

**AGENDA**  
**Lynnwood Planning Commission**  
**Meeting**  
**Thursday, May 12, 2016 — 7:00 pm**  
Council Chambers, Lynnwood City Hall  
19100 44<sup>th</sup> Ave. W, Lynnwood, WA 98036

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**A. CALL TO ORDER – ROLL CALL**

**B. APPROVAL OF MINUTES**

1. April 14, 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. 2016 Comprehensive Plan Amendment List (PAL)

**E. WORK SESSION TOPICS**

**F. OTHER BUSINESS**

**G. COUNCIL LIAISON REPORT**

**H. DIRECTOR'S REPORT**

**I. COMMISSIONERS' COMMENTS**

**J. ADJOURNMENT**

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

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**CITY OF LYNNWOOD  
PLANNING COMMISSION MINUTES  
April 14, 2016 Meeting**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Robert Larsen, First Vice Chair	Paul Krauss, Comm. Devt. Director
Michael Wojack, Second Vice Chair	Todd Hall, Planning Manager
Maria Ambalada	Gloria Rivera, Senior Planner
Richard Wright	Art Ceniza, Asst. City Administrator
<b>Commissioners Absent: None</b>	
Chad Braithwaite, Chair	<b>Other:</b>
Doug Jones	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 March 10, 2016 Meeting**

*Motion made by Commissioner Wright, seconded by Commissioner Ambalada, to approve the March 10, 2016 Planning Commission minutes as presented. Motion passed unanimously.*

**Citizen Comments**

None

**Public Hearing**

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

Planning Manager Todd Hall reviewed the Omnibus Amendments regarding Chapters 19 and 21 as follows:

- 19.35.010 (Subdivision Design Standards) – This corrects an inadvertent error to this section that now gives authority to the Hearing Examiner rather than City Council. Ordinance 2957 repealed code sections that gave authority to the City Council for decisions regarding preliminary plats. That authority has now been given to the Hearing Examiner.

- 1 • 21.02.150 (Definitions) – Building Line Definition – This amends the  
2 definition to include where the building line or setback is measured from,  
3 adding additional features for exception to the rule, and providing for  
4 further clarification.  
5
- 6 • 21.02.350 (Definitions, new definition) – Floor Area Ratio – This definition  
7 is being added to further clarify what it is and how to calculate FAR. It is  
8 mentioned in the code already, but there hasn't been a definition.  
9
- 10 • 21.10.100 (Fence, Hedge and Vision Obstruction Regulations) – This  
11 amendment is being added to allow for a two-foot adornment on top of a  
12 six-foot fence. Director Krauss issued a director's interpretation in 2013,  
13 and this has been on the fix-it list for a few years.  
14
- 15 • 21.16.320 (Signs) – This would allow for ground, monument and pole  
16 signs in the Planned Regional Shopping Center Zone (PRC), which  
17 includes the mall and a couple shopping centers on both sides of the mall.  
18
- 19 • 21.60.100 and .400 (City Center Zones) – Floor Area Ratio – This is being  
20 added to the City Center Code. A table is being added, based on case  
21 law, to correct what is excluded from the calculation of floor area ratio for  
22 projects in City Center.  
23

24 Planning Manager Hall noted the Planning Commission was briefed earlier on  
25 these amendments on March 10. A SEPA determination was issued also in  
26 March. No comments were received on the Determination of Non-Significance.  
27

28 Vice Chair Larsen opened the public hearing at 7:07 p.m. and solicited public  
29 comments. There were none. The hearing was closed at 7:08 p.m.  
30

### 31 Discussion: 32

33 Commissioner Ambalada expressed concern about the term "omnibus".  
34 Commissioner Wright explained that there may be some confusion about the  
35 term. In this case it is used in the Latin sense of "inclusive" and not necessarily in  
36 the criminal sense. Planning Manager Hall explained it is meant to be a collection  
37 of amendments. Commissioner Ambalada was satisfied with that explanation.  
38

39 Commissioner Wojack noted that six-foot fences with two-foot adornments are  
40 pretty tall. Community Development Director Krauss noted that there have been  
41 some requests for them, and there wasn't a good reason not to allow them.  
42

43 Commissioner Ambalada asked what the penalty is if someone doesn't follow the  
44 regulations related to fences and hedges. Director Krauss explained that if there  
45 is a fence built taller than six feet it requires a building permit and is also in  
46 violation of the current zoning code. The Code Enforcement Officer would go out

1 and ask for voluntary compliance, which usually works. If they can't get voluntary  
2 compliance, they are issued a ticket and have to appear in court.

3  
4 Commissioner Wright commended staff for the good work product which he  
5 described as basically general housekeeping.

6  
7 *Motion made by Commissioner Wright, seconded by Commissioner Wojack, to*  
8 *forward the Omnibus Code Amendments to the City Council with a*  
9 *recommendation for approval. Motion passed unanimously.*

## 10 11 **Work Session**

### 12 13 1. **2016 Comprehensive Plan Amendment List (PAL) (annual docketing** 14 **process)**

15  
16 Planning Manager Todd Hall discussed the annual docketing process and  
17 reviewed the 11 formal amendments:

- 18  
19 1. Human Services Element Comprehensive Plan Amendment (new chapter  
20 to the Comprehensive Plan) – This is for the creation of a new Human  
21 Services element of the Comprehensive Plan in light of the fact that the  
22 City now has a Human Services Commission.
- 23  
24 2. Parks, Recreation, and Open Space Element Comprehensive Plan  
25 Amendment – This is an update to the existing Parks, Recreation, and  
26 Open Space Element to include the results of the recently completed  
27 2016-2025 Parks, Arts, Recreation, and Conservation Comprehensive  
28 Plan.
- 29  
30 3. Community Character Element Comprehensive Plan Amendment – This  
31 would amend the existing Community Character Element of the  
32 Comprehensive Plan to include results of the recently completed 10-Year  
33 Healthy Communities Action Plan.
- 34  
35 4. Community Commercial - Future Land Use Map and Text Amendments –  
36 This is a staff-initiated amendment on specified parcels citywide to allow  
37 for uses more compatible to surrounding designated areas in the City and  
38 also a text amendment to the Implementation Element. The proposed  
39 amendments would decrease intensity near residential areas and increase  
40 intensity near commercial areas.
- 41  
42 5. College District – Future Land Use Map and Text Amendments – This is a  
43 staff-initiated amendment on specified parcels within the College District  
44 Area that would remove development barriers and allow for more Mixed  
45 Use near Edmonds Community College. Proposed amendments would  
46 allow for greater development opportunities by removing barriers such as

1 the College District Overlay. There is also a minor amendment to the  
2 Economic Development Element to delete a repeated policy. Planning  
3 Manager Hall explained that the existing map shows the Public Facilities  
4 as the college area. Staff is proposing that the golf course be included as  
5 well for potential future development of that area.  
6

7 Director Krauss explained that the current Comprehensive Plan  
8 designation shows the golf course as Public Park, but the college is shown  
9 as Public Facilities even though they both have the same underlying  
10 zoning district. He reviewed the background on the golf course and  
11 explained this would bring consistency to all the land holdings around  
12 Edmonds Community College. Planning Manager Hall commented that a  
13 Map Amendment would redesignate Mixed Use (MU) on select parcels to  
14 Public Facilities.  
15

- 16 6. Introduction and Land Use Element Comprehensive Plan Amendment –  
17 This is another staff-initiated text and map amendment to the Introduction  
18 and Land Use Element of the Comprehensive Plan. It would revise  
19 language and maps regarding the gap area of the Lynnwood MUGA that  
20 was previously not claimed by the City of Mukilteo or the City of  
21 Lynnwood. It also includes a revision to the Future Land Use Map and the  
22 Land Use Element.  
23
- 24 7. Trinity Lutheran Church Comprehensive Plan Amendment – This is a  
25 privately-initiated amendment to amend the Future Land Use Map to  
26 change the designation of thirteen parcels, eleven of which are church-  
27 owned, and then a concurrent rezone. This would allow the church to  
28 engage in a broader range of uses accessory to the church including non-  
29 profit offices, youth assembly areas, etc. It would also support the  
30 development of a South Snohomish County Neighborhood Services  
31 Center sponsored by the Volunteers of America of Western Washington.  
32
- 33 8. Open Door Baptist Church Comprehensive Plan Amendment – This is a  
34 privately-initiated amendment to the Future Land Use Map and a  
35 concurrent rezone. This would change the designation of a vacant church-  
36 owned property from Community Commercial to Medium Density  
37 Multifamily (MF-2) and a Zoning Map change from Limited Business (B-2)  
38 to Multiple Residential Medium Density (RMM) to allow for future  
39 multifamily housing.  
40
- 41 Commissioner Wright asked if the applicant's concept is for low income  
42 housing. Staff replied there has not been any designation about the  
43 income levels.  
44
- 45 9. Lexus of Seattle Comprehensive Plan Amendment – This is a privately-  
46 initiated amendment to the Future Land Use Map and a concurrent

1 rezone. This would change the designation of the vacant parcel west of  
2 the existing dealership from Medium Density Multifamily (MF-2) to  
3 Highway 99 Corridor (H-99) and a Zoning Map change from Multiple  
4 Residential Medium Density (RMM) to General Commercial (GC).

5  
6 Commissioner Wojack asked if this refers to the vacant trade lot. Planning  
7 Manager Hall replied that it does.

