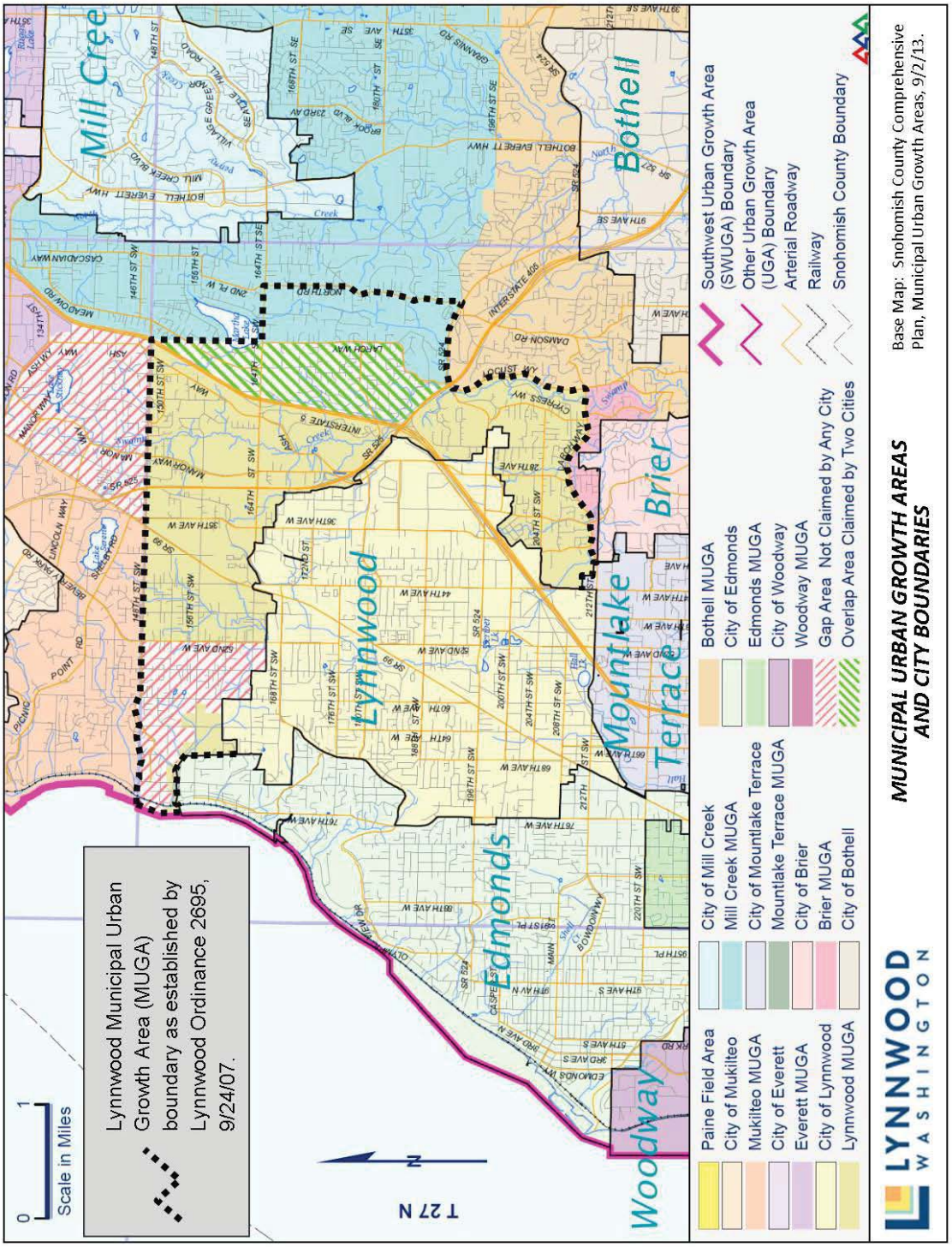


Figure LU-1. Future Land Use Map

Figure LU-2. Municipal and MUGA Boundaries



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ITEM 7

TRINITY LUTHERAN CHURCH COMPREHENSIVE PLAN AMENDMENT

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COMPREHENSIVE PLAN – MAP AMENDMENT

(TRINITY LUTHERAN)

CPL- 003754-2016

- Low-Density Multi-Family (MF-1) and Medium Density Multi-Family (MF-2) on specified parcels to Highway 99 Corridor (H99)
- Local Commercial (LC) on specified parcels to Highway 99 Corridor (H99)

Map Amendment #1

Current Comprehensive Plan designations are MF-1 (Low Density Multi-Family), MF-2 (Multi-Family Medium Density) and Local Commercial (LC) on specified parcels.

Proposed Amendment:

The Comprehensive Plan designation of Highway 99 Corridor (H99) would be assigned to specified parcels.

As noted Rationale for Amendment:

Trinity Lutheran Church's property holdings are split between three Comprehensive Plan designations: Local Commercial (LC), Low-Density Multi-Family (MF-1) and Medium-Density Multi-Family (MF-2) Meanwhile, the zoning attached is a split zoning which has created an inconsistency with (HMU, RML and RMM, respectively), assigned the parcels. The assigned HMU zone is not consistent with the LC designation. The parcels are all owned by the Church, with the balance of the parcels given the LC designation and an HMU zone creating an additional inconsistency. Based upon the ownership pattern and commonly accepted land use practice, it is more reasonable to use the street right of way for 194th Street SW. north of the parcels as the dividing line. The current designation and its underlying zoning (Chapter 21.43) make it difficult for Trinity Lutheran church to expand its accessory activities. The amendment would allow for those types of activities which would currently be allowed in the H99 designation and consistent zoning in LMC Chapter 21.62. The comprehensive map amendment would also allow a consistent designation and zoning within the block bordered by 194th Street SW and 196th Street SW and 64th Avenue W and Highway 99.

Consistency With Criteria of LMC 18.04.070

A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan.

The redesignation of parcels to H99 will not be inconsistent with the GMA. GMA requires that the City provide for concentrated public facilities and services. The activities to be undertaken by the church provided needed services to members of the community in a concentrated urban area readily accessible to transit. The H99 expansion (with the concurrent application of the Highway 99 Mixed Use zone) would be consistent with the Comprehensive Plan designation which calls for office and service uses in an area available to transit near Highway 99 (the church site is located less than a block from Highway 99).

B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

The redesignation of the parcels to Highway 99 Corridor will not have a significant adverse impact on existing sensitive land use areas, businesses or residences. No sensitive areas are located near the area to be redesignated which is surrounded for the most part by offices and commercial activities. The one area of existing multi-family uses (zoned multi-family) is north of 194th Street SW along 64th Avenue W.

