



# AGENDA

## Lynnwood Planning Commission

### Meeting

Thursday, June 23, 2016 — 7:00 pm

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

---

#### A. CALL TO ORDER – ROLL CALL

#### B. APPROVAL OF MINUTES

1. May 12, 2016
2. Joint Board and Commission Meeting – May 25, 2016

**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. WORK SESSION TOPICS

1. 2017-2022 City of Lynnwood TIP (Ha Yang, Public Works)

#### E. PUBLIC HEARINGS

1. 2016 Comprehensive Plan Amendments and Rezones
  - A. The following items from the Proposed Amendment List (PAL) will be presented at public hearing this evening:
    1. Human Services Element Comprehensive Plan Amendment
    2. Open Door Baptist Church Comprehensive Plan Amendment and Rezone
    3. Lexus of Seattle Comprehensive Plan Amendment and Rezone
    4. Triton Court Comprehensive Plan Amendment and Rezone
    5. Trinity Lutheran Church Comprehensive Plan Amendment and Rezone
    6. Introduction and Land Use Element Comprehensive Plan Amendment

#### 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.*

This page intentionally blank.

**CITY OF LYNNWOOD  
PLANNING COMMISSION MINUTES  
May 12, 2016 Meeting**

<b>Commissioners Present:</b>	<b>Staff Present:</b>
Chad Braithwaite, Chair	Paul Krauss, Comm. Devt. Director
Robert Larsen, First Vice Chair	Todd Hall, Planning Manager
Michael Wojack, Second Vice Chair	Gloria Rivera, Senior Planner
Maria Ambalada	
Richard Wright	
<b>Commissioners Absent:</b>	<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 April 14, 2016 Meeting**

Commissioner Larsen noted the Roll Call section of the minutes should be corrected to reflect that the meeting was called to order by “First Vice Chair Larsen,” not Chair Braithwaite.

*Motion made by Commissioner Wojack, seconded by Commissioner Larsen, to approve the April 14, 2016 Planning Commission minutes as amended. Motion passed unanimously (5-0).*

**Citizen Comments**

Ted Hikel, 3820 – 191<sup>st</sup> Place SW, Lynnwood, WA 98036, expressed concern about the possibility that the Council would ask the Planning Commission to consider detached accessory dwelling units on RS-8 lots. He commented that the highest duty of the City Council used to be to protect single family residential. The more the RS-8 zone is deteriorated the more it will affect all single-family home owners in the City. He urged the commissioners to contact one or more City Council members and suggest to them that they don’t want to talk about detached accessory dwelling units. He emphasized that this is a very serious topic. People have purchased their homes thinking they understood the zoning and that it would stay that way.

1 Director Krauss commented it is common practice for the Council to consider  
2 whether or not they would like to have code amendments processed. He clarified  
3 that it was a requirement of state law that the City adopt an accessory dwelling  
4 unit ordinance. Also, there have been at least three instances where individuals  
5 have proposed to build detached accessory dwelling units that otherwise met all  
6 the code requirements. They were upset that they would have to construct some  
7 sort of attachment to the main residence for it to be approved. For this reason it  
8 is being brought before Council to consider. The only change that is being  
9 proposed is to allow detached since attached are already allowed. No other  
10 standards would be changed.

11  
12 Mr. Hikel protested that the reply from staff was not appropriate according to the  
13 rules of the Planning Commission.

### 14 15 **Public Hearing**

#### 16 17 1. 2016 Comprehensive Plan Amendment List (PAL)

18  
19 Chair Braithwaite opened the public hearing for the 2016 Comprehensive Plan  
20 Amendment List (PAL) at 7:08 p.m.

21  
22 Staff Presentation: Planning Manager Todd Hall explained that the PAL had been  
23 presented to the Planning Commission on April 14, at their last meeting. He  
24 requested that after the presentation the Planning Commission make a  
25 recommendation based on staff's analysis to be forwarded on to the City Council.  
26 He reviewed background on the process, summarized the timeline, and then  
27 discussed each proposed amendment.

- 28  
29 1. Trinity Lutheran Church Comprehensive Plan Amendment – This is a  
30 privately-initiated amendment assisted by city staff to amend the Future  
31 Land Use Map to change the designation of 13 parcels, 11 of which are  
32 church-owned. A rezone is also proposed. Senior Planner Gloria Rivera is  
33 assisting with this item. This would allow the church to engage in a  
34 broader range of uses accessory to the church and would support  
35 development of the South Snohomish County Neighborhood Services  
36 Center sponsored by the Volunteers of America Western Washington.  
37  
38 2. Open Door Baptist Church Comprehensive Plan Amendment – This is a  
39 privately-initiated amendment to the Future Land Use Map and a  
40 concurrent rezone. The applicant is Patrick Carroll of the Open Door  
41 Baptist Church. The applicant is proposing to change the designation of a  
42 vacant church-owned property from Community Commercial (CC) to  
43 Medium Density Multifamily (MF-2). The Zoning Map change would be  
44 from Limited Business (B-2) to Multiple Residential Medium Density  
45 (RMM) to allow for future multifamily housing.  
46