8  
9 Vice Chair Larsen expressed concern about encroachment into residential  
10 areas and the loss of housing capacity over the long-term. He urged  
11 caution and wondered if Council might want to consider a policy about  
12 encroachment. Director Krauss commented that there is a Council policy  
13 with regard to preservation of single-family designated land on the Land  
14 Use Plan. He doesn't think any of the amendments being looked at here  
15 affect single-family designations. He added that the changes being  
16 presented tonight will actually help to increase the amount of housing  
17 overall in the City.

18  
19 Commissioner Ambalada stated it is very important to create steps toward  
20 more participation in public hearings. Director Krauss concurred and noted  
21 this is very important to the City Council as well. He pointed out that  
22 Councilmember Hurst had asked for some changes to the city website  
23 which would help. He had also proposed using some sort of reader board  
24 signage out front. Director Krauss commented that the best staff can do is  
25 to give the best notice possible and let people know their voices are  
26 important. Commissioner Ambalada thought a reader board would be  
27 helpful.

28  
29 Vice Chair Larsen noted there are 11 items on this year's docket, and all  
30 the affected properties will be noticed. He thinks there will be a turnout  
31 when the hearing comes.

32  
33 Commissioner Wright concurred with Commissioner Ambalada's concern,  
34 but agreed with Vice Chair Larsen that interest will grow as they go  
35 through the process.

36  
37 Planning Manager Hall commented that at this stage only the applicants  
38 are informed about the upcoming hearing on the list, but once the list is  
39 approved the larger list of residents within 600 feet will be notified. Senior  
40 Planner Gloria Rivera commented that over 2000 people will be receiving  
41 notices. Director Krauss added that staff is working with the college to  
42 schedule a neighborhood meeting on the College District amendments.

43  
44 10. Butler-Triton Court Comprehensive Plan Amendment – This is a privately-  
45 initiated amendment to the Future Land Use Map and a concurrent  
46 rezone. This would change the designation of the parcel located at 6725 –

1 200<sup>th</sup> Street from MF-2 to Mixed Use (MU) and a Zoning Map change from  
2 RMM to the College District Mixed Use (CDM). This would allow for a  
3 future Mixed Use building which would allow for retail, office, student  
4 housing, and parking. It is located on 200<sup>th</sup> just to the east of 68<sup>th</sup>.

5  
6 Vice Chair Larsen commented that this looks good; he wishes they had a  
7 little bit bigger piece of property. Director Krauss agreed. He commented  
8 that staff has been very supportive of this project.

9  
10 11. Kid City LLC Comprehensive Plan Amendment - This is a privately-  
11 initiated amendment to the Future Land Use Map and a concurrent  
12 rezone. This is a change in designation of the daycare center across from  
13 Meadowdale High School from Low Density Single Family (SF-1) to Local  
14 Commercial (LC) and a Zoning Map change from Residential 8400 Square  
15 Feet to Neighborhood Commercial. The parcel is currently a non-  
16 conforming daycare center including a single-family residential. The  
17 property was part of a citywide rezone ordinance in 2001 to achieve  
18 consistency with the Comprehensive Plan at the time.

19  
20 Planning Manager Hall explained this is the only amendment that staff is  
21 making a recommendation not to retain on the list. The day-care use is a  
22 non-conforming use with a single-family house on the property. The  
23 applicant wishes to do the change to allow for flexibility in making  
24 improvements to their business. However, because of the change the City  
25 did years ago to make the map consistent, it doesn't make sense to go  
26 backwards to Commercial. Additionally, there is GMA precedence in not  
27 supporting spot zoning. Director Krauss added that the daycare center is a  
28 grandfathered use, and it can continue to exist there. It is the zoning and  
29 the Comprehensive Plan change that staff has concerns with.

30  
31 Vice Chair Larsen stated that the map should be changed to reflect the  
32 current zoning of 8400. He noted he also had concerns about this one. If a  
33 rezone was done there, he recommended a development agreement that  
34 would prevent any other use besides what's there now. He stated he is  
35 comfortable with staff's position. Planning Manager Hall agreed that the  
36 map should read SF-1.

37  
38 Planning Manager Hall summarized that staff is recommending that all the  
39 amendments remain on the Comprehensive Plan Amendment List (PAL) with the  
40 exception of the last one, item 11, related to Kid City. The Public Hearing will be  
41 scheduled for May 12. Staff will make the recommendation to the Planning  
42 Commission, and then the Planning Commission will finalize the list and forward  
43 their recommendation to the City Council for their review and approval.

44  
45 Commissioner Wojack asked if there will be a full hearing on all of the items.  
46 Planning Manager Hall replied at this time staff will be focusing on the site-

1 specific items. Over time staff will be bringing all of the changes to the Planning  
2 Commission.

3  
4 Vice Chair Larsen had the following comments:

- 5 • He pointed out that items 7 through 11 are privately-initiated items. He  
6 recommended putting those first in the hearing process in case the  
7 members of the public interested in those items want to leave for the rest  
8 of the items.
- 9 • He commended Gloria Rivera for keeping all the layers of item 4 straight.  
10 He recommended having the maps rolled into the staff report.
- 11 • He recommended organizing the document differently before it goes to  
12 Council in order to simplify it.

13  
14 Commissioner Ambalada asked about having people put their addresses on the  
15 maps at the hearings. Gloria Rivera replied they could have some broad maps at  
16 meetings or hearings so people can figure out where they are in relationship to  
17 the changes.

## 18 **Other Business**

19  
20  
21 None

## 22 **Council Liaison Report**

23  
24  
25 Councilmember Hurst had the following comments:

- 26 • He agreed with Vice Chair Larsen that simpler is better for the City  
27 Council.
- 28 • He commented that there is a Special Joint Board and Commission  
29 Meeting to be held on May 25. There will be a presentation and an  
30 opportunity to discuss the City's Multimodal Connectivity Plan, the Transit  
31 Center, and the 2017-18 budget process. This will be one of the boards'  
32 and commissions' two opportunities to provide comment. He  
33 recommended that the Planning Commission develop its priorities and  
34 also possibly a resolution summarizing those as soon as possible.
- 35 • He also recommended a resolution in support of more public notice and  
36 public hearings. He remarked he had brought up former Chair Wright's  
37 idea of robo-calls about public hearings to the City Council.
- 38 • Assistant City Administrator Art Ceniza added that the Mayor is in the  
39 process of writing her Budget Priorities Memo to department directors  
40 which they will receive in May. That will also be shared with boards and  
41 commissions in preparation for the May 25 Joint Board and Commission  
42 Meeting. There will be a minimum of two opportunities for input from  
43 boards and commissions. The first will be in Phase 1 where the Mayor  
44 prepares her preliminary proposed budget and then again in September  
45 when the Mayor must present that budget to the Council. Staff is looking  
46 forward to working with the Planning Commission. Assistant City

1 Administrator Ceniza stated he intends to attend more Planning  
2 Commission meetings this year, as well as other board and commission  
3 meetings, to stay up to speed on what is going on.  
4

## 5 **Director's Report**

6

7 Director Krauss had the following comments:

- 8 • Staff is getting close to filling the vacant position on the Planning  
9 Commission. They expect to work with the Mayor to bring a candidate to  
10 the City Council within the next couple months.
- 11 • The first meeting of the Human Services Commission was held last week.  
12 They are an extraordinarily knowledgeable group. They are working on  
13 some prioritization, trying to find funding opportunities, and ultimately a  
14 budget request to the Council for some city funding for meeting needs of  
15 our residents.
- 16 • Staff is continuing to work with Sound Transit to get the engineering  
17 documents prepared for Sound Transit 2. At the same time Sound Transit  
18 3 is also being prepared to come to the voters in November. Sound  
19 Transit 3 is very ambitious and will help to complete the plan of getting  
20 light rail from Tacoma to Everett and going out to Redmond. There is also  
21 consideration of branch lines to West Seattle and Ballard and a line that  
22 would go from Kirkland to Issaquah. On the other hand, it is a very  
23 expensive project and dependent on sales tax which could mean a 25-  
24 year buildout. Sound Transit has asked the City to combine two stations  
25 into one in the interest of saving money. Staff has prepared a plan  
26 combining the City Center Station and Alderwood Station with an  
27 Alderwood Station at a new location near the mall. Sound Transit is calling  
28 it the West Alderwood Station on their website. There is some discussion  
29 about ways that the line to Everett could open up 10 years after the  
30 Lynnwood line starts running.

## 31 **Commissioners' Comments**

32

## 33 **Adjournment**

34

35 The meeting was adjourned at 8:18 p.m.  
36  
37  
38  
39

40 \_\_\_\_\_  
41 Chad Braithwaite, Chair

**Topic: 2016 Comprehensive Plan  
Amendment List (PAL)**

Agenda Item: D.1

**Staff Report**

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

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**

Hold a public hearing to hear public testimony, deliberate on the PAL and make a 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 presented the PAL at the April 14<sup>th</sup> meeting and a public hearing is being held tonight to hear public testimony. Staff is also 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 amendments 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. Trinity Lutheran Church Comprehensive Plan Amendment

Gloria Rivera, Senior Planner, on behalf of Trinity Lutheran Church (6215 196<sup>th</sup> 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.

2. 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).

3. 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 202<sup>nd</sup> 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.

4. Butler – Triton Court Comprehensive Plan Amendment

Carlos 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 200<sup>th</sup> 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.

5. 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 168<sup>th</sup> 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 existing 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. In 2001, the property was changed from BN (Neighborhood Business) to RS-8 (Single Family Residential). By changing the land use/zoning to LC/B-3, this in effect would be reverting

the property back to the designation it was prior to the change in 2001, and thus “reversing” the rezone ordinance which the intended purpose was to achieve consistency with the Comprehensive Plan.