C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

Public services and facilities are available to serve the proposed site. Community Transit will serve the designated site off 196th Street SW. Rapid Transit is available nearby on Highway 99.

D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

The redesignation of the parcels to H99 with an underlying zoning of Highway 99 Mixed Use would help implement Land Use Element Policy LU-34, "Institutional and quasi-institutional land uses such as churches, child care, group homes, schools, and transit, utility and public facilities shall be allowed in commercial area." The utilization of the redesignated parcels will allow quasi-institutional uses associated with the church to be located near the commercial corridor along Highway 99.

E. Could the proposal have significant impacts beyond the Lynnwood City limits?

The map amendment will not have significant impacts beyond the Lynnwood City Limits. In fact, the location of uses associated with the church near commercial activities and in the vicinity of public transit may reduce impacts outside of the City limits.

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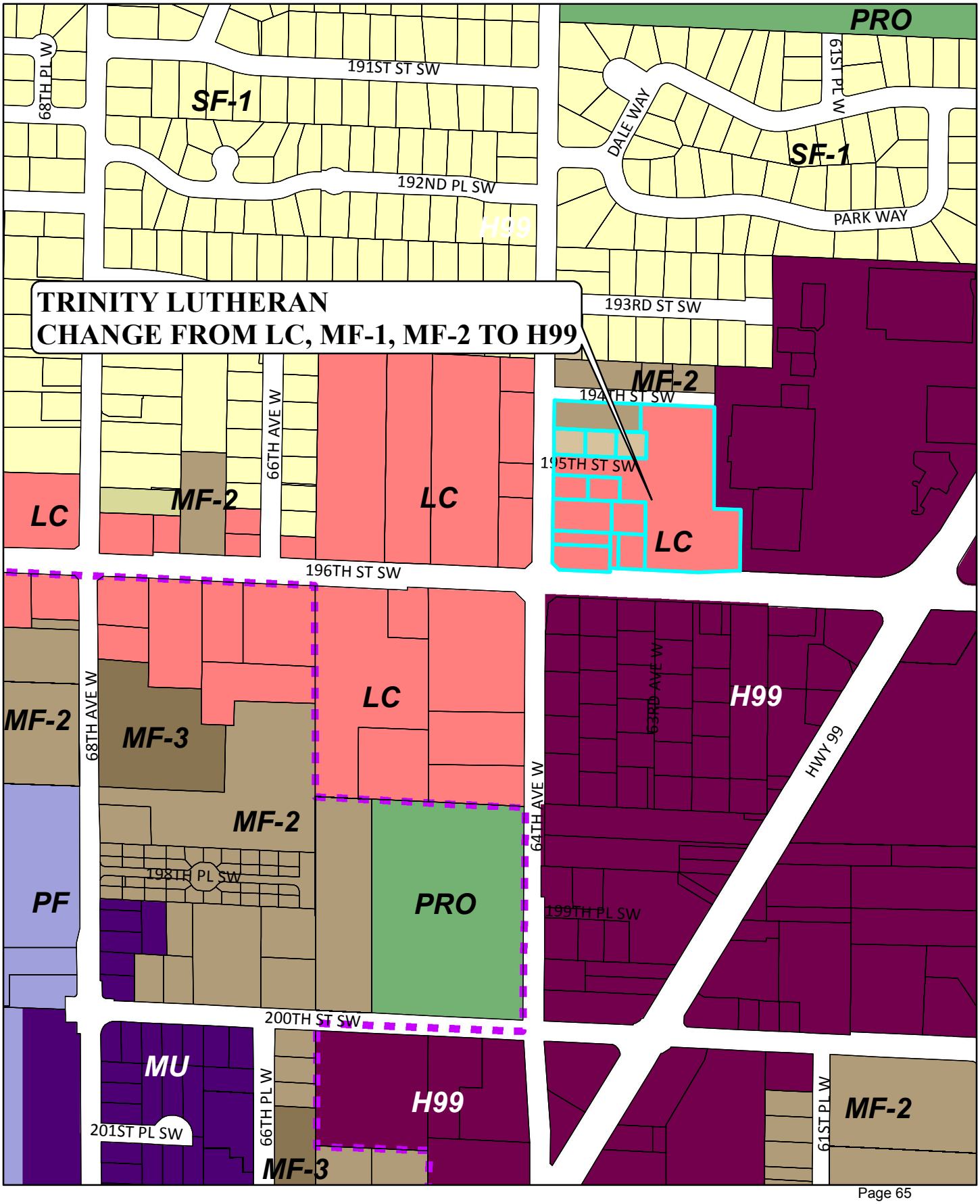
Future Land Use

CPA ITEM 7

CUP-003754-2016



ITEM 8

OPEN DOOR BAPTIST CHURCH COMPREHENSIVE PLAN AMENDMENT

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WRITTEN STATEMENT
For
Consideration of a Comprehensive Plan Amendment

RECEIVED
MAR 22 2016
CITY OF LYNNWOOD
PLANNING DIVISION

1. We are requesting a rezone to Multiple Residential Medium Density from the existing Limited Business.

2. The proposed text amendment will affect, and support, the first four "Goals" of the Lynnwood Comprehensive Plan "Growth Management Act Goals". These Goals are found in the introduction section of the plan.

3. The rational behind this request is as follows:

    a. This commercial zoning is in an area of existing residential development.
    b. The property is in an area not suited for business development. The property to the north, similarly zoned, was developed as an office building three years ago. Today it sits vacant as no one wants to locate a business in this residential area.
    c. The highest and best use for this property is residential.

4. This proposed amendment is consistent with the criteria outlined in LMC 18.04.070 as follows:

    A. This proposal is consistent with the provisions of the Growth Management Act and will not result in conflict with the Lynnwood Comprehensive Plan. The Lynnwood Comprehensive Plan was developed to comply with the Growth Management Act. Six of the Growth Management Act's 13 goals directly relate to land use. Three of the Land use goals directly relate to this requested change. First, under the Goals of "Urban Growth" the act encourages development in urban areas where adequate public facilities exist. This project is on a city arterial with all utilities in the street and on a bus line. Second, under the goal of "Reduce Sprawl" the act encourages undeveloped land to be developed in a manner which does not encourage low-density development. We are asking for RMM, medium density residential. Medium density residential reduces sprawl because in allows 12 to 20 units per acre. Third, under the goal of " Housing " the act encourages the availability of affordable housing to all economic segments of the population of this state and desires to promote a variety of residential densities and housing types. This comp plan change promotes affordable housing in that the land component for developments in this zoning is lower. It allows attached dwellings which lower the cost to the builder which is passed on to the consumer. The utility distribution costs to the units is lower than low-density developments. And this change complies with the goal of providing a variety of residential densities and housing types. Under this change the dwellings can be town houses, or stacked multifamily apartments.