- 1 3. Lexus of Seattle Comprehensive Plan Amendment - This is a privately-  
2 initiated amendment to the Future Land Use Map and a concurrent  
3 rezone. The applicant is Michael Graves representing Lexus of Seattle.  
4 The request is to change the designation of the vacant parcel west of the  
5 existing density from Medium Density Multifamily (MF-2) to Highway 99  
6 Corridor (H-99) and a Zoning Map change from Multiple Residential  
7 Medium Density (RMM) to General Commercial (CG).  
8
- 9 4. Butler-Triton Court Comprehensive Plan Amendment - This is a privately-  
10 initiated amendment to the Future Land Use Map and a concurrent  
11 rezone. The is a change of designation of the parcel at 6725 – 200<sup>th</sup> from  
12 Medium Density Multifamily (MF-2) to Mixed Use (MU) and a Zoning Map  
13 change from Multiple Residential Medium Density (RMM) to College  
14 District Mixed Use (CDM). This would allow a future mixed use building  
15 with retail, office, student housing, and parking located across the street  
16 from Edmonds Community College.  
17
- 18 5. Kid City LLC Comprehensive Plan Amendment - This is a privately-  
19 initiated amendment to the Future Land Use Map and a concurrent  
20 rezone. The applicant is Kid City LLC. This is a change in designation of a  
21 parcel located at 6009 – 168<sup>th</sup> Street SW from Low Density Single Family  
22 (SF-1) to Local Commercial (LC) and a Zoning Map change from  
23 Residential 8400 square feet (RS-8) to Neighborhood Commercial (B-3).  
24 The parcel currently has a non-conforming daycare center including a  
25 single-family residence. The property was part of a citywide rezone  
26 ordinance in 2001 to achieve consistency with the Comprehensive Plan.  
27 This is the only item on the list that staff is currently recommending  
28 removal from the list. In addition to the property rezone back in 2001, this  
29 proposal would create a spot zoning scenario.  
30
- 31 6. College District – Future Land Use Map and Text Amendments - This is a  
32 staff-initiated amendment on specified parcels within the College District  
33 that would remove development barriers and allow more Mixed Use near  
34 Edmonds Community College. Senior Planner Gloria Rivera will be  
35 working on this. The proposed amendments would remove barriers such  
36 as the College District Overlay and include minor amendments to the  
37 Economic Development Element to delete a repeated policy.  
38
- 39 7. Community Commercial Future Land Use Map and Text Amendments –  
40 These are staff-initiated map amendments on specified parcels citywide to  
41 allow uses more compatible to surrounding designated areas in the City.  
42 Senior Planner Gloria Rivera is working on this item. The proposed  
43 amendments involve a change from CC to LC on one parcel, from CC to  
44 MF-2 and also include a text amendment to the Implementation Element.  
45 This would decrease intensity near residential and increase intensity near

1 commercial areas.

- 2
- 3 8. Human Services Element Comprehensive Plan Amendment – This is the  
4 creation of a new Human Services Element of the Comprehensive Plan.  
5 Senior Planner Chanda Emery will be working on this amendment to  
6 provide a framework of goals and policies that are supportive of the City’s  
7 efforts in facilitating funding and improving the delivery of Human Services  
8 to the residents of Lynnwood.
- 9
- 10 9. Parks, Recreation and Open Space Element Comprehensive Plan  
11 Amendment – Sarah Olson, Deputy Director from Parks, will be working  
12 on this. This is to update the Element to include the results of the recently  
13 completed 2016-25 Parks, Arts, Recreation, and Conservation  
14 Comprehensive Plan.
- 15
- 16 10. Community Character Element Comprehensive Plan Amendment – Sarah  
17 Olson will be amending this Element. This is to update the Element to  
18 include results of the 10-Year Healthy Communities Action Plan that Parks  
19 has recently worked on.
- 20
- 21 11. Introduction and Land Use Element Comprehensive Plan Amendment -  
22 This is a staff-initiated text and map amendment to the Introduction and  
23 Land Use Element of the Comprehensive Plan. Senior Planner Hall will be  
24 working on this amendment which will revise language and maps  
25 regarding the gap area of the Lynnwood MUGA that was previously not  
26 claimed by the City of Mukilteo or Lynnwood and revising the Future Land  
27 Use Map and the Land Use Element to remove “Draft”.

28

29 Senior Planner Hall summarized that staff is recommending all amendments  
30 remain on the list with the exception of the Kid City LLC amendment.

31

32 Public Testimony:

33

34 Reid Shockey, President, Shockey Planning Group, 2716 Colby Avenue, Everett,  
35 WA, stated he is a planning consultant representing Edmonds Community  
36 College. He spoke in favor of retaining this item on the PAL noting that the  
37 Community College has had a lot of good discussions with staff about how the  
38 college area Mixed Use zone, the college Master Plan, and the City’s Master  
39 Plan all relate to one another. Of particular interest to the college was the  
40 designation of the golf course on the Future Land Use Map.

41

42 Ted Hikel, 3820 – 191st Place SW, Lynnwood, WA 98036, applauded staff  
43 members and commissioners for their work on this. He thanked staff for providing  
44 a full copy of the agenda tonight for people who want to speak. He spoke in  
45 support of all the changes of land use with the exception of the Kid City  
46 amendment. He noted that this parcel has been a sore spot for a long time. He

1 agreed with staff's recommendation to remove this item from the list. He  
2 expressed concern about the impacts on the neighborhood in the future if the  
3 daycare was to go away. He also spoke against spot zoning. He urged more of  
4 an emphasis on single-family housing so people understand that it is the one  
5 thing that is the most vulnerable in the city.

6  
7 Doug Purcell, Attorney for Kid City, LLC, requested that the Kid City proposal be  
8 left on the PAL. He commented that this was a commercially-zoned parcel prior  
9 to the 2001 amendments. He provided documents to be entered into the record  
10 and displayed them on the overhead. He reviewed the location of the Kid City  
11 parcel noting that at the time of the 2001 amendments there were essentially  
12 three commercial buildings in the general area. At the time of the amendment the  
13 other two buildings received their commercial designation, but the Kid City  
14 building did not. He discussed the current use of the Kid City property and the  
15 owner's desired improvements for the property. He explained that there is a  
16 possibility that the owner will lose the right to restore the building due to its non-  
17 conforming use. She is now in a catch-22 position where she has a property with  
18 a very successful business which is compatible with the neighborhood and has  
19 the right to continue as a regular commercial use and property, but she has lost  
20 that ability because of the inability to finance at the current time. They believe the  
21 spot zoning issue is a red herring in this case because one of the characteristics  
22 of neighborhood businesses is that they are to be identified as a small area  
23 within a neighborhood which services that neighborhood and would typically be  
24 just one or two parcels. He encouraged the City to allow the property to continue  
25 to perform its current use and leave it on the agenda to go forward to the Council.