In addition, this would create a “spot zoning” scenario. Spot zoning is where a specific property or area is singled out of a larger area or district and specially zoned for a use classification that is different from and inconsistent with the classification of the surrounding land, and not in accordance with the comprehensive plan. Spot zoning may, in some cases, be used to benefit a particular property owner and not the welfare of the community as a whole. Because of this, spot zoning is discouraged under growth management planning in Washington, and there are court cases to support these findings.

Staff is recommending this docket item be removed from the PAL. We note that the current day-care center use is legally non-conforming, commonly known as grandfathered. As such, it can remain in operation in the foreseeable future.

#### 6. 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 68<sup>th</sup> Ave. W and Highway 99 and 196<sup>th</sup> Street SW and 208<sup>th</sup> 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. Staff met with the College in April 2016 and they requested that the designation along the west side of 68<sup>th</sup> Avenue West remain as Mixed Use (MU) rather than the previously recommended Public Facilities (PF).

- 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 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”.

#### 7. 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 decreased 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 Medium-Density Multi-Family (MF-2)
- Map Amendments to redesignate Community Commercial (CC) on specified parcels to Local Commercial (LC)
- Text Amendment to add additional Land Use Designations in select categories.
- Text Amendment to delete Community Commercial (CC) from Table E in the Land Use Element.

8. Human Services Element Comprehensive Plan Amendment (new chapter to the Comprehensive Plan)

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

9. 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.

#### 10. 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."

#### 11. 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 148<sup>th</sup> 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.

#### Previous Planning Commission / City Council Action

Planning Commission previously reviewed the PAL at their April 14, 2016 meeting.

#### Adm. Recommendation

Hold a public hearing to hear public testimony regarding the PAL. At the conclusion of the hearing, deliberate on the PAL and make a recommendation to City Council approving the PAL, taking into consideration staff's recommendation and public testimony heard at the hearing.

#### Attachments

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

**ITEM 1**

**TRINITY LUTHERAN CHURCH COMPREHENSIVE PLAN AMENDMENT**

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1 COMPREHENSIVE PLAN – MAP AMENDMENT

2 (TRINITY LUTHERAN)

3 CPL- 003754-2016

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

7  
8 Map Amendment #1

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

11 Proposed Amendment:

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

14 As noted Rationale for Amendment:

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

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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 194<sup>th</sup> Street SW along 64<sup>th</sup> 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 196<sup>th</sup> 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.

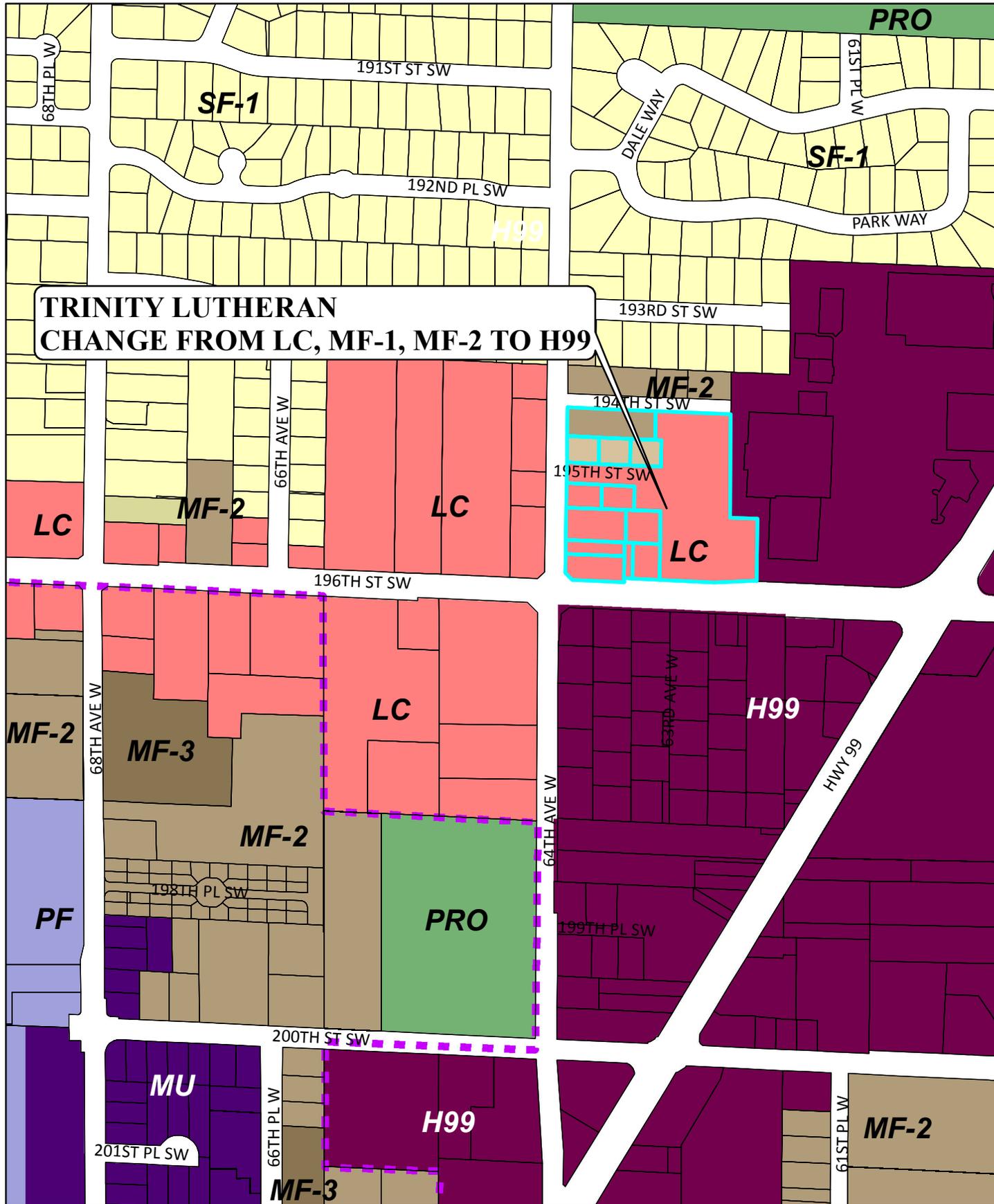
69 E. Could the proposal have significant impacts beyond the Lynnwood City limits?

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

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# Future Land Use



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## ITEM 2

OPEN DOOR BAPTIST CHURCH COMPREHENSIVE PLAN AMENDMENT

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WRITTEN STATEMENT  
For  
Consideration of a Comprehensive Plan Amendment

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 rationale 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 it 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.

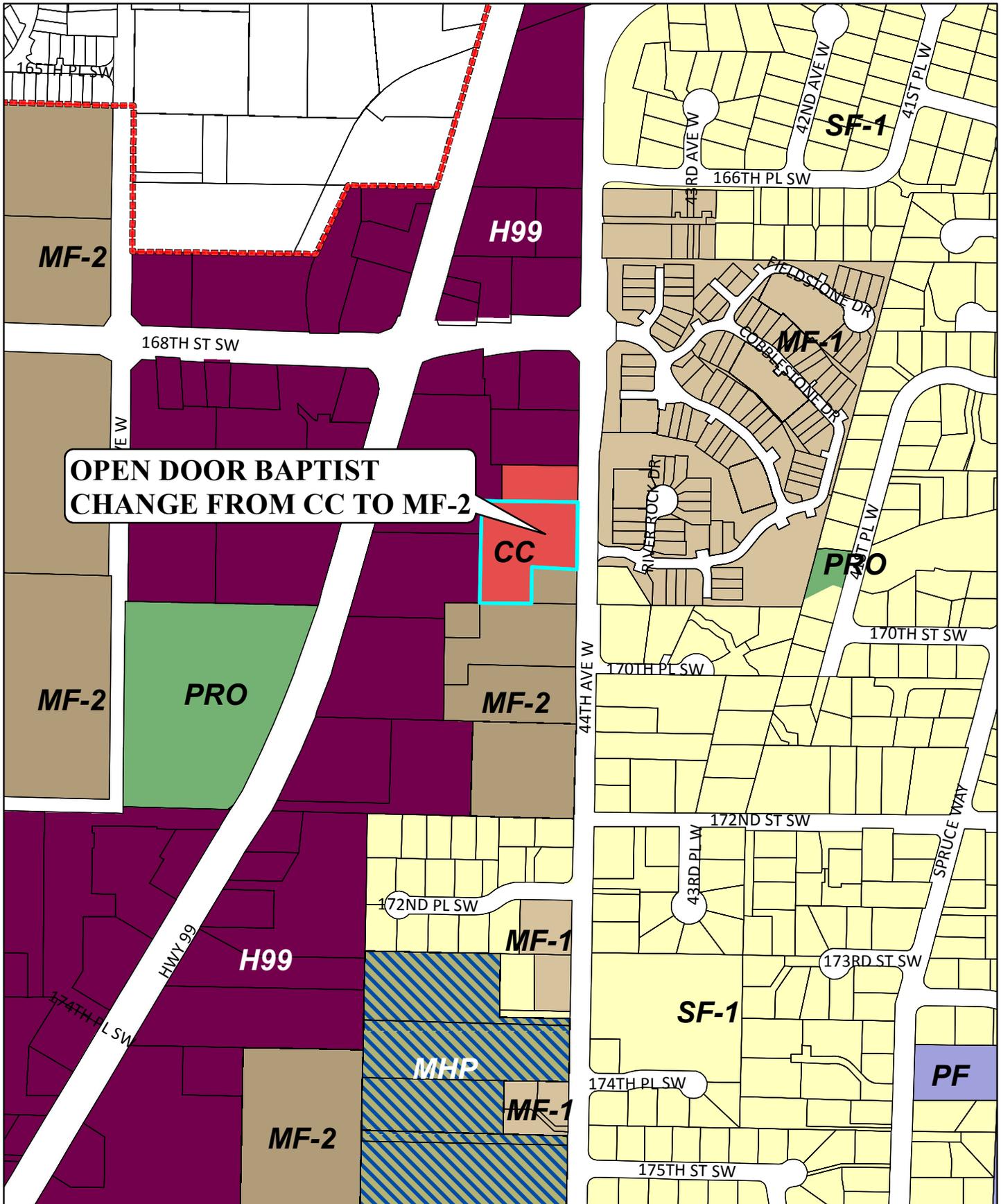
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MAR 22 2016

CITY OF LYNNWOOD  
REGISTRATION

- 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 44<sup>th</sup> 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 down 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.