B. The proposed change will not create significant adverse impacts on existing sensitive land uses, businesses, or residents. In fact, this change will protect the single family neighborhood across 44th Ave to the East by providing a buffer from the commercial zoning along highway 99. This proposal also provides efficient and compatible infill. This proposed zoning is a transition zoning that works well between the commercial and residential.

C. The proposed change can be accommodated by all applicable public services and facilities including transportation. All utilities are in the streets, Sewer is on the property, and the Bus Line runs downs the street.

D. This proposed change will help implement the goals of the Lynnwood Comprehensive Plan. Under housing findings in the Lynnwood Comp Plan it states that " most of the population growth (93%) is expected to be housed in multifamily dwellings". This proposal will help provide land available to meet the multifamily estimated requirement that 93% of all housing will be multifamily. Under Goals Policy H-1 the plan desires to preserve, protect and enhance the quality, stability and character of established neighborhoods. This property is located in an essentially residential neighborhood. The zoning across the street to the North and South is single family residential. To the south of this property the zoning is all medium density residential. This change will protect the single family neighborhood across the street by providing a buffer from the commercial along highway 99. If this property is developed commercially more traffic will be introduced into the residential neighborhood than if the property is zoned as proposed. This proposal also provides efficient and compatible infill.

E. This proposal will not have significant impacts beyond the Lynnwood city limits.

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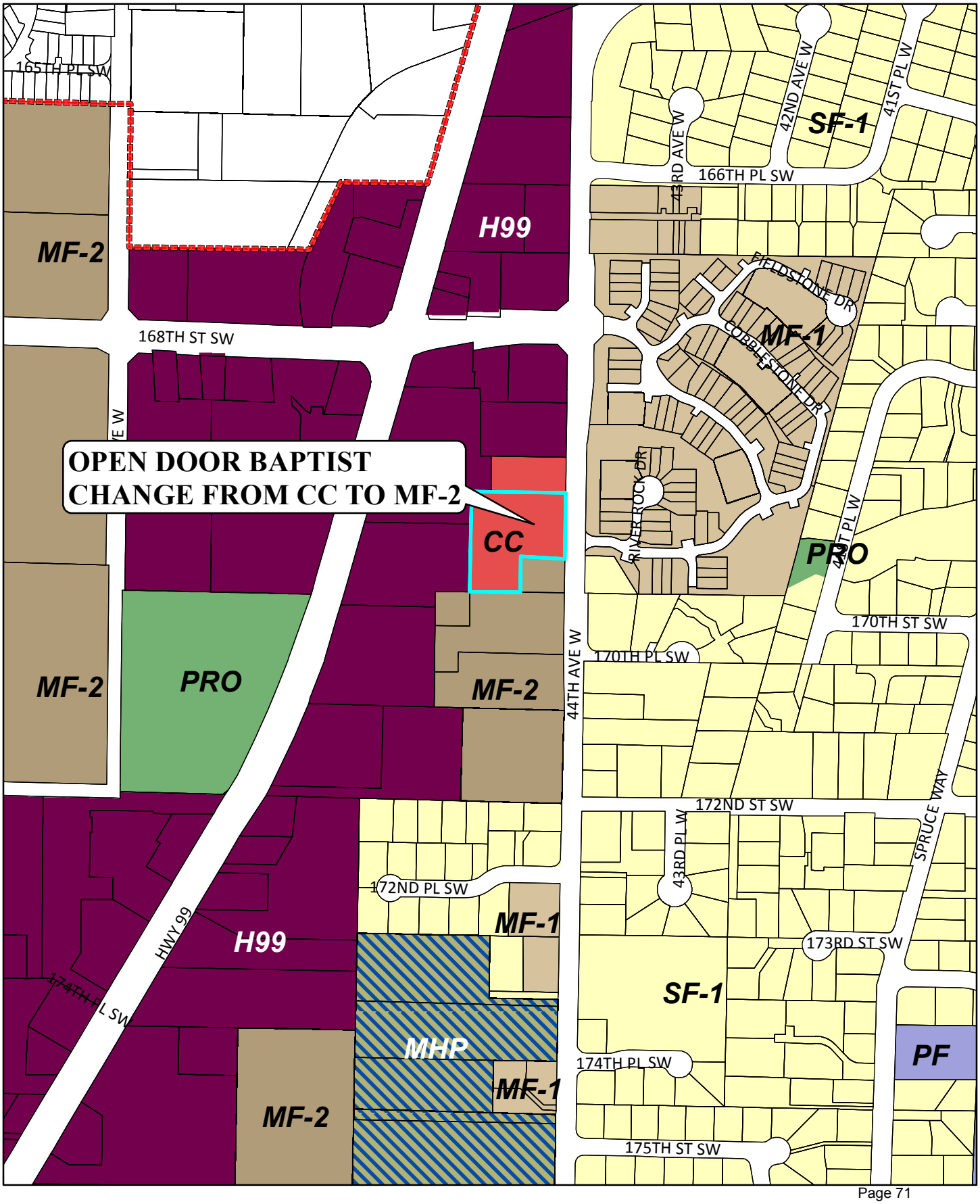
Future Land Use

CPA ITEM 8

CUP-003702-2016



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ITEM 9

LEXUS OF SEATTLE COMPREHENSIVE PLAN AMENDMENT

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RECEIVED
MAR 23 2016
CITY OF LYNNWOOD
PERMIT CENTER

Comprehensive Plan Amendment Application—Written Statement

2. A written statement explaining how the proposed amendment and associated development proposals (if any) is consistent with the following criteria as outlined in LMC 18.04.070

   A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?

   Yes, the proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations. The proposal will support the retention and expansion of auto dealerships between nodes on Highway 99 which is a goal of the City of Lynnwood Comprehensive Plan (Highway 99 Subarea Plan, Policy and Implementation Recommendations).

   B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

   Yes, the proposal will change the development or use of the site without creating significant adverse impact on existing sensitive land uses, businesses or residents. The Rezone will result in a minor automobile storage expansion to the existing Lexus of Seattle automobile dealership, which will be consistent with the existing development in this area. There will be no adverse impacts to adjacent properties or to the business or residents in the area.