26  
27 Julie Anderson, Kid City, 5722 Hillpoint Circle, Lynnwood, WA 98037, reviewed  
28 her history with this property and her many unsuccessful attempts to get  
29 financing to improve the property due to its zoning. She stated that her request  
30 would have the least impact on the City of all the proposed amendments tonight.  
31 She wants to continue doing what she is doing, but correct it so she can get  
32 financing to continue her improvements.

33  
34 Commissioner Questions:

35  
36 Commissioner Ambalada asked how many children the daycare has. Ms.  
37 Anderson replied she is licensed for 50.

38  
39 Chair Braithwaite asked if Ms. Anderson was involved in the rezone from  
40 Commercial to Residential back in 2001. Ms. Anderson said she was not. It was  
41 owned by the church at that time, and she had no idea it was going on.

42  
43 Public Comments:

44

1 Doug Purcell referred to the concerns about future impacts to the neighborhood if  
2 the daycare was to go away and suggested that those could be resolved through  
3 a development agreement.

4  
5 Seeing no further public comments, the public testimony portion of the public  
6 hearing was closed at 7:43 p.m.

7  
8 Deliberation:

9  
10 There was consensus to go through the list item-by-item.

11  
12 1. Trinity Lutheran Church Comprehensive Plan Amendment

13  
14 Commissioner Larsen spoke in support of this item.

15  
16 2. Open Door Baptist Church Comprehensive Plan Amendment

17  
18 There were no comments on this item.

19  
20 3. Lexus of Seattle Comprehensive Plan Amendment

21  
22 Commissioner Larsen pointed out that this is the conversion of a  
23 residential property to a commercial property. He stated he was in support  
24 of this item, but urged caution in the future when changing zoning from  
25 residential to any other use in order not to set a precedent.

26  
27 4. Butler-Triton Court Comprehensive Plan Amendment

28  
29 Commissioner Wright asked why items 4 and item 6 weren't combined.  
30 Director Krauss replied that it was a timing issue. Mr. Butler came in  
31 before the College District was on the agenda.

32  
33 Commissioner Wojack referred to Mr. Butler's comment about reducing  
34 sprawl and asked for more details about the density. Director Krauss  
35 replied that MF-2 is 12 to 20 units an acre. He commented that the  
36 existing zoning is restrictive with regard to Mixed Use. He added that the  
37 Planning Commission acted on a somewhat similar proposal for part of  
38 that proposal 8 or 9 years ago. The existing designations would not allow  
39 the full Mixed Use that the City already approved on part of the property.

40  
41 Commissioner Larsen noted that 200<sup>th</sup> is now a pretty main pedestrian  
42 corridor for students using mass transit on Highway 99 to get to campus.  
43 He suggested that Mixed Use might open up the possibility of providing  
44 services to some of the people passing by. He thinks it would be a positive  
45 thing for the campus. Director Krauss agreed that this proposal would be

1 neighborhood retail serving the area and the school with offices and  
2 residential above the first floor.

3  
4 Commissioner Wright commented on the positive changes he has noticed  
5 from the traffic revisions that have occurred around Edmonds Community  
6 College.

7  
8 5. Kid City LLC Comprehensive Plan Amendment

9  
10 Commissioner Larsen asked staff about commercial availability for these  
11 kinds of uses in the City inside currently zoned commercial areas. Director  
12 Krauss was not sure, but replied that there are a lot of other daycare  
13 centers in the city and a large amount of retail use where daycares are a  
14 permitted use. Commissioner Larsen asked if it would make sense to do a  
15 development agreement given the fact that this is an existing business  
16 that's being cared for and being invested in. Director Krauss replied that  
17 would be a question for the City Attorney. He didn't think they could use a  
18 development agreement to write their way around a zoning usage. He  
19 stated that he and Planning Manager Hall have met with the owner and  
20 are sympathetic to her situation. As a non-conforming use it can remain  
21 there ad infinitum. He expressed concern about setting a precedent.  
22 Staff's recommendation is an attempt to be consistent with the  
23 Comprehensive Plan as well as past actions by the Council.

24  
25 Commissioner Braithwaite asked about the difference between this and  
26 the dental office up the street that was zoned commercial during the  
27 rezone in 2001. Director Krauss was not sure about the rationale for that  
28 decision.

29  
30 Commissioner Wojack asked about the regulations related to improving  
31 their building based on its non-conformance. Director Krauss explained  
32 that typically non-conforming use ordinances place limits on expansions,  
33 but owners can make repairs as long as they don't exceed a certain dollar  
34 value. Commissioner Wojack asked if anything would change if the single-  
35 family home is torn down. Director Krauss did not think it would.

36  
37 Commissioner Braithwaite asked if a deed restriction could be something  
38 that could help in this situation. Director Krauss clarified that the case as  
39 presented is to rezone this to a commercial use and then possibly add  
40 restrictions. He suggested that if the Planning Commission would like to  
41 see this pursued further by the City Council, they could leave it in the  
42 docket.

43  
44 6. College District – Future Land Use Map and Text Amendments

1 Commissioner Wojack asked if changing the college overlay would  
2 change anything with the leakage of the college district into  
3 neighborhoods. Director Krauss did not think it would.

4  
5 7. Community Commercial Future Land Use Map and Text Amendments

6  
7 There were no comments on this item.

8  
9 8. Human Services Element Comprehensive Plan Amendment

10  
11 There were no comments on this item.

12  
13 9. Parks, Recreation and Open Space Element Comprehensive Plan  
14 Amendment

15  
16 There were no comments on this item.

17  
18 10. Community Character Element Comprehensive Plan Amendment

19  
20 There were no comments on this item.

21  
22 11. Introduction and Land Use Element Comprehensive Plan Amendment

23  
24 There were no comments on this item.

25  
26  
27 *Motion made by Commissioner Wright, seconded by Commissioner Ambalada,*  
28 *to forward the Comprehensive Plan Amendments as proposed with*  
29 *recommendations to pass with the exception of item 5 where the Planning*  
30 *Commission makes no recommendation.*

31  
32 Commissioner Larsen stated he is not comfortable with not taking a position. He  
33 feels that is why the Planning Commission exists.