# Future Land Use



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## ITEM 3

LEXUS OF SEATTLE COMPREHENSIVE PLAN AMENDMENT

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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?

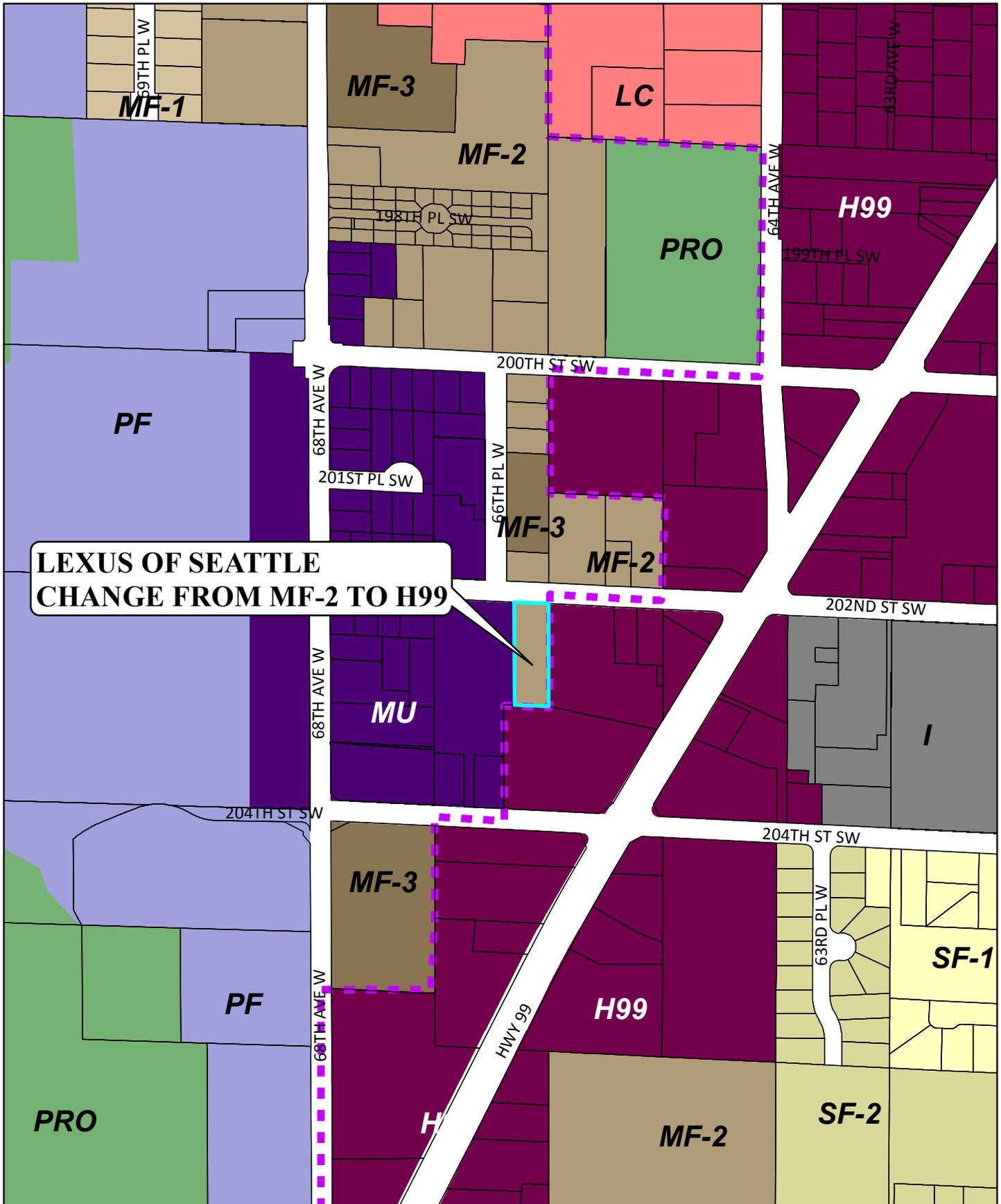
**Yes, this proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan. The Highway 99 Subarea Plan supports the retention and expansion of auto dealerships between nodes on Highway 99. Policy and Implementation Recommendations section 2.1.2 lists this as a specific goal. 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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# Future Land Use



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**ITEM 4**

**BUTLER – TRITON COURT COMPREHENSIVE PLAN AMENDMENT**

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March 25, 2016

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



Attn: Planning Staff

RE: Comprehensive Plan Amendment - Map  
Parcel #27042000101400  
6725 200<sup>th</sup> 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.

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 200<sup>th</sup> 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 200<sup>th</sup> St. SW. All properties across 200<sup>th</sup> 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.

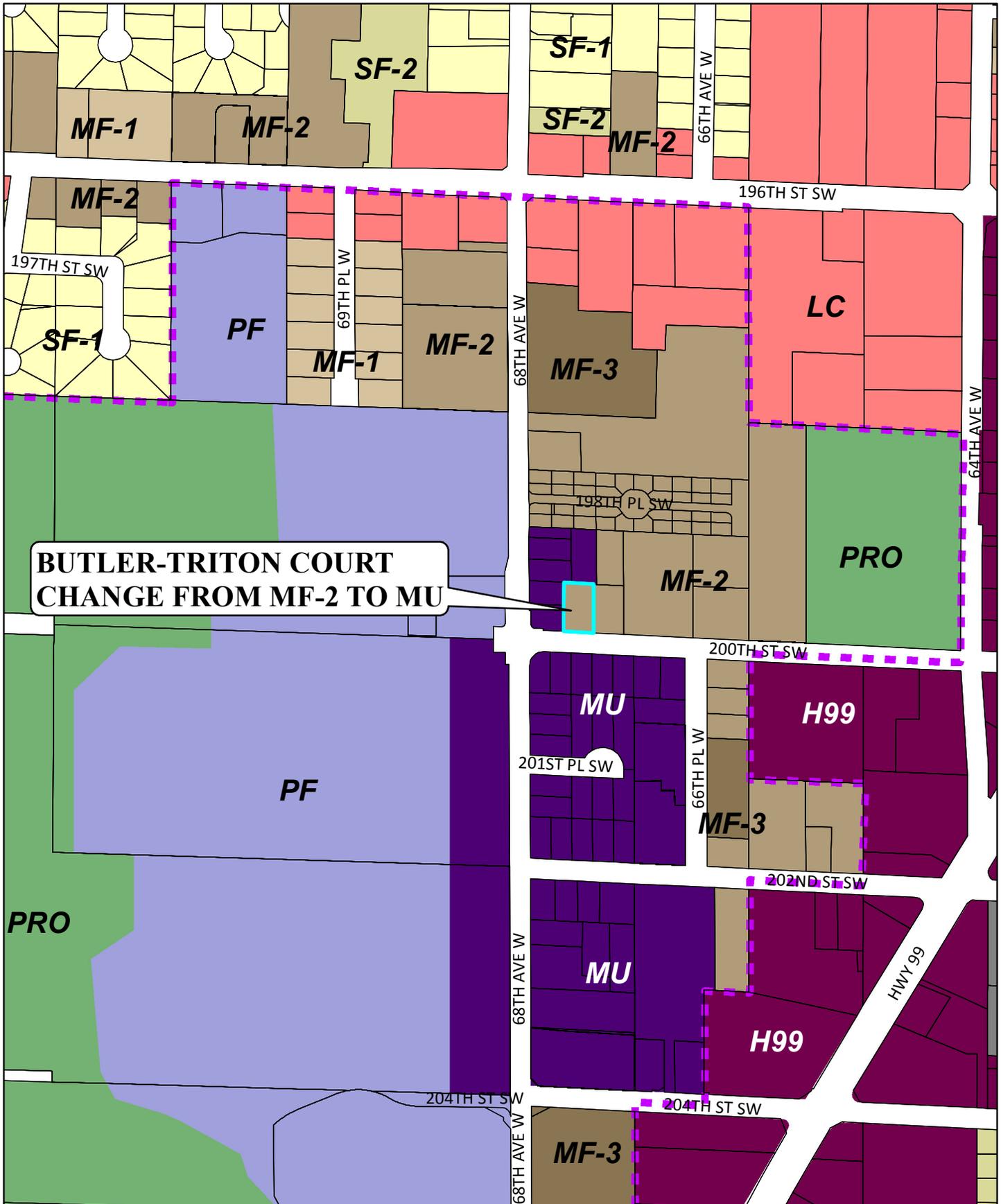
Sincerely,



Carlos de la Torre  
Partner  
H+dIT Collaborative, LLC

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# Future Land Use



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## ITEM 5

KID CITY LLC COMPREHENSIVE PLAN AMENDMENT

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**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 168<sup>th</sup> 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.*

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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 criteria 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 in 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.