   C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

   Yes, all required public services and facilities, including transportation are available to the site and adequate. Required site utility service is limited to electrical and can be accommodated by the existing electrical service on the adjacent Lexus of Seattle site. Site storm water will be detained and treated on site and discharged through the existing storm water system on the adjacent Lexus of Seattle site.

   D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

   Yes, this proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan. The Highway 99 Subarea Plan supports the retention and expansion of auto dealerships between nodes on Highway 99. Policy and Implementation Recommendations section 2.1.2 lists this as a specific goal. This area has been identified as an area of commercial development on the Project Highway 99 Preferred Alternative Concept Diagram. By expanding the commercial zoning back from Highway 99, the result will be a higher quality development.

   E. Could the proposal have significant impacts beyond the Lynnwood city limits?

   The proposal will not have significant impacts beyond the Lynnwood city limits.

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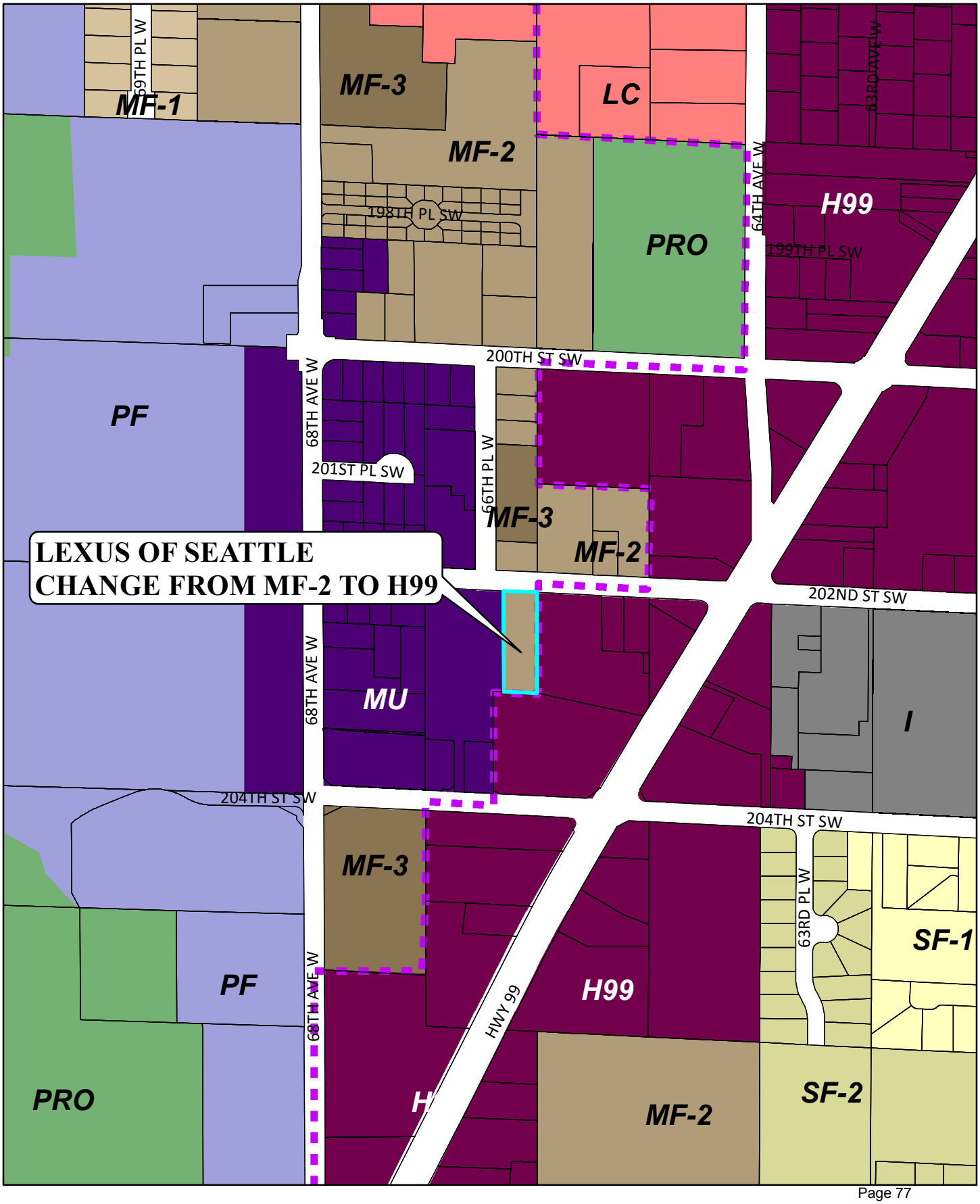
LYNNWOOD WASHINGTON
COMMUNITY DEVELOPMENT

Future Land Use

CPA ITEM 9
CUP-003711-2016



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ITEM 10

BUTLER – TRITON COURT COMPREHENSIVE PLAN AMENDMENT

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March 25, 2016

H+dIT collaborative, llc
architecture+planning+design

City of Lynnwood
Development and Business Services
4114 198th Street SW, Suite 7
Lynnwood, WA 98046

Attn: Planning Staff

RE: Comprehensive Plan Amendment - Map
Parcel #27042000101400
6725 200th ST SW
Map Change from MF2 to MU

To Whom It May Concern,

The following statement is to demonstrate how the above reference proposed amendment and associated development proposal is consistent with the criteria as outlined in LMC 18.04.070. The request is for a Map change for a single parcel of a seven parcel development site from MF2 to MU. This will allow for a more efficient building and a better layout for on-site parking, more opportunities for public open space and better traffic movement for tenants and visitors.

A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?

The proposal is consistent with the GMA in the following goals:

(1) Urban growth. This project encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
(2) Reduce sprawl. This project reduces the inappropriate conversion of undeveloped land into sprawling, low-density development by repurposing existing developed land.
(4) Housing. This project increases the availability of affordable housing to segments of the population of this state (students), and promotes a variety of residential densities and housing types. High density student housing adjacent to the College allows for cost effective living for the students who will not need automobiles or endure long commutes.
(5) Economic development. This project encourages economic development that is consistent with adopted comprehensive plans, promotes economic opportunity, promotes the retention and expansion of existing businesses and recruitment of new businesses, and encourages growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. The additional new retail and commercial space along with the dense student population will be an attractive location for services and new businesses.