34  
35 Commissioner Wright argued that they aren't really negating their responsibilities  
36 as a commission by sending a neutral recommendation. He stated his intent is to  
37 fairly allow the Council to make a decision with the best evidence before them.

38  
39 Commissioner Larsen recommended taking a succinct position on each of the  
40 items where the Planning Commission has concerns as opposed to taking a  
41 neutral position.

42  
43 Commissioner Wright called for the question.

44  
45 *Motion failed.*

46

1 *Motion made by Commissioner Larsen to forward items 1-4 and 6-11. On item 5*  
2 *he recommended that the City Council hears the proposed amendment.*

3  
4 Commissioner Wright asked if this was the same as the motion that was just  
5 defeated. Commissioner Larsen did not think it was since he was not  
6 recommending a neutral position. Commissioner Wright requested that the  
7 motion be restated.

8  
9 *Motion made by Commissioner Larsen to pass all 11 items on to City Council*  
10 *with a recommendation to include all 11 items on the docket. The motion was*  
11 *seconded by Commissioner Ambalada.*

12  
13 Chair Braithwaite spoke in support of retaining item 5 in the list so that the City  
14 Council can consider it further. He thinks there are a lot of issues with that  
15 particular item, but it's worthy of further consideration.

16  
17 Commissioner Wright reiterated that this is the same as his earlier motion.

18  
19 *Motion passed unanimously.*

20  
21 **Work Session**

22  
23 None

24  
25 **Other Business**

26  
27 None

28  
29 **Council Liaison Report**

30  
31 Councilmember Hurst had the following comments:

- 32
- 33 • There will be a Special Joint Boards and Commissions Meetings held on  
34 Wednesday, May 25, 2016. From 6:00 to 6:30 p.m. there will be a light  
35 dinner. From 6:30 to 9 p.m. advisory board members will hear a  
36 presentation and have the opportunity to discuss the City's multi-modal  
37 connectivity plan to the transit center and the 2017-18 budget process.
  - 38 • On Monday the Council will interview a candidate for the vacant Planning  
39 Commission position.

40 Commissioner Wojack asked if the joint meeting would be similar to the Parks  
41 Board meeting where they were able to ask a couple questions, but nothing in  
42 depth. Councilmember Hurst was not certain, but said the impression he got was  
43 that it would be an information meeting, not a discussion meeting.

44  
45 **Director's Report**

1 Director Krauss had the following comments:

- 2 • He thought the joint meeting grew out of a desire to get feedback from all  
3 the commissions in helping to see where the City is going and to start  
4 crafting the budget. Councilmember Hurst said he was hoping that's what  
5 it would be, but Art Ceniza had indicated at the Finance Committee  
6 meeting that it would be more informational than discussion.
- 7 • Commissioner Wright recalled at least two years in the past where the  
8 Planning Commission actually had an active role in saying what the  
9 desirable budget outcomes might be. He expressed appreciation for being  
10 invited to the joint meeting, but noted he would be out of town. He  
11 commented he would like to see this be a more collaborative, interactive  
12 approach instead of just being told information. Councilmember Hurst  
13 concurred.
- 14 • Director Krauss welcomed budget priorities from the Planning  
15 Commission. He commented on staff's budget priorities of reviewing the  
16 area of Lynnwood south of 196<sup>th</sup> and east of Highway 99 to establish the  
17 future of that area.
- 18 • He is very excited about the person who is going to be interviewed by the  
19 Council for the Planning Commission.
- 20 • The City Council continues to work on Sound Transit 3 which is still slated  
21 to be finalized as a proposal by Sound Transit by the end of the month  
22 and then put to the voters. The City is working with Snohomish County  
23 and Everett on a potential Memorandum of Understanding with the idea of  
24 communicating that if the voters approve it, the County, Everett, and  
25 Lynnwood would work together to advance it in the hope that that will  
26 advance the completion of the line to Everett. The goal is to have it open  
27 within ten years of when Lynnwood Link is completed.
- 28 • There was an excellent turnout at the Community Open House last night  
29 at the Convention Center.

30  
31 **Commissioners' Comments**

32  
33 Commissioner Wojack reported that he attended a Hearing Examiner meeting on  
34 a matter related to his neighborhood. He commented it was interesting to see the  
35 application of the things that the Planning Commission has worked on over the  
36 years.

37  
38 **Adjournment**

39  
40 The meeting was adjourned at 8:32 p.m.

41  
42  
43  
44  
45 \_\_\_\_\_  
Chad Braithwaite, Chair

## Joint Board and Commission Meeting

### Minutes May 25, 2016 6:00 PM City Hall, Council Chambers

#### In attendance:

##### City Council Members:

- M. Christopher Boyer
- George Hurst
- Ruth Ross
- Shirley Sutton
- Monica Thompson
- Kris Hildebrandt
- Nick Aldrich
- Christopher Bluford

##### Arts Commission:

- Elizabeth Lunsford
- Paul Richards
- Lynn Hanson
- Maryellen Walsh
- Maria Ambalada
- Bob Larsen
- Doug Jones

##### Civil Service Commission:

- Gary Liming
- Ed dos Remedios
- Robert Fuller
- George Sherwin

##### History & Heritage Board:

- Gary Ottman
- Cheri Ryan
- Grant Dull
- Amy Spain
- Brenda Klein

##### Human Services Commission:

- Julio Cortes
- Kathy Coffey
- Sandi Farkas
- Pam Hurst
- Michelle Reitan
- Art Ceniza
- Julie Moore
- David Kleitsch
- Dustin Akers
- Mary Monroe
- Christy Murray
- Lynn Sordel
- Fred Wong
- Paul Krauss
- Todd Hall
- Chanda Emery
- Lori Charles
- Sonja Springer
- Corbitt Loch
- Scott Cockrum
- Jason Turner