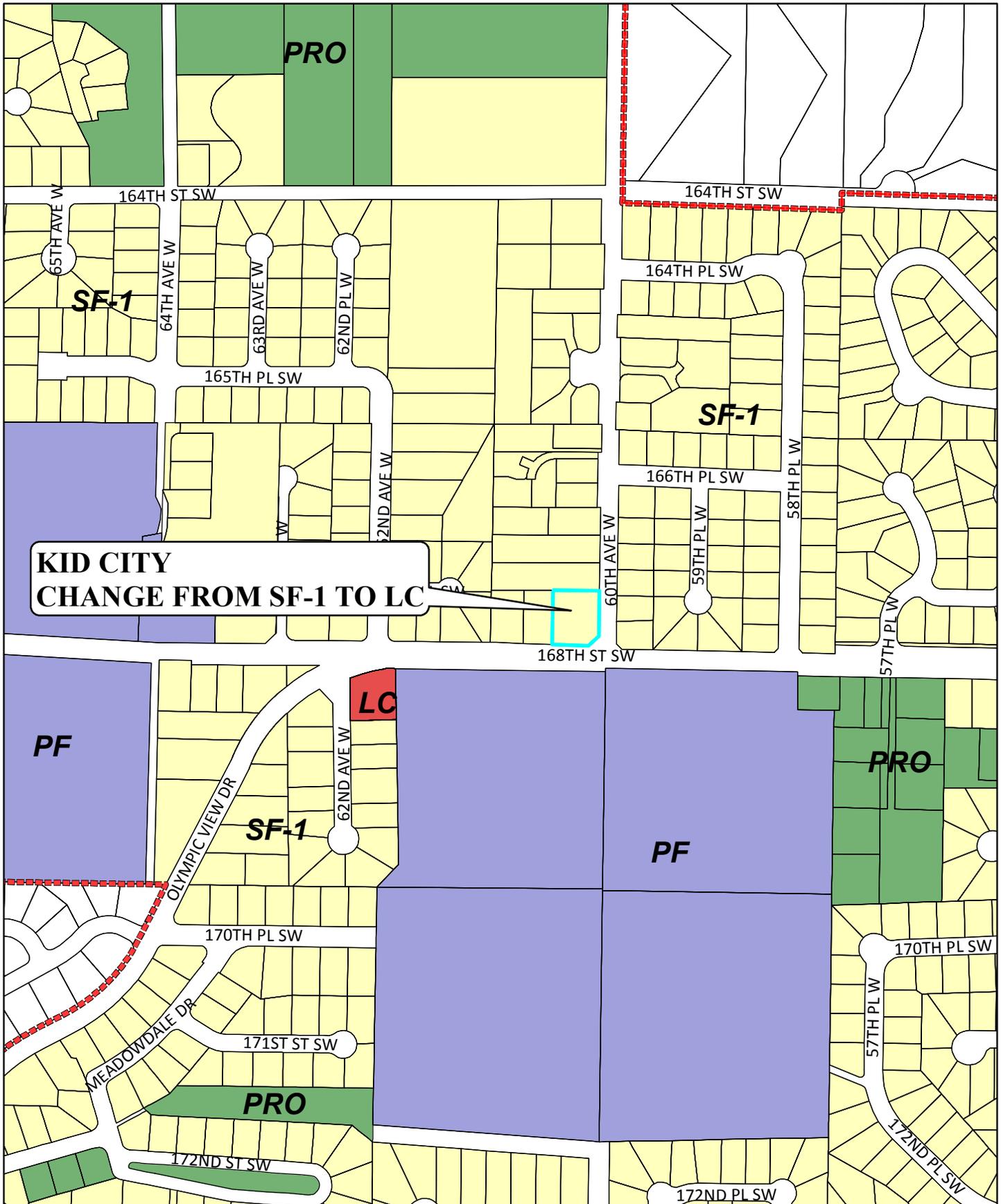
**E. "Could the proposal could have significant impacts beyond the Lynnwood City Limits."**

*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



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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.

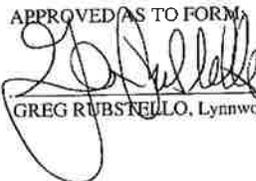
**SECTION 5. Effective Date and Summary Publication.** This ordinance shall become effective five days after passage and publication. Publication shall be by summary publication consisting of the Ordinance title.

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



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ITEM 6

COLLEGE DISTRICT – FUTURE LAND USE MAP AND TEXT AMENDMENTS

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1 COMPREHENSIVE PLAN – TEXT AMENDMENTS

2 (COLLEGE DISTRICT)

3 CPL-003757-2016

- 4 • Local Commercial (LC) (MF-2) Multi-Family Medium Density and Multi-Family (MF-3) on  
5 specified parcels to MU (Mixed Use)

6  
7 Map Amendment #1

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

10 Proposed Amendment:

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

13 As noted Rationale for Amendment:

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

19 Map Amendment #2

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

22 Proposed Amendment:

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

25 Rationale for Amendment:

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

29 Text Amendment #1

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

32 Proposed Amendment:

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

36 As noted Rationale for Amendment:

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

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Consistency With Criteria of LMC 18.04.070

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- 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 (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 196<sup>th</sup> Street SW along 69<sup>th</sup> Place W. The proposed zoning code which will be approved concurrently, allows for increased buffers and landscaping adjacent to residentially zoned parcels.

81 Map Amendment #2 (Remove CDO designation) – The removal of the CDO will not have a  
82 significant adverse impact on existing sensitive land use areas, businesses or residences. No  
83 sensitive areas are located near the area in which the designation will be removed. One area to  
84 be removed from the overlay consists of existing single-family uses which is zoned low-density  
85 multi-family which will be protected from the new CDM zoning to the east by buffering and  
86 landscaping.

87  
88 Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy  
89 3.1.b (Major Projects: College District) will not have a significant adverse impact on existing land  
90 use areas, business or residences. The amendment only provides for collaboration by the City  
91 and College.

92  
93 C. Can the proposal be accommodated by all applicable public services and facilities, including  
94 transportation?

95  
96 Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – Public services and facilities will serve  
97 the expanded designated MU area. Community Transit will serve the expanded MU designated  
98 on 68<sup>th</sup> Avenue W., and 196<sup>th</sup> Street SW. Rapid Transit is available nearby on Highway 99.

99  
100 Map Amendment #2 (Remove CDO designation) – The removal of the CDO designation will not  
101 be impacted by public services and facilities. Community Transit will continue to serve the area  
102 on 68<sup>th</sup> Avenue W., 196<sup>th</sup> Street SW. and Highway 99.

103  
104 Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy  
105 3.1.b (Major Projects: College District) will not be impacted by public services and facilities. The  
106 amendment only provides for collaboration by the City and College and is non-project related.

107  
108 D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

109  
110 Map Amendment #1 (MF-2, MF-3 and LC to Mixed Use) – The redesignation of parcels to Mixed  
111 Use with an underlying zoning of College District Mixed Use would help implement the Goal of  
112 the Housing Element to “provide for sufficient availability and a variety of opportunities for safe,  
113 decent, and affordable housing in strong, cohesive neighborhood to meet the needs of present  
114 and future residents of Lynnwood”. It would implement Policy H-15 “Within the College District  
115 and areas where Transit-Oriented Development (TOD) is desired, apply development regulations  
116 that allow alternative housing types and mixed-use development.

117  
118 Map Amendment #2 (Remove CDO designation) – The Mixed Use expansion (with the  
119 concurrent application of the College District Mixed Use zone) would be consistent with the  
120 Comprehensive Plan designation which calls for multi-family dwellings with commercial or office  
121 uses in the college district.

122

123 Text Amendment #1 (Add Action 3.1.b.3) – The addition of Action 3.1.b.3, under Goal 3, Strategy  
124 3.1.b (Major Projects: College District) would be consistent with the Comprehensive Plan. . The  
125 text amendment allows an avenue for the provision of the public facilities and services furnished  
126 by the College. The text amendment is also consistent with the Comprehensive Plan  
127