H+dIT collaborative, llc | 3400 phinney ave. n, suite 200, seattle, washington 98103
tel. 206.545.0700 fax 206.545.0702 www.hditcollaborative.com

The proposal does not conflict with the Comprehensive Plan and the College District Sub Area Plan. The development is consistent with development on the campus edge as described in the College District Sub Area Plan's Master Plan Concept- Summary Description:

The center, or "college district," encourages ground level commercial and retail uses, office and service use and multi-family residential all in a pedestrian oriented environment intended to blend with and support an expanding community college environment. As an active pedestrian and retail environment, the mixed-use center is strengthened by edges and boundaries…

The proposed change will allow for a stronger street presence for retail and commercial uses specifically east-west on 200th St. leading to the primary entrance for the College. This will enliven the street with mixed uses and draw pedestrians from both the College and surrounding community. It will also provide an opportunity for wider sidewalks and a landscaped pedestrian access to the College. This connection is also discussed in the Summary Description:

Strong pedestrian connections are developed between the college and the mixed-use center. Pedestrian-oriented streetscapes along 68th Avenue and 202nd Street are developed…

B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

The proposal will increase density and height but since it is adjacent to the College, mid-density multifamily zones and mid-density existing projects, they should not suffer significant impacts. These adjacent properties will buffer the transition to more sensitive land uses. This parcel is already surrounded on two of its three sides by the MU designation and would have seemed that the MU designation should have been the same depth east to west facing 200th St. SW. All properties across 200th St SW to the south are also MU designation.

C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

Yes. Since this an urban setting with existing services and facilities, there is no issue with accommodating this proposal. The bus stop on the south end of the property will help the site and the fact that a majority of the users of the proposal will be students attending the College across the street, transportation will not be an issue.

D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

Yes. The project meets several goals and policies of the Lynnwood Comprehensive Plan including:

- Urban Growth: It will encourage development in urban areas where public facilities exist and will continue adjacent existing higher-density zoning.

- Reduce Sprawl: By increasing density in an appropriate area it will potentially reduce conversion of undeveloped land into low-density sprawling development.
- Housing: This proposal adds needed student housing to an appropriate location right across the street from the College.
- Economic Development: By creating a substantial mixed use development there will be increased opportunities for dynamic retail and commercial uses. The adjacency to the College will also be a positive attraction to commercial development opportunities.
- Open space and recreation: By increasing the density and height on this portion of the site, it allows for the creation of public open spaces where they will be a benefit to pedestrians, tenants, residents and the streetscape.

E. Could the proposal have significant impacts beyond the Lynnwood city limits?

No. The scale of this project is not large enough to have significant impacts.

Summary

With the approval of the Map change from MF2 to MU and the subsequent zone change from RMM to CDM, this parcel will allow for the development of a vibrant and active mixed-use project that can act as a focal entry point for the College and Community. It will allow for flexibility in placing open spaces in locations that benefit both the public and the project's tenants.

It will also become a strong, appropriately scaled corner anchor that plays off the similar sized Rainier Place student housing across the street and can be the example for future developments in the area.

Please let me know if you need any more information or clarification of our proposal.

Sincerely,

Carlos de la Torre
Partner
H+dlT Collaborative, LLC

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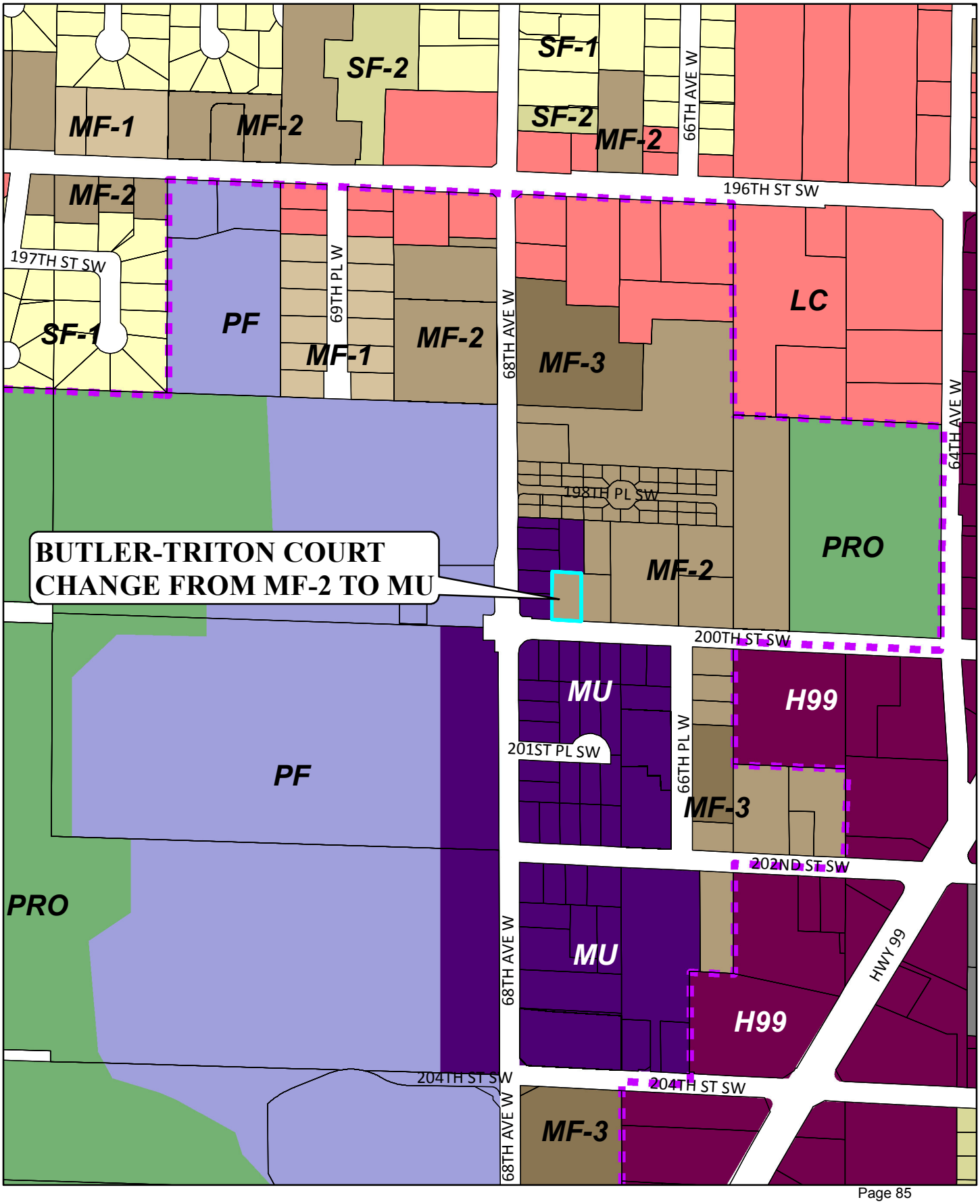
Future Land Use

CPA ITEM 10

CUP-003722-2016



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ITEM 11

KID CITY LLC COMPREHENSIVE PLAN AMENDMENT

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INSIGHT ENGINEERING CO.