##### Library Board:

- Zewditu Aschenaki

##### Neighborhoods & Demographic Diversity Commission:

- Glenda Powell-Freeman
- Angel Shimelish

##### Parks Board:

- Steve Hanson
- Dave Gilbertson

Agenda Item	
<b>10. Light Dinner and Socializing</b>	<i>All</i>
<b>20. Call to order 6:30 PM</b>	<i>City Administrator Art Ceniza</i> Introduction of attendees
<b>30. Welcoming Remarks</b>	<i>City Administrator Art Ceniza</i> Unfortunately due to illness, Mayor Smith was unable to attend. City Administrator Art Ceniza delivered the Mayor's opening remarks. Administrator Ceniza thanked members for attending stating that they are key stakeholders in our city. Administrator Ceniza provided an overview of the evening beginning with a workshop focused on multi-modal transportation options around the Lynnwood Transit Center; overview of the budget presented by Finance Director Sonja Springer; Fire Chief Scott Cockrum providing a high level overview of the Fire Department's service level needs and overview of discussions of consolidation; and a presentation on Budgeting for Outcomes and how the Boards and Commissions can participate.
<b>40. SHRP 2 Grant Presentation</b>	<i>Carol Hunter, WSDOT</i> <i>City Center Program Manager Dustin Akers</i> Carol Hunter introduced herself and why Lynnwood was selected for this grant. City Center Program Manager Dustin Akers shared with attendees why this was an important piece of the overall City Center plan and the future of transportation in Lynnwood.  <i>Fehr and Peers Consultants</i> SHRP2 – Strategic Highway Research Program is a Federal Highway Administration program that is administered locally by WSDOT. The City of Lynnwood was selected by WSDOT to perform an analysis of connectivity and accessibility issues for the Lynnwood Transit Center. This study aims at improving auto, transit, bicycle and pedestrian accessibility to the Lynnwood Transit Center; identify barriers to safe, efficient, multi-modal travel; and enhance the community and environment and improve the resiliency of critical transportation facilities.  Consultants from Fehr and Peers lead Advisory Board and Commission Members, City Staff, and Councilmembers through a workshop to gather input on issues and opportunities related to access to the Lynnwood Transit Center. The larger group was split into five smaller work groups. The input from the participants was collected and summarized for inclusion in the SHRP2 process.
<b>50. 2017-18 Budget Process</b>	<i>City Administrator Art Ceniza</i> Administrator Ceniza gave a high level review of the Community Vision and explained the numerous ways in which each Board and Commission fits into the individual vision statements. Administrator Ceniza reported to the attendees that City Administration is currently conducting sustainability studies to examine certain aspects of the city and determine if there are alternative ways of doing business that will be more financially sustainable. A study of the Information Technology has been completed, Fire Service study is nearing completion, a Criminal Justice and Legal Services study is just launching and coming soon will be a study of Administrative Services.

	<p><i>Finance Director Sonja Springer</i>  Director Springer gave an overview of the adopted 2017-18 Biennial Budget Calendar, highlighting major milestones. Director Springer went over two pie charts with attendees: the first was a graph showing where the city's general fund comes from, the second chart showed general fund spending by departments. Director Springer shared a financial forecast from the general fund from 2015-2021 which showed city's expenditures outpacing city revenues which eventually will diminish the fund balance until we are 'in the red'.</p> <p><i>Fire Chief Scott Cockrum</i>  Chief Cockrum gave an overview of the current level of service provided by the Lynnwood Fire Department, and how additional resources are needed to appropriately serve the Lynnwood community. He explained how planned growth and Lynnwood Link will increase the number and nature of services delivered by the Fire Department. For example, new buildings under construction that implement the adopted City Center Subarea Plan, and the elevated tracks of Sound Transit's light rail system will require new and expanded services.</p> <p>Chief Cockrum showed a map of all fire station in South Snohomish County and described how mutual aid response works. He summarized how Lynnwood Fire and Fire District 1 are mutually dependent for emergency response through the two service areas. Chief Cockrum gave a brief overview of fire service alternatives and the current discussions and analysis regarding possible consolidation of fire service. Chief Cockrum said that there are cost benefits and efficiencies to be had in a regional approach to fire service and the subject-matter experts within the Lynnwood Fire Department support consolidation.</p> <p><i>Senior Manager, Strategic Planning Corbitt Loch</i>  Strategic Planner Loch explained the City's new approach to budgeting – Budgeting for Outcomes. This new approach depends on citizen input, is program-based, outcomes based, focuses on defined priorities, and will be integrated with our community vision. An online survey has been created to gather citizen input on priorities. All board and commission members are encouraged to take the survey. We also ask that input on budget priorities be communicated through the staff liaison and the Council liaison. Written comments can also be submitted to the Mayor and/or City Council. There will be a public hearing on the budget on November 14. Participants suggested the online survey be provided in multiple languages, and that there be additional opportunities for citizen input on the draft budget.</p>
<b>60. Adjourn 9:00pm</b>	<i>City Administrator Art Ceniza</i>

This page intentionally blank.

**Topic: Transportation Improvement  
Plan 2017-2022**

Agenda Item: D.1

**Staff Report**

Staff Contacts: Ngan Ha Yang, Public Works

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

**Summary**

The Proposed Transportation Improvement Plan (TIP) covers the years 2017 – 2022. The projects in the TIP are derived directly from the 2016 – 2021 Capital Facilities Plan with minor modifications. Scheduling is determined by need and probable funding sources. All of these projects are based on the policies set forth in the City of Lynnwood Comprehensive Plan.

**Action**

The Planning Commission is requested to consider the proposed the proposed 2017 – 2022 TIP and forward a recommendation on to the City Council. The Commission’s recommendation will be forwarded to the City Council for consideration and discussion at a future City Council Work Session. A City Council Public Hearing will also be scheduled followed by adoption of an ordinance at a City Council Business Meeting.

**Background**

The City of Lynnwood is required annually to amend and adopt a Six Year Transportation Improvement Plan, which lists anticipated street projects and their costs for the six year period. This requirement is set out in RCW 35.77.010, RCW 36.81.121 and modified by HB 1525.