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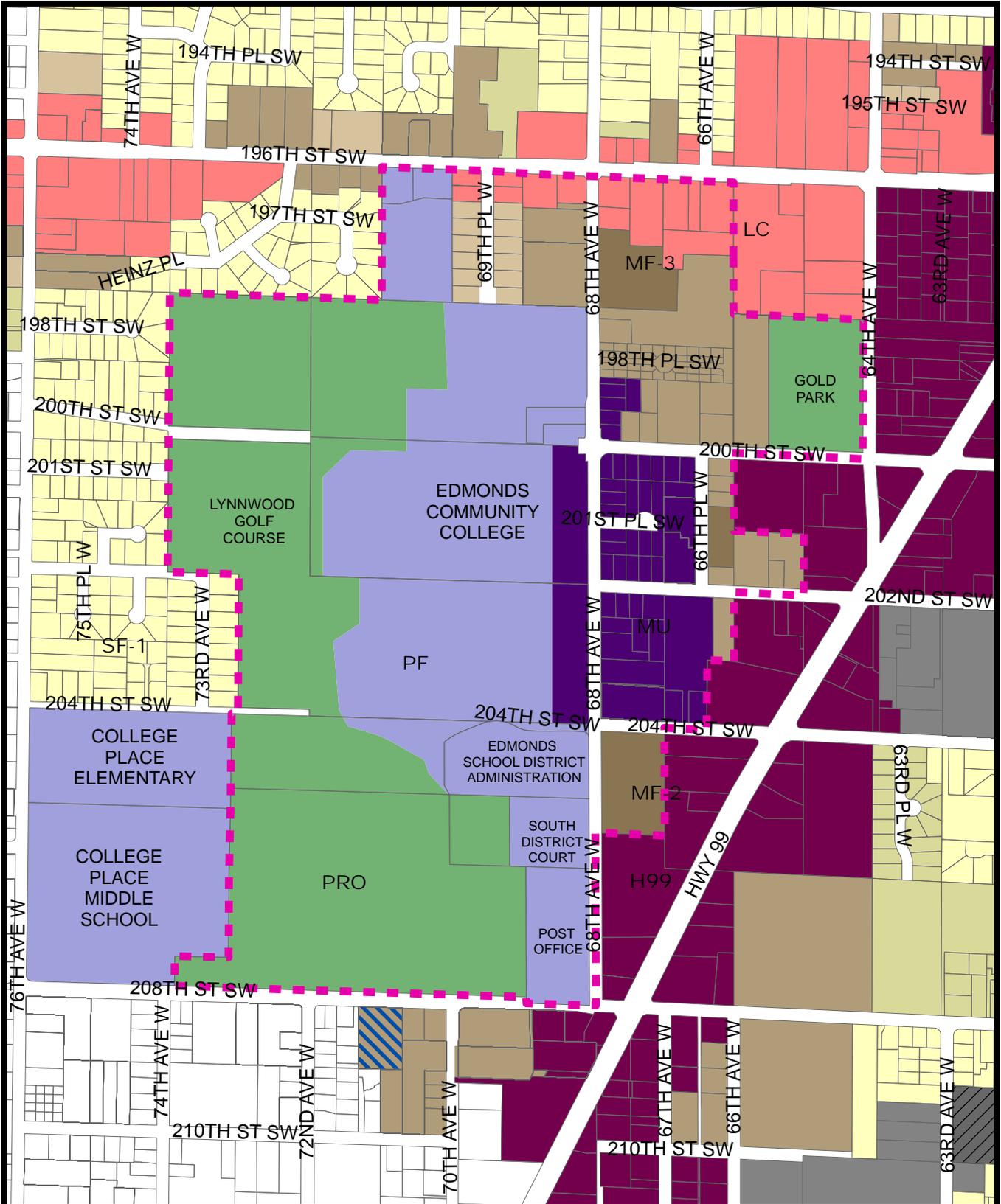
128 E. Could the proposal have significant impacts beyond the Lynnwood City limits?  
129

129

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

133

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**Legend**

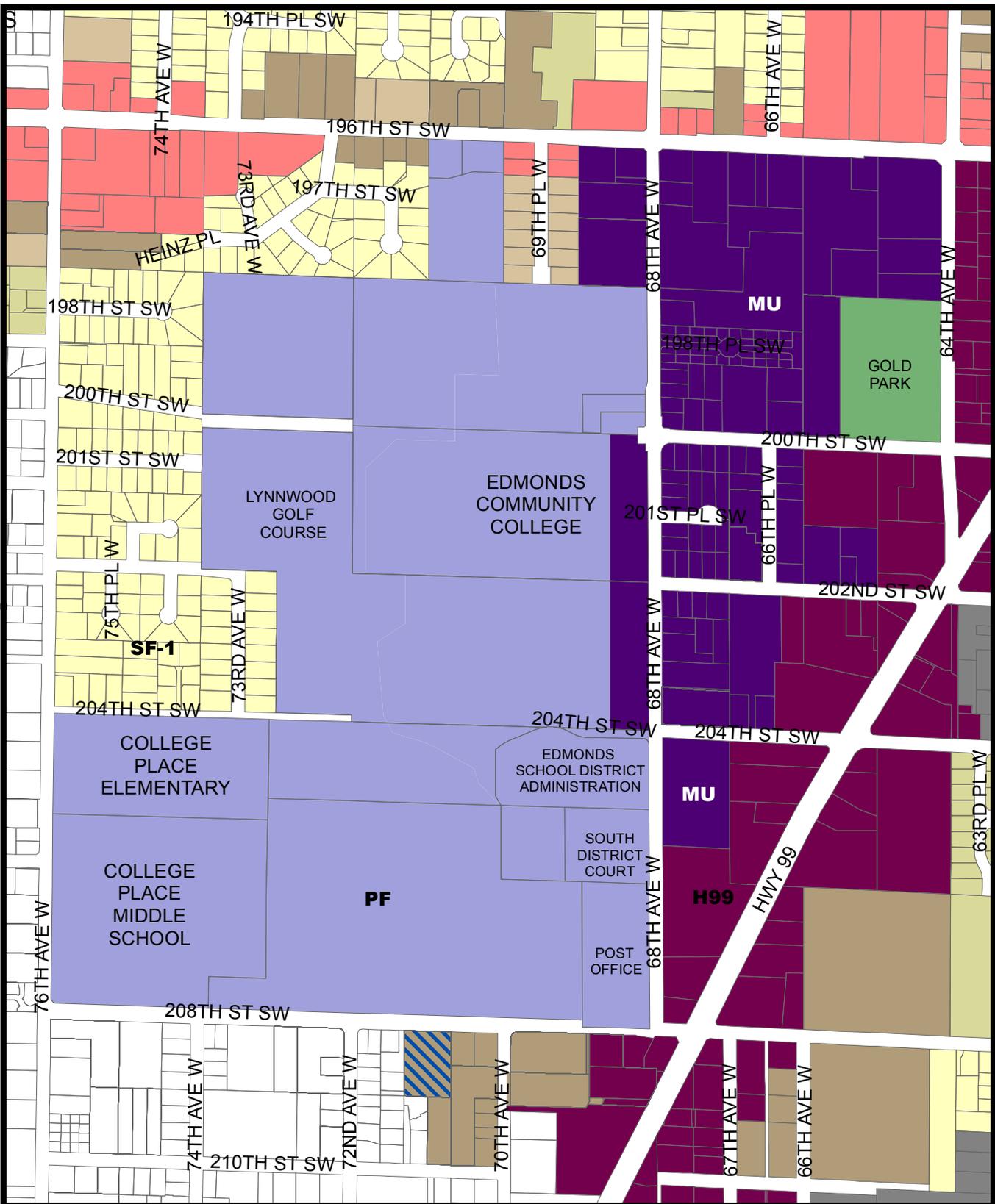
<b>FLU_3142</b>	MF-1	CC	BT
<b>FLU</b>	MF-2	RC	I
SF-1	MF-3	City Center	MU
SF-2	MH-1 Overlay	ACCTA	PF
SF-3	LC	H99	PRO

# CURRENT FUTURE LAND USE

**ITEM 6**



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**Legend**

**PROPOSED\_FLU\_3142**

**FLU**

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

**PROPOSED  
FUTURE LAND USE**

**ITEM 6**



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**ITEM 7**

**COMMUNITY COMMERCIAL - FUTURE LAND USE MAP AND TEXT AMENDMENTS**

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1 COMPREHENSIVE PLAN – MAP & TEXT AMENDMENTS

2 CPL-CC and TEXT AMENDMENTS

3 CPL-003761-2016

- 4 • Community Commercial (CC) on a specified parcel to Medium-Density Multi-Family (MF-2)  
5 16900 44<sup>th</sup> Avenue W/APN #00372700900701 (Page 2 of 4)
- 6 • Community Commercial (CC) on specified parcels to Local Commercial (LC)  
7 6206 168<sup>th</sup> Avenue W./APN #00758300100100 (Page 1 of 4)  
8 SE corner of 188<sup>th</sup> Avenue W and Hwy 99/APN #27041600300100 (Page 3 of 4)  
9 19117 60<sup>th</sup> Avenue W./APN # 27041600302700 (Page 3 of 4)  
10 Cedar Valley Rd. & 52<sup>nd</sup> Ave. W (No address)/APN #00608400300302 (Page 4 of 4)  
11 20006 Cedar Valley Rd/APN #00608400300104 (Page 4 of 4)  
12 20016 Cedar Valley Rd./ APN #00608400300105 (Page 4 of 4)  
13 20102 Cedar Valley Rd./APN #00608400300202 (Page 4 of 4)  
14 5005 200<sup>th</sup> St. SW/APN #00608400100404 (Page 4 of 4)  
15 5105 200<sup>th</sup> St SW/APN #00608400100403 (Page 4 of 4)  
16 19910 50<sup>th</sup> Avenue W./APN #00608400100402 (Page 4 of 4)
- 17 • Text Amendments #1, #2, #3 (Implementation Element, Table I-1 renaming, deletions and  
18 additions)
- 19 • Text Amendment #4 (Land Use Element, Table E. Commercial Land Use Designations – remove  
20 Community Commercial (CC) category.

21 Map Amendment #1

22 The current Comprehensive Plan designation is Community Commercial (CC) on a specified parcel  
23 (vacant parcel at 16900 44<sup>th</sup> Avenue W)

24 Proposed Amendment:

25 The Comprehensive Plan designation of Medium-Density Multi-Family (MF-2) would be assigned to the  
26 specified parcel.

27 As noted Rationale for Amendment:

28 The current designation of CC only applies to a limited number of mostly individual parcels when the  
29 intent of the purpose and intent of the underlying zoning was to apply to block size areas. The result  
30 was small lots with designations that were not similar to surrounding land uses. The proposed  
31 amendment would align the specified small parcel to adjacent MF-2 parcels with a similar designation.  
32 (Note: Open Door Baptist Church, which owns parcel just south of this parcel and is currently  
33 designated as CC, is also proposing to change to MF-2. With the proposed change to both parcels, this  
34 would be consistent with existing MF-2 parcels to the south).