RECEIVED
MAR 31 2016
CITY OF LYNNWOOD
PERMIT CENTER

March 30, 2016

"Kid City"
IECO #16-0773
A Comprehensive Plan Amendment and Concurrent Rezone Request

PROJECT NARRATIVE

- **Comprehensive Plan Decision Criteria**
- **Description of Proposal; Required Item #8**
- **LMC 18.04.070 Analysis; Required Item #2**
- **List of Permits Required; Required Item #7**

Comprehensive Plan Decision Criteria

The purpose of this Narrative is to demonstrate that the proposed comprehensive plan map amendment complies with the following Decision Criteria:

ANNUAL COMPREHENSIVE PLAN DOCKET – DECISION CRITERIA The Implementation Element of the Comprehensive Plan states the following criteria for taking action on proposed Plan amendments: "Each component of a Comprehensive Plan Amendment package shall be reviewed and approved only if it meets all of the following criteria:

A. "The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts; and

B. "The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and

C. "The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and

D. "The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and

E. "The proposal will not have significant impacts beyond the Lynnwood City Limits."

Description of Proposal:

To provide the reader with a brief description of the proposal, we have prepared the following narrative:

This request is for a comprehensive plan amendment with concurrent rezone from the comprehensive plan designation of SF-1, Low Density Single Family Residential/RS-8, Residential 8400 square feet zone to Local Commercial/ B-3 zone, Neighborhood Commercial.

The site, "Kid City", is an existing, legally non-conforming day care center on a .44 acre parcel which fronts on 168th Street SW immediately north of Meadowdale High School and within a few blocks of Meadowdale Park, Meadowdale Elementary and Middle Schools and Beverly Elementary School. The site has been used as a day care for over two decades. Under the current zoning, the use of day care would only be allowed if it were an accessory use to a school or place of worship. As a non-conforming use, it cannot be enlarged, extended, increased or intensified; it cannot be relocated on the same site; and any alterations or repairs are limited. This amendment is sought to bring the comprehensive plan designation and zone into conformance with the existing use.

This narrative will serve to demonstrate that the request is consistent with GMA; the City of Lynnwood Comprehensive Plan, and in the interests of the public health, safety and welfare.

LMC 18.04.070 Analysis:

Following is an analysis of how the project complies *with LMC 18.04.070.* We provide the relevant citations, and then our analysis. The 5 decision criteria are underlined; official citations are shown in *italics*; our comments follow in standard script.

A. **The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts:**

Growth Management Act.
In Washington State, comprehensive plans are directed by the Growth Management Act (GMA), Chapter 36.70A RCW. GMA provides a context and specific requirements for jurisdictions planning under the act. This context is outlined in the framework planning goals contained in RCW 36.70A.020, as follows:

1. ***Urban growth.*** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The site is located on an urban arterial, with all necessary infrastructure existing. It is nearby numerous public schools and parks. Access to Highway 99 and I-5 is very convenient. Urban services and amenities are close by. As a location with adequate existing public facilities and services, this goal is satisfied.

2. ***Reduce sprawl****. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

The site is currently developed with a long standing use on a convenient "T" intersection across from the high school. Neighborhood Commercial use at this location, serving the needs of educators, families and students in the neighborhood, is appropriate and needed. The presence of 4 schools within 4 blocks of the site, plus parks and playfields, means people frequent this location, and need the services which can be provided here. As a developed parcel of land with an existing high intensity use, in an appropriate location, this goal is satisfied.

3. ***Transportation.*** *Make adequate provision of efficient multimodal transportation systems.* **N/A.**

4. ***Housing****. Encourage the availability of affordable housing to 23 all economic segments of the population of this state, promote a variety of residential 24 densities and housing types and encourage preservation of existing housing stock.* **N/A.**

5. Promote economic opportunity. *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

The site is an existing business which may wish to expand, diversify, and improve, consistent with this goal. As an existing business with all necessary infrastructure in place, this is an ideal spot for increased economic opportunity. By promoting the retention and expansion of an existing business, this goal is satisfied.

6. Respect private property rights. **N/A**

7. Ensure predictability and timeliness in permit review processes. **N/A**

8. Conserve natural resources.

As an existing business located where necessary urban infrastructure is already present, keeping and allowing the enlargement and/or improvement of this business will conserve natural resources.

9. Retain open space and provide recreational opportunities. **N/A**

10. Protect and enhance the environment.

As an existing business located where necessary urban infrastructure is already present, keeping and allowing the enlargement and/or improvement of this business will have less impact on the environment than a new business. Additionally, since this business is located conveniently to residential neighborhoods and schools and parks, there will be fewer vehicular trips generated than by a business located in a more isolated area.

11. Provide opportunities for citizen participation in the planning process. **N/A**

12. Make adequate provision of necessary public facilities and services. **N/A**

13. Preserve historic and archaeological resources. **N/A**

14. Shoreline Management Act (SMA) goals specified by RCW 90.58.020. **N/A**

B. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents.

The site is currently a day care facility, which is an allowed use in the proposed comprehensive plan designation of Local Commercial and the implementing zone of Neighborhood Commercial. The site is already intensely developed, with buildings and parking areas covering roughly 75% of the site. The primary effect of this plan designation change would be to bring this legally non-conforming use into conformance. The amendment/rezone would also allow improvements to and expansions of the existing use; diversification or a change of use to another use allowed under the new zone; and necessary maintenance and upgrading of the existing use that is not allowed for non-conforming uses. Considering the existing presence of a successful business at this corner for many years, significant adverse impacts to other businesses or residents is not anticipated. There are no sensitive lands on or near the site. For these reasons, this critera is met.

C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation.

The site is already served by all urban infrastructure, including sewer, water and power. Four schools lie within four blocks of the site. An arterial with sidewalks on both sides provides access to the site. Highway 99 and I-5 are easily and quickly accessed from the site. For these reasons, the criteria listed above are all met.

D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan.

Below we have cited comprehensive plan policies which have a direct relation to the requested amendment and rezone, and will demonstrate with our answers how the proposal implements and/or conforms with these:

Policy LU-6. *Land use policies and regulations should:*

A. *Allow land uses and levels of development capable of being served by capital facilities, utilities and public services, as determined by adopted levels-of-service (LOS) standards and plans.*
   The existing use is already being adequately served by capital facilities, utilities and public services.