Attached is a summary project list for the 2017 – 2022 Six-Year TIP. There are 7 programs, 2 studies, and 27 projects on this year’s list, for a six-year total of \$163,683,599. The programs/projects are grouped into six categories:

1. Recurring Annual Programs
2. New/Expanded Roads
3. Non-Motorized
4. Intersection Improvements
5. City Center
6. Miscellaneous

**State of the Transportation System:** The annual updating of the Six Year TIP is an opportunity to look at how far we have come over the last few years and to look where we are headed in the future. Changes from last year reflect progress in completing projects.

**Recent Past:** Over the last 10 years the City has seen the completion of several significant transportation projects:

1. Widening of 44<sup>th</sup> Ave W from 196<sup>th</sup> St SW to I-5
2. Widening of 176<sup>th</sup> St SW from Olympic View Drive to SR 99
3. Widening of Olympic View Drive, Phases 1 & 2
4. Lynnwood Traffic Management Center at City Hall
5. Interurban Trail/44<sup>th</sup> Ave W Pedestrian Bridge and Trail

6. I-5/196<sup>th</sup> St SW Pedestrian Improvements
7. WSDOT Braided Ramp Project on southbound I-5
8. 48<sup>th</sup> Avenue W Sidewalks Project
9. 44<sup>th</sup> Avenue W Sidewalks Project
10. 33<sup>rd</sup> Ave W/ LHS Ring Road
11. 204<sup>th</sup> St SW/ 68<sup>th</sup> Ave W to SR-99

**In Design:** Projects in design include:

- 36<sup>th</sup> Ave W, Maple Road to SR-99
- 42<sup>nd</sup> Ave W Pre-Design Study
- 196<sup>th</sup> St SW, 48<sup>th</sup> Ave W to 37<sup>th</sup> Ave W
- Poplar Way / 33<sup>rd</sup> Ave Extension over I-5
- Interurban Trail, South Segment
- 194<sup>th</sup> – 40<sup>th</sup> to 33<sup>rd</sup> Pre-design Study
- 

**In Construction:** Projects in construction and implementation phase include:

- Citywide Safety Improvements
- SR-99/SR-524 Adaptive Signal Control
- SR-99/SR-524 Safety Improvements
- Paving 184<sup>th</sup> – 33<sup>rd</sup> to AMP; AMP – 184<sup>th</sup> to 182<sup>nd</sup>
- Citywide Bike2Health

**Changes in the proposed 2017-2022 TIP:** Due to prioritization, project completion, new grant funding, and/or budgetary constraints, the following projects were either removed, or added:

Removed:

- 33rd Ave W Extension (from 33rd Ave W to 184th St SW)

Added:

- Scriber Creek Trail Redevelopment (from Lynnwood Transit Center to 196th St SW)
- Interurban Trail Improvements (from Beech Rd to Maple Rd)
- 44th Ave W/I-5 Underpass Improvements (I-5 Underpass Improvements)
- 48th Ave W Bike and Ped Improvements (from Lynnwood Transit Center to 194<sup>th</sup>)

**Previous Planning Commission / City Council Action**

N/A

**Adm. Recommendation**

N/A

**Attachments**

Proposed Six Year Transportation Improvement Plan (TIP) 2017 – 2022 and associated map.