36 Map Amendment #2

37 The current Comprehensive Plan designations are Community Commercial (CC) on specified parcels at  
38 6206 168<sup>th</sup> Street. SW., SE corner of Hwy 99 and 188<sup>th</sup> Street SW., 19117 60<sup>th</sup> Avenue W., multiple  
39 parcels at Cedar Valley Rd and 52<sup>nd</sup> Avenue W., and 19910 50th Avenue W.).

40 Proposed Amendment:

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

43 As noted Rationale for Amendment:

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

49 Text Amendments

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

53 Proposed Amendment:

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

56 As noted Rationale for Amendment:

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

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

63 Proposed Amendment:

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

66 As noted Rationale for Amendment:

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

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

72 Proposed Amendment:

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

75 As noted Rationale for Amendment:

76 There are two parcels to be zoned Neighborhood Business (NC). The parcels are adjacent to parcels  
77 already consistent with other zoning designations allowed in the Regional Commercial (RC) and Highway  
78 99 Corridor (H99) areas.

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

82 Proposed Amendment:

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

85 As noted Rationale for Amendment:

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

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- 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 Medium-Density Multi-Family/MF-2) – The redesignation of the parcel to MF-2 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 MF-2 designation with concurrent application of development regulations would be consistent with the Comprehensive Plan designation which calls for multi-family residential.

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

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

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

136 B. Will the proposal change the development or use potential of a site or area without creating  
137 significant adverse impact on existing sensitive land uses, businesses, or residents?  
138

139 Map Amendment #1 (Community Commercial/CC to Medium-Density Multi-Family/MF-2) – The  
140 redesignation of the parcel to MF-2 will not have a significant adverse impact on existing  
141 sensitive land use areas, businesses or residences. Sensitive (steep slopes) are located on the  
142 parcel, however, any development would be required to comply with the City of Lynnwood  
143 critical areas standards to minimize impacts. Commercial development is allowed to the north  
144 and west of the parcel which will not be impacted. Multi-family residential zoning is located to  
145 the south and single-family residential zoning is located to the east. Development would be  
146 required to comply with screening and fencing requirements for any development adjacent to  
147 residential zones.  
148

149 Map Amendment #2 (Community Commercial/CC to Local Commercial/LC) – The redesignation  
150 of the specified parcels will not have a significant adverse impact on existing sensitive land use  
151 areas, businesses or residences. The critical areas maps indicate some sensitive areas may be  
152 located at the specified sites at the SE corner of 188<sup>th</sup> Street SW and Highway 99 (steep slopes  
153 on the west side of the parcel), 19117 60<sup>th</sup> Avenue W. (steep slopes on the south side of the  
154 parcel), Cedar Valley Road and 52<sup>nd</sup> Avenue W (wetlands on the north side of the parcel) and  
155 19910 50<sup>th</sup> Avenue W. (wetland). Any development would be required to comply with the city  
156 critical areas ordinances for buffering and siting. Sensitive areas are not indicated on the site  
157 located at 6206 168<sup>th</sup> Street SW.  
158

159 Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) –  
160 No reference to significant adverse impact on existing sensitive land uses, businesses, or  
161 residents for a text amendment.  
162

163 Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference  
164 and the corresponding B-2, Limited Business zone). – Any impacts to residential properties will  
165 be mitigated by buffers and landscaping as required by the Municipal Code.  
166

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

171  
172 Text Amendment #4 – (Repeal the Community Commercial (CC) land use designation). – Any  
173 impacts to residential properties will be mitigated by buffers and landscaping as required by the  
174 Municipal Code.

175  
176 C. Can the proposal be accommodated by all applicable public services and facilities, including  
177 transportation?

178  
179 Map Amendment #1 (Community Commercial/CC to Medium-Density Multi-Family/MF-2) –  
180 Public services and facilities will serve the designated parcel. Community Transit has a route  
181 fronting the site and other routes along with Rapid Transit are available within a block on  
182 Highway 99.

183  
184 Map Amendment #2 (Community Commercial/CC to Local Commercial) – The redesignated area  
185 will be served by public services and facilities. Community Transit is located within four blocks  
186 of 19117 60<sup>th</sup> Avenue W. on Highway 99 and 19910 50<sup>th</sup> Avenue W is less than one block from  
187 transit. The remainder of the sites are located on Community Transit routes.

188  
189 Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) –  
190 No reference to specific impacts on public facilities, services and transportation for a text  
191 amendment.

192  
193 Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference  
194 and the corresponding B-2, Limited Business zone). – No reference to specific impacts on public  
195 facilities, services and transportation for a text repeal.

196  
197 Text Amendment #3 – (Repeal of the B-1, Community Business zone under the RC, Regional  
198 Commercial land use designation and addition of a new zone category, Neighborhood Business  
199 (NC)). No reference to specific impacts on public facilities, services and transportation for a text  
200 amendment.

201  
202 Text Amendment #4 – (Repeal the Community Commercial (CC) land use designation – No  
203 reference to specific impacts on public facilities, services and transportation for a text repeal.

204  
205 D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

206  
207 Map Amendment #1 (Community Commercial/CC to Medium-Density Multi-Family/MF-2) – The  
208 redesignation of the parcel to Medium-Density Multi-Family/MF-2 with an underlying zoning of

209 Multiple-Residential Medium Density/RMM would help implement the goals of the  
210 Comprehensive Plan by allowing for more medium density housing while still protecting single-  
211 family residential.

212  
213 Map Amendment #2 (Community Commercial/CC to Local Commercial) – The redesignation of  
214 the parcels to Local Commercial, with an underlying zoning of NC would help implement Land  
215 Use Element Policy LU-44 to “allow a range of compatible residential densities and  
216 neighborhood commercial uses within or near Lynnwood’s neighborhoods. Complementary  
217 uses include places of worship, daycare, and similar institutional uses that do not cause a  
218 substantial impact to adjoining residences. Limited commercial land uses may be allowed where  
219 residences are more than convenient walking distance (about one-half mile) from other  
220 shopping areas, and may include small retail stores, professional and personal services, and  
221 eating and drinking establishments.”

222  
223  
224 Text Amendment #1 – (Change the designation of Neighborhood Commercial from B-3 to NC) –  
225 No reference to implement the goals and policies of the Comprehensive Plan for a text  
226 amendment.

227  
228 Text Amendment #2 – (Repeal the CC, Community Commercial land use designation reference  
229 and the corresponding B-2, Limited Business zone). – No reference to implement the goals and  
230 policies of the Comprehensive Plan for the repeal of text.

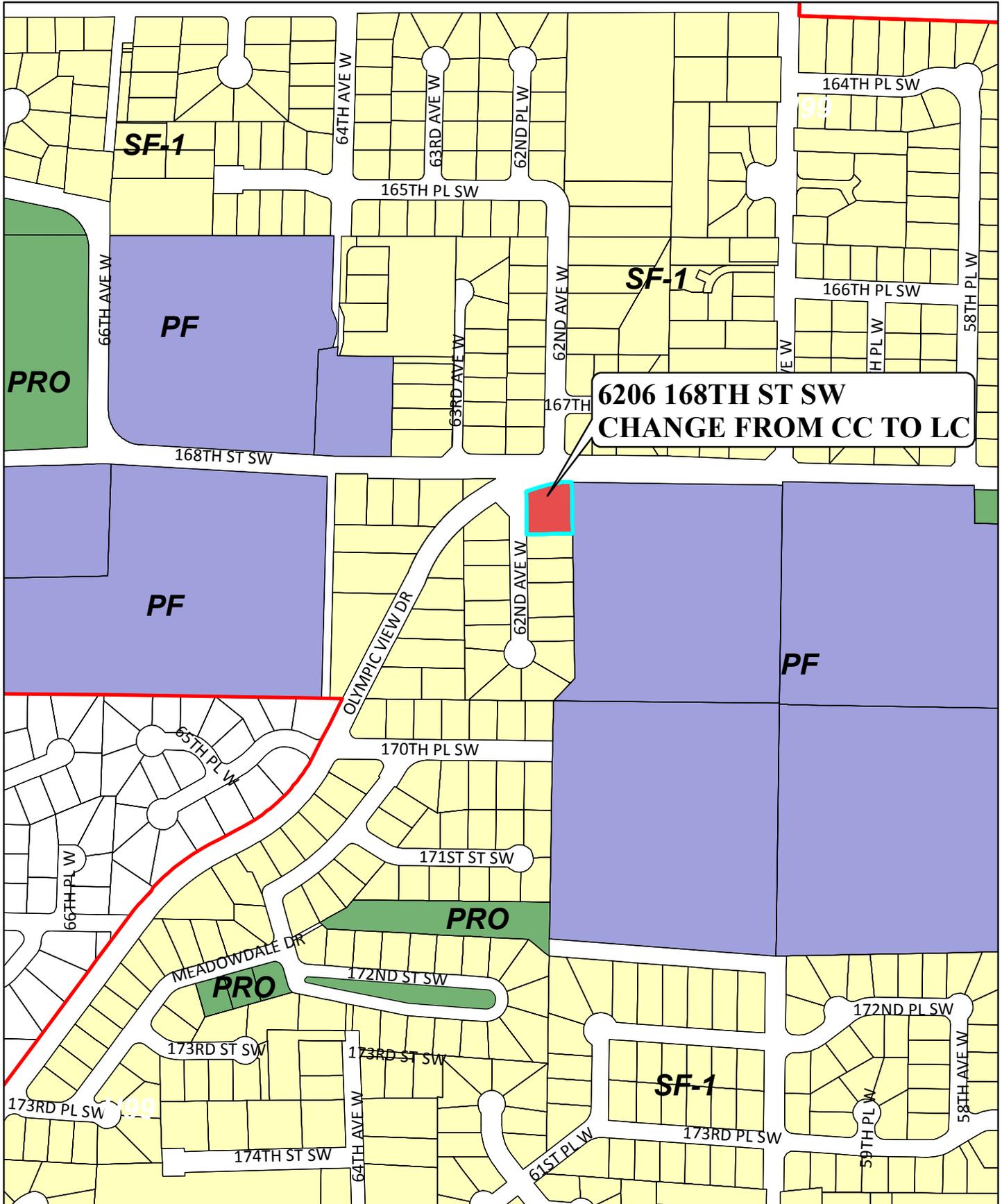
231  
232 Text Amendment #3 – (Repeal of the B-1, Community Business zone under the RC, Regional  
233 Commercial land use designation and addition of a new zone category Neighborhood Business  
234 (NC)). The residential and commercial activities allowed with the concurrent zoning will  
235 contribute to concentrated urban growth but in manner more consistent and less intense  
236 manner in relation to adjacent residential development and will be consistent with the  
237 Comprehensive Plan. Any impacts to residential properties will be mitigated by buffers and  
238 landscaping.