D. *Promote the preservation of existing single-family neighborhoods by: a) precluding a net reduction in the number of single family dwellings (on a city-wide basis); and b)*

protecting single family areas from adverse impacts generated by incompatible land uses.
The existing use is already part of the neighborhood…it has been a use here for many years. Commercial use of this corner cannot therefore be seen as incompatible. Neighborhood business uses are understood to be compatible with residential uses.

E. *Encourage development at an intensity that can be served by public infrastructure and services (such as fire protection, police protection and public safety, courts, health care, schools, and libraries).*
This property, and the existing commercial use of this site, is already adequately served by fire protection, police protection, etc.

G. *Be consistent with federal and state law, including the Growth Management Act.*
Consistency with GMA is demonstrated within this narrative.

Policy LU-9. *Proposals for rezoning shall be evaluated utilizing the following criteria:*

A. *The proposal must be consistent with and implement the Comprehensive Plan.*
The proposal is consistent and implements the comprehensive plan, as demonstrated in this narrative.

B. *The proposal must be consistent with and implement the purpose of the zone.*
Per Table LU-6., Land Use Designations, sub-table E, Commercial and Industrial Land use Designations, the following direction is provided: The designation "LC", or Local Commercial, is intended to provide the primary land use described as Neighborhood-oriented retail and service. Locations targeted for this use include property with direct access from an arterial or collector street, and locations where non-residential uses will adversely impact nearby residences. The existing use is a neighborhood-oriented service with direct access from an arterial or collector street. A retail use at this location would be logical as well. The proposed designation therefore implements the language provided in this table, and therefore implements the purpose of the Local Commercial zone.

C. *The proposal must be compatible with the zones and uses of surrounding properties.*
The Neighborhood Commercial use is understood to be compatible with residential neighborhoods.

D. *There must be significant changes in the circumstances of the subject property or surrounding properties to warrant consideration of the proposed rezone.*
The instant property is already developed as a commercial use. This action would simply bring the comprehensive plan and zoning maps into conformance with the actual use.

E. *There must be infrastructure capacity to adequately serve the proposed uses of the subject property.*
All the necessary infrastructure is available to the site: sewer, water, power, adequate roads, transit, schools, parks, and fire and police protection.

F. *The property must be practically and physically suited to the uses allowed in the proposed zone.*

The site is already is use as a commercial site. The site is a good one for neighborhood commercial as it lies at a 'T' intersection on an arterial, across the street from Meadowdale High School. It lies at the heart of a large residential neighborhood which has no retail services within walking distance (it is nearly a mile to the nearest store). Additionally, the site is flat and has no critical areas on it; good access exists to the site; and all necessary infrastructure is in place and functioning.

G. *The benefit to the public health, safety, and welfare is sufficient to warrant the change in zoning.*
The existing day care facility serves the public already; lying within four blocks of two elementary schools, and in the midst of a large residential neighborhood, the need is obvious. The ability to maintain, improve, enlarge, extend, increase, intensify, relocate on the site, and diversify is needed in order for the site to continue to exist here.

H. *The proposal must be consistent with other adopted plans, program goals, and policies of the City.*
This narrative demonstrates that these goals are met by the proposal.

Policy LU-34. *Institutional and quasi-commercial land uses such as churches, child care, group homes, schools, and transit, utility and public facilities shall be allowed in commercial areas.*
The existing use is a child care facility, which is a commercial use. The request is for a commercial designation.

Policy LU-45. *Allow a range of compatible residential densities and neighborhood commercial land uses within or near Lynnwood's neighborhoods. Complementary uses include places of worship, daycare, and similar institutional uses that do not cause a substantial impact to adjoining residences. Limited commercial land uses may be allowed where residences are more than convenient walking distance (about one-half mile) from other shopping areas, and may include small retail stores, professional and personal services, and eating and drinking establishments.*
The proposal implements this policy. It provides neighborhood commercial land use within a Lynnwood neighborhood; specifically daycare. The nearest shopping areas are located at Highway 99, over 4,500 feet (about 9/10's of a mile) from the site.

E. "Could the proposal could have significant impacts beyond the Lynnwood City Limits."

That would be inconceivable.