Anticipated Revenue Sources

A		B		C		D		E	F	G	H	I	J	K	L	M	N	P	Q	AG
City of Lynnwood Six Year TIP 2017-2022				PLANNED EXPENSES												REVENUE SOURCES		Future Revenue To-Be Determine		
Project Type	Map ID #	Project Title	Project Limits	Prior	6-YrTotal 2017-2022	2017	2018	2019	2020	2021	2022	Future Expense	Project Total Expense	Project Total Revenue	Project Current Revenue					
<b>TOTAL</b>				<b>9,299,318</b>	<b>163,683,599</b>	<b>8,287,922</b>	<b>17,511,298</b>	<b>24,035,000</b>	<b>36,155,000</b>	<b>38,274,000</b>	<b>39,420,379</b>	<b>64,263,236</b>	<b>237,246,153</b>	<b>247,621,153</b>	<b>35,990,574</b>	<b>211,630,579</b>				
Recurring Annual Programs		Overlay Program		69,438	21,000,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	0	21,069,438	21,069,438	150,618	20,918,820				
		Traffic Signal Rebuild Program		-	2,400,000	400,000	400,000	400,000	400,000	400,000	400,000	0	2,400,000	2,400,000	0	2,400,000				
		Transportation Business Plan		-	450,000	75,000	75,000	75,000	75,000	75,000	75,000	0	450,000	450,000	0	450,000				
		Sidewalk and Walkway Program - ADA Ramps		-	400,000	100,000	90,000	80,000	70,000	30,000	30,000	0	400,000	400,000	0	400,000				
		Sidewalk and Walkway Program - Maintenance		-	600,000	100,000	100,000	100,000	100,000	100,000	100,000	0	600,000	600,000	0	600,000				
		Neighborhood Traffic Calming Program		-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	0	300,000	300,000	0	300,000				
		Sidewalk and Walkway Program		-	2,250,000	375,000	375,000	375,000	375,000	375,000	375,000	0	2,250,000	2,250,000	0	2,250,000				
<b>Recurring Annual Programs Subtotal</b>				<b>69,438</b>	<b>27,400,000</b>	<b>4,600,000</b>	<b>4,590,000</b>	<b>4,580,000</b>	<b>4,570,000</b>	<b>4,530,000</b>	<b>4,530,000</b>	<b>0</b>	<b>27,469,438</b>	<b>27,469,438</b>	<b>150,618</b>	<b>27,318,820</b>				
New/Expanded Roads	50	36th Ave W	Maple Road to 164th St SW	1,583,159	9,416,841	1,416,841	8,000,000					0	11,000,000	11,000,000	3,374,900	7,625,100				
	57	36th Ave W	164th St SW to SR 99	3,390,000	0							0	3,390,000	13,765,000	875,000	12,890,000				
	58	Poplar Extension Bridge Phase I&II	196th St SW to AMB	3,234,702	29,005,298	504,000	2,965,298	9,576,000	12,768,000	3,192,000		8,195,017	40,435,017	40,435,017	6,821,708	33,613,309				
	59	Maple Road Extension	AMP to 32nd Ave W	-	1,937,000		173,000	1,764,000				0	1,937,000	1,937,000	0	1,937,000				
	60	52nd Ave W	168th St SW to 176th St SW	-	2,949,000				236,000	176,000	2,537,000	0	2,949,000	2,949,000	0	2,949,000				
	61	33rd Ave W Extension	Maple Road	-	3,200,000				220,000	550,000	2,430,000	0	3,200,000	3,200,000	0	3,200,000				
	62	Beech Road Extension	AMP to Ash Way Underpass	-	3,970,000				320,000	210,000	3,440,000	0	3,970,000	3,970,000	0	3,970,000				
63	200th St SW	64th Ave W to 48th Ave W	-	500,000						500,000	25,321,000	25,821,000	25,821,000	0	25,821,000					
<b>New/Expanded Roads Subtotal</b>				<b>8,207,861</b>	<b>50,978,139</b>	<b>1,920,841</b>	<b>11,138,298</b>	<b>11,340,000</b>	<b>13,544,000</b>	<b>4,128,000</b>	<b>8,907,000</b>	<b>33,516,017</b>	<b>92,702,017</b>	<b>103,077,017</b>	<b>11,071,608</b>	<b>92,005,409</b>				
Non-Motorized	64	Interurban Trail Improvements	Vic. of 212th St SW	279,655	500,756	500,756						195,908	976,319	976,319	464,969	511,350				
	65	Scriber Creek Trail Redevelopment	Lynnwood Transit Center to 196th St SW	-	900,000		200,000	200,000	200,000	200,000	100,000	6,600,000	7,500,000	7,500,000	0	7,500,000				
	66	Interurban Trail Improvements	Beech Rd to Maple Rd	-	600,000				200,000	200,000	200,000	8,400,000	9,000,000	9,000,000	0	9,000,000				
	67	Pedestrian Signal	SR-99 to 180th St SW	-	587,000				69,000	518,000		0	587,000	587,000	0	587,000				
<b>Non-Motorized Subtotal</b>				<b>279,655</b>	<b>2,587,756</b>	<b>500,756</b>	<b>200,000</b>	<b>200,000</b>	<b>469,000</b>	<b>918,000</b>	<b>300,000</b>	<b>15,195,908</b>	<b>18,063,319</b>	<b>18,063,319</b>	<b>464,969</b>	<b>17,598,350</b>				
Intersection Improvements	68	Roundabout/Traffic Signal	52nd Ave W to 176th St SW	-	507,000					45,000	462,000	0	507,000	507,000	0	507,000				
	69	Traffic Signal/Turn Lane	Sears Driveway to AMP	-	1,377,000		68,000	487,000	822,000			0	1,377,000	1,377,000	0	1,377,000				
	70	Traffic Signal	28th Ave W to AMB	-	1,464,000		100,000			246,000	1,118,000	0	1,464,000	1,464,000	0	1,464,000				
	71	Roundabout/Traffic Signal	48th Ave W to 188th St SW	-	744,000			104,000	640,000			0	744,000	744,000	0	744,000				
	72	Traffic Signal	66th Ave to 212th St	-	744,000			104,000	640,000			0	744,000	744,000	0	744,000				
73	Traffic Signal/Turn Lane	196th St SW to AMP	-	707,000				40,000	207,000	460,000	0	707,000	707,000	0	707,000					
<b>Intersection Improvements Subtotal</b>				<b>-</b>	<b>5,543,000</b>	<b>-</b>	<b>168,000</b>	<b>695,000</b>	<b>2,142,000</b>	<b>498,000</b>	<b>2,040,000</b>	<b>-</b>	<b>5,543,000</b>	<b>5,543,000</b>	<b>-</b>	<b>5,543,000</b>				
City Center	74	City Center Rail Stations Study		-	400,000	200,000	200,000					0	400,000	400,000	0	400,000				
	75	196th St SW (SR-524)	37th Ave W to 48th Ave W to	570,857	21,672,522	529,143	600,000	3,000,000	5,000,000	6,500,000	6,043,379	0	22,243,379	22,243,379	22,243,379	0				
	76	42nd Ave W	200th St SW to 194th St SW	12,818	19,737,182	137,182		3,300,000	7,800,000	8,500,000		10,000	19,760,000	19,760,000	160,000	19,600,000				
	77	44th Ave W	I-5 to 194th St SW	-	9,000,000				2,000,000	5,000,000	2,000,000	0	9,000,000	9,000,000	0	9,000,000				
	78	44th Ave W/I-5 Underpass Improvements	I-5 Underpass Improvements	-	465,000		115,000	150,000	200,000			0	465,000	465,000	0	465,000				
	79	48th Ave W Bike and Ped Improvements	Lynnwood Transit Center to 194th	-	2,900,000			300,000	300,000	300,000	2,000,000	2,700,000	5,600,000	5,600,000	0	5,600,000				
80	194th St SW	33rd Ave W to 40th Ave W	22,970	16,100,000					5,300,000	10,800,000	7,877,030	24,000,000	24,000,000	0	24,000,000					
81	200th St SW	40th Ave W to 48th Ave W	-	5,400,000					2,600,000	2,800,000	4,600,000	10,000,000	10,000,000	0	10,000,000					
<b>City Center Subtotal</b>				<b>606,644</b>	<b>75,674,704</b>	<b>866,325</b>	<b>915,000</b>	<b>6,750,000</b>	<b>15,300,000</b>	<b>28,200,000</b>	<b>23,643,379</b>	<b>15,187,031</b>	<b>91,468,379</b>	<b>91,468,379</b>	<b>22,403,379</b>	<b>69,065,000</b>				
Misc.	82	Lynnwood Link Trolley Feasibility Study	ECC, Transit Ctr, CC, Conv.Ctr, Alderwood mall	-	100,000				100,000			0	100,000	100,000	0	100,000				
	83	Bike2Health	CityWide	135,720	1,400,000	400,000	500,000	470,000	30,000			364,280	1,900,000	1,900,000	1,900,000	0				
	84	North Link LRT Extension	Northgate to Lynnwood Transit Center	-	0							0	0	0	0	0				
<b>Misc. Subtotal</b>				<b>135,720</b>	<b>1,500,000</b>	<b>400,000</b>	<b>500,000</b>	<b>470,000</b>	<b>130,000</b>	<b>-</b>	<b>-</b>	<b>364,280</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>1,900,000</b>	<b>100,000</b>				
<b>TOTAL</b>				<b>9,299,318</b>	<b>163,683,599</b>	<b>8,287,922</b>	<b>17,511,298</b>	<b>24,035,000</b>	<b>36,155,000</b>	<b>38,274,000</b>	<b>39,420,379</b>	<b>64,263,236</b>	<b>237,246,153</b>	<b>247,621,153</b>	<b>35,990,574</b>	<b>211,630,579</b>				

This page intentionally blank.