239  
240 Text Amendment #4 – (Repeal the Community Commercial (CC) land use designation – No  
241 reference to implement the goals and policies of the Comprehensive Plan for the repeal of text.

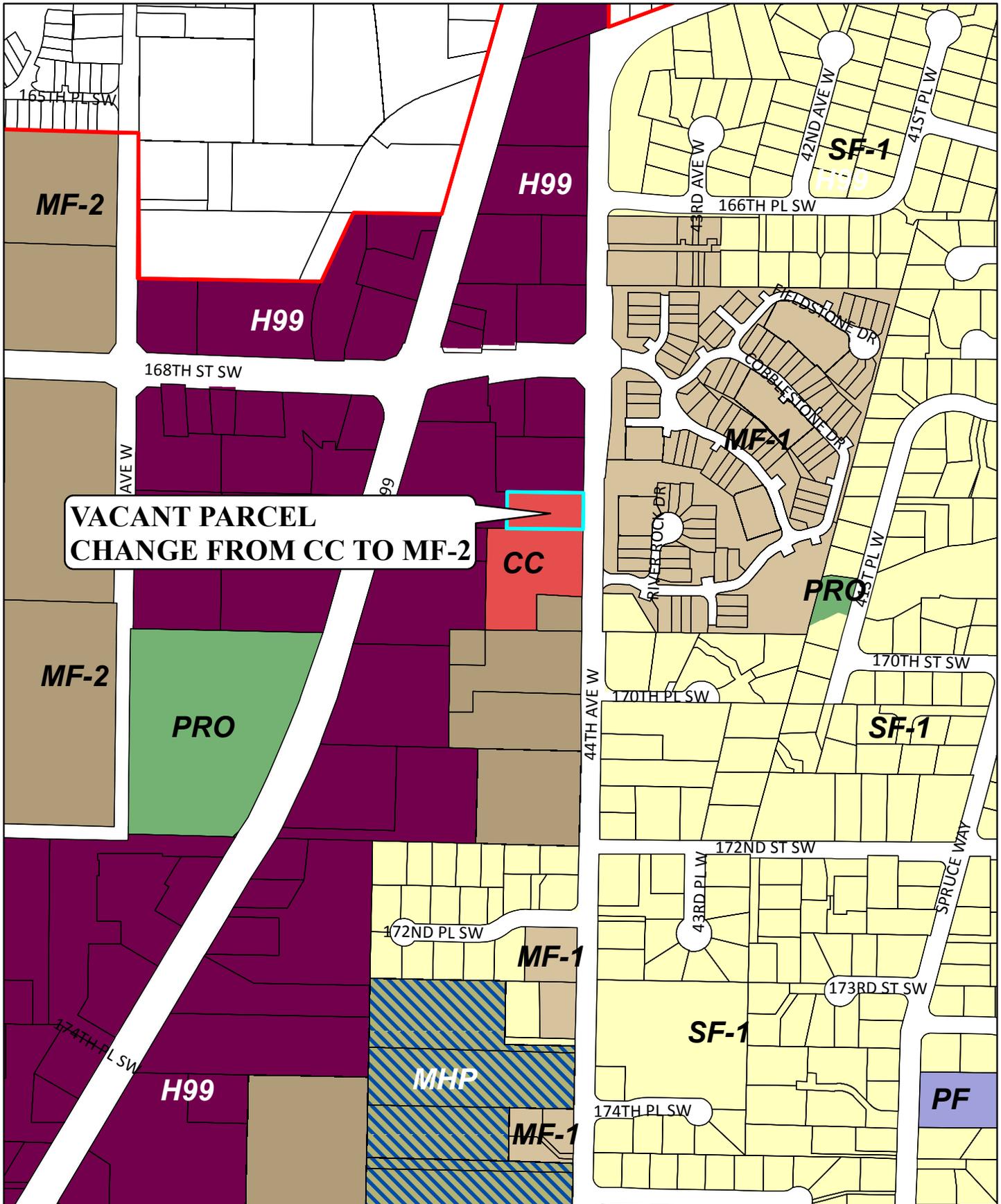
242  
243 E. Could the proposal have significant impacts beyond the Lynnwood City limits?

244  
245 Neither Map Amendment #1, Map Amendment #2, Map Amendment #3, or Text Amendment  
246 #1, Text Amendment #2, Text Amendment #3 and Text Amendment #4 will not have significant  
247 impacts beyond the Lynnwood City Limits. In fact, the possibility of the location of multi-family  
248 housing in the vicinity of goods and services and in the vicinity of public transit may reduce the  
249 impacts outside of the City limits.

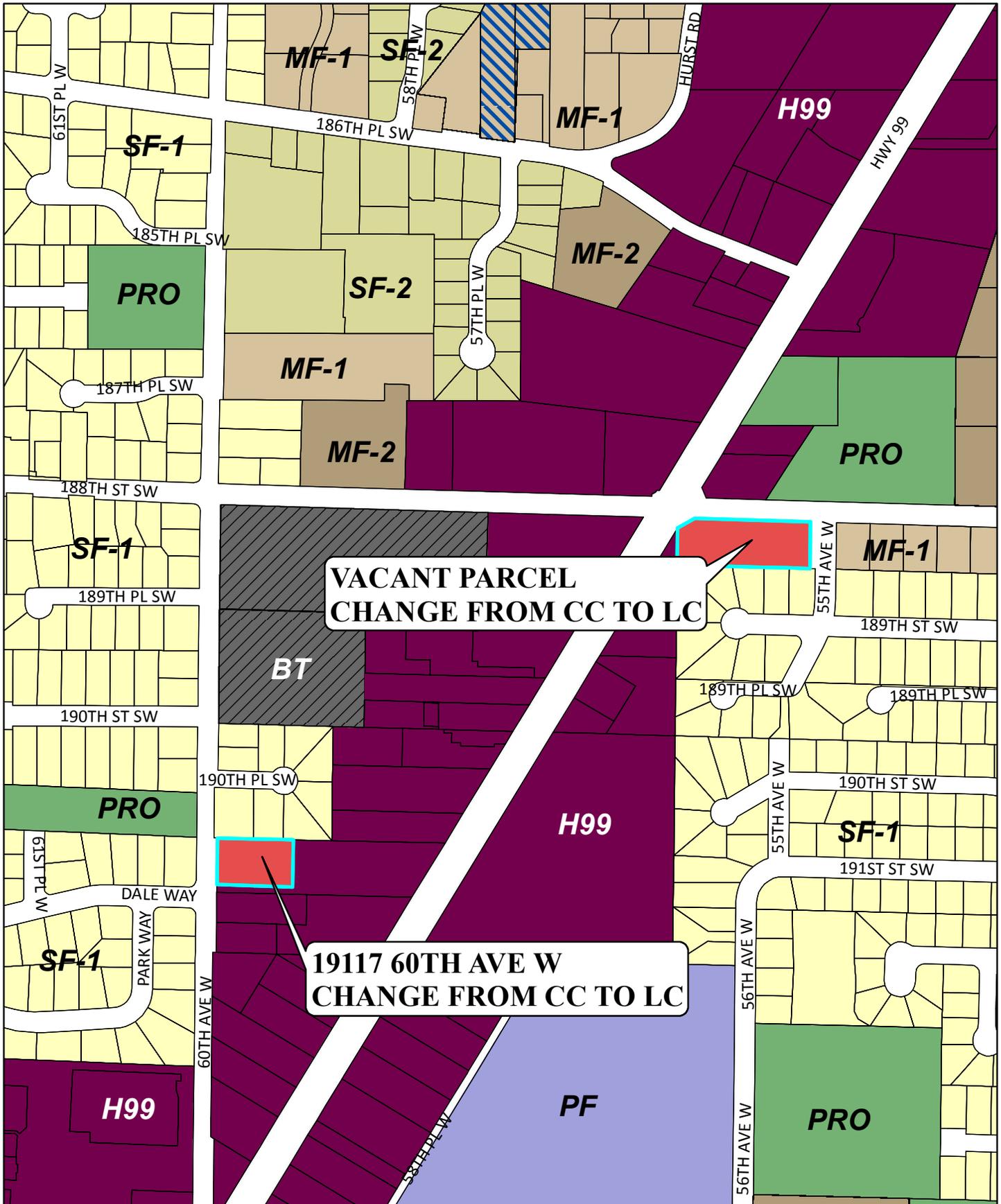
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