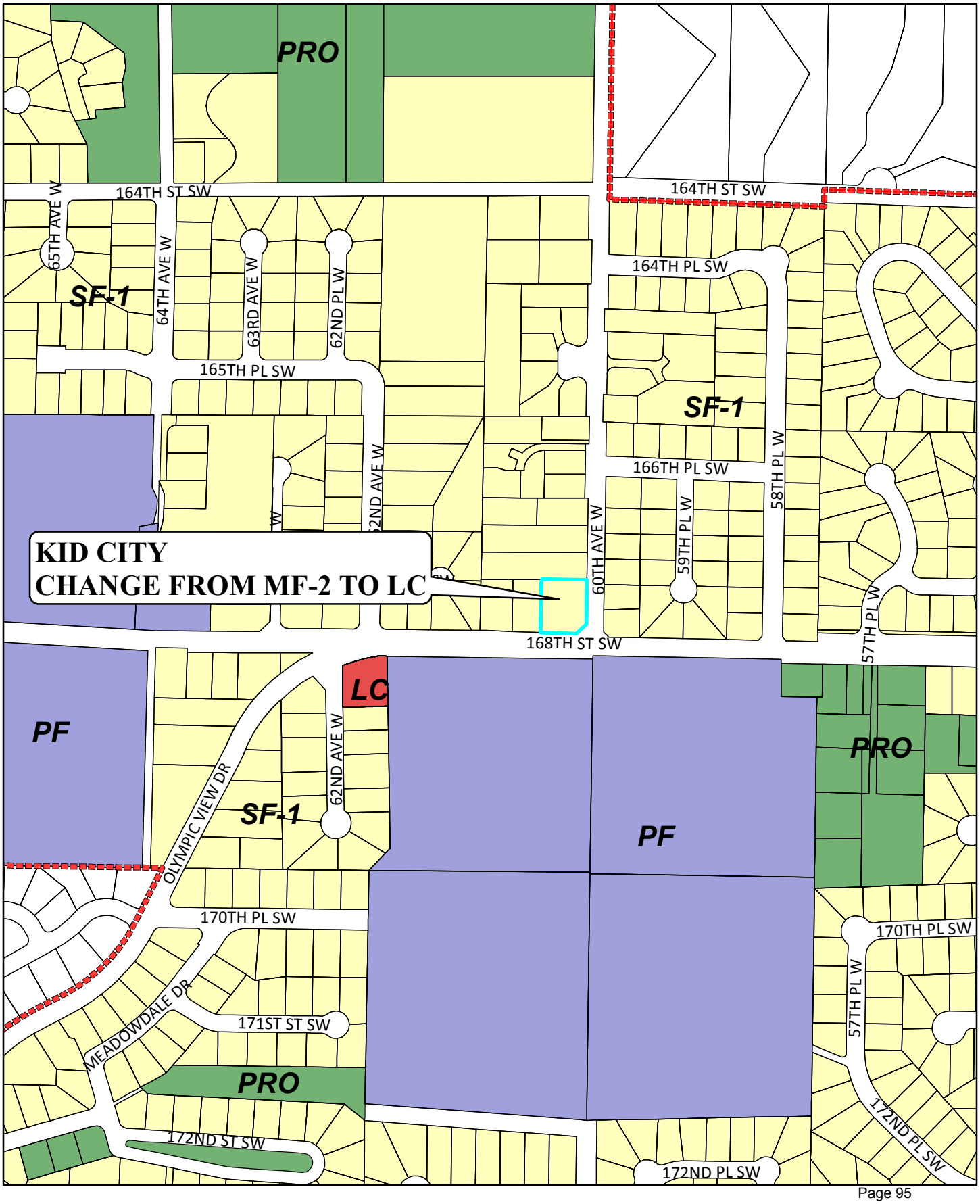
- **List of Permits Required:**

The instant proposal to rezone the property would not require any permits. If the use is ever enlarged, extended, increased, intensified, relocated on the site, altered, extensively repaired, or diversified, building permits would be required.

Future Land Use

CPA ITEM 11

CUP-003740-2016



City of Lynnwood
OCT 22 2001
SCANNED

City of Lynnwood
ORDINANCE NO. 2390

AN ORDINANCE AMENDING THE CITY OF LYNNWOOD MUNICIPAL CODE AND OFFICIAL ZONING MAP TO ACHIEVE CONSISTENCY WITH THE 2020 COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO SECTION 21.44.100 LMC AND TO THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SUBMISSION TO THE STATE, FOR SEVERABILITY, FOR AN EFFECTIVE DATE AND FOR SUMMARY PUBLICATION.

WHEREAS, the City of Lynnwood completed a five-year review and update of its Comprehensive Plan in October, 2001, which included a citywide Consistency Review process to identify and correct conflicts between the Comprehensive Plan and Zoning; and

WHEREAS, RCW 36.70A.040(3)(d) requires development regulations to be consistent with and to implement the comprehensive plan; and

WHEREAS, amendments were proposed to the text of the City's Zoning Code and the Official Zoning Map to achieve or maintain Plan/Zone consistency and, after proper notice, public hearings were conducted by the Lynnwood Planning Commission and City Council to receive public testimony pertaining to those amendments; and

WHEREAS, the Planning Commission's recommended Comprehensive Plan Preferred Alternative was submitted for the mandatory 60-day state agency review and all review comments were considered by the Lynnwood City Council in December 2000 prior to proceeding with the Plan/Zone Consistency Review; and

WHEREAS, all proposed zoning amendments are determined to be consistent with the Comprehensive Plan, which was subject to environmental review and a Determination of Significance, Adoption of an Environmental Impact Statement (EIS) for the 1995 Comprehensive Plan, and an Addendum to the EIS, issued on November 6, 2000; and

WHEREAS, the City Council conducted public hearings, supplemented with numerous work sessions, during the summer of 2001, culminating in the final public hearing on all proposed amendments to the Comprehensive Plan and Zoning Code, which was opened on September 10, 2001 and continued to completion of public testimony on September 24; and

WHEREAS, the Lynnwood City Council, after consideration of the public input, determined that adoption of these amendments to the text of the Zoning Code and the Official Zoning Map are necessary, desirable and in the public interest and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD

DO ORDAIN AS FOLLOWS:

SECTION 1. Zoning Code Text Amendments.

1. LMC 21.44.100(A)(2) is hereby amended to add the following permitted uses:
   j. Transit Center
   k. Park-n-Ride Lots
   l. Park-n-Pool Lots

2. LMC 21.44.100(B) is hereby amended to add the following conditional use:
   4. Legal and professional services.

SECTION 2. Official Zoning Map Amendments. The Official Zoning Map of the City of Lynnwood is hereby amended as described in the listed amendments contained in Exhibit "A" and incorporated into the citywide Official Zoning Map, attached hereto as Exhibit "B".

SECTION 3. Submission of Plan to the State. The Director of Community Development is hereby directed to submit a copy of the adopted amendments to the Zoning Code and Map to the State Office of Community Development within ten days of adoption of this ordinance.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

SECTION 5. Effective Date and Summary Publication. This ordinance shall become effective five days after passage and publication. Publication shall be by summary publication consisting of the Ordinance title.

PASSED this 8th day of October, 2001, and signed in authentication of its passage this 9th day of October, 2001.

TINA ROBERTS-MARTINEZ, Mayor

ATTEST:

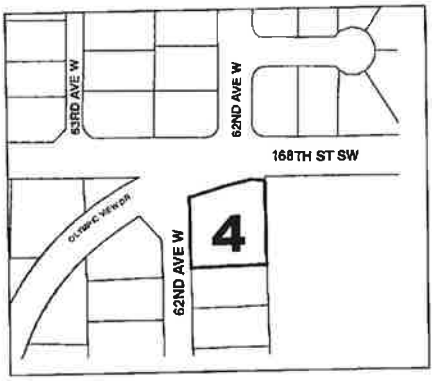
MICHAEL BAILEY, Finance Director

APPROVED AS TO FORM:

GREG RUBSTELLO, Lynnwood City Attorney

Site #4:

From: B-4 (Restricted Business)
To: **B-2** (Limited Business)

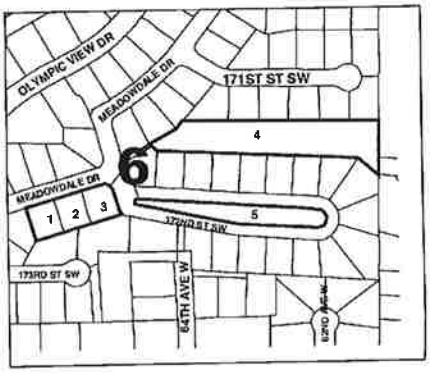


Site #5:

From: BN (Neighborhood Business)
To: **RS-8** (Single-family Residential)

Site #6:

From: RS-8 (Single-family Residential)
To: **P-1** (Public & Semi-public)



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