This page intentionally blank.

**Topic: 2016 Comprehensive Plan  
Amendments and Rezones**

Agenda Item: E.1

**Staff Report**

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

Staff Contacts: Todd Hall, Planning Manager

**Introduction**

This year's docket of proposed amendments to the Lynnwood Comprehensive Plan was reviewed by Planning Commission and approved by City Council on May 23, 2016, and the first round of amendments and rezones are now being presented for public comment and review by the Commission. The docket consists of eleven (11) amendments. Staff is presenting six (6) amendments at tonight's public hearing and the remaining amendments will be scheduled at a future meeting to hear public testimony, date TBD.

**Action**

After a review of the proposed amendments, deliberate on the amendments 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 amendments are specified in the Implementation section of the Comprehensive Plan. Decision criteria for rezones (reclassifications) are specified in LMC Chapter 21.22.600.

**Amendments**

The hearing this evening include the following amendments:

**A. Human Services Element Comprehensive Plan Amendment**

**(CPL-003642-2016)** The City of Lynnwood submitted an amendment application for the creation of a new Human Services Element (Chapter 8) of the City of Lynnwood's Comprehensive Plan. The Human Services Element will describe how the City's efforts in planning, funding, coordinating, and improving human services' delivery contribute to reach community goals and enrich the quality of life in Lynnwood. It defines the City's roles and describes many tools used to understand and address Lynnwood residents' needs for human services.

This amendment is expected to include at least the following:

- Introduction – it defines the City’s roles and describes tools used to understand and address human services needs
- Goals – lists overarching goals for human services
- Policies – lists policies that support the goal statements

This amendment will make additional formatting changes to three areas:

- Table of Contents
- Introduction - specifically under the Heading “Organization of the Plan and Elements”
- New Chapter 8 titled “Human Services Element”

This amendment will shift the numbering of the preceding chapters to be as follows in order to maintain alphabetical order:

- Existing Chapter 8 Environment – Proposed Chapter 9 Environment
- Existing Chapter 9 Capital Facilities & Utilities – Proposed Chapter 10 Capital Facilities & Utilities
- Existing Chapter 10 Implementation – Proposed Chapter 11 Implementation

**B. Open Door Baptist Church Comprehensive Plan Amendment and Rezone (CPL-003702-2015/RZN-003701-2016)**

The Open Door Baptist Church has submitted an amendment to amend the Future Land Use Map to change the designation of a vacant church-owned parcel north of the church from Community Commercial (CC) to Medium-Density Multi-Family (MF-2). A rezone is also proposed which would rezone the property currently zoned Limited Business (B-2) to Multiple Residential Medium Density (RMM) on the Official Zoning Map.

**C. Lexus of Seattle Comprehensive Plan Amendment and Rezone (CPL-003711-2016/RZN-003713-2016)**

Lexus of Seattle has submitted an amendment to amend the Future Land Use Map to change the designation of a vacant parcel west of the Lexus of Seattle dealership from Medium-Density Multi-Family (MF-2) to Highway 99 Corridor (H99). A 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.

**D. Triton Court Comprehensive Plan Amendment and Rezone (CPL-003722-2016/RZN-003764-2016)**

Jeffrey Butler has submitted an 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 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 (along with other adjacent parcels) which will include a structure with retail, office, student residential uses and parking.

**E. Trinity Lutheran Church Comprehensive Plan Amendment and Rezone (CPL-003754-2016/RZN-003756-2016)**

The City of Lynnwood, on behalf of Trinity Lutheran Church, has submitted an amendment to the Future Land Use Map to change the designation of thirteen (13) parcels, eleven (11) 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 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.

**F. Introduction and Land Use Element Comprehensive Plan Amendment (CPL-003734-2016)**

The City of Lynnwood 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.

### Analysis and Comment

For Comprehensive Plan amendments, 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.

For rezones, the Planning Commission shall base its recommendations for reclassifying properties within the City on the decision criteria noted in Chapter 21.22.600:

1. The reclassification is substantially related to the public health, safety, or welfare; and
2. The reclassification is warranted because of changed circumstances or because of a need for additional property in the proposed land use zone classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
3. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification; and
4. The reclassification will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
5. The reclassification has merit and value for the community as a whole; and
6. The reclassification is in accord with the comprehensive plan; and

7. The reclassification complies with all other applicable criteria and standards of the Lynnwood Municipal Code.

Each of the applicants has provided background and analysis for their respective amendments and rezones (see attachments). Based on the applicants analysis of the criteria for Comprehensive Plan Amendments and rezones (listed above), staff finds that all proposed amendments and rezones meet the criteria and recommend approval of the proposed items.

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

Planning Commission approved the PAL on May 12, 2016

City Council approved the PAL on May 23, 2016

#### **Adm. Recommendation**

Hold a public hearing to hear public testimony regarding the proposed amendments and rezones. At the conclusion of the hearing, deliberate on the amendments and make a recommendation to City Council to hold a public hearing to review and approve the proposed amendments as presented by Staff.

#### **Attachments**

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

This page intentionally blank.

ITEM A

HUMAN SERVICES ELEMENT COMPREHENSIVE PLAN AMENDMENT

This page intentionally blank.

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 a 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

This page intentionally blank.

# 8 HUMAN SERVICES

## INTRODUCTION

---

Human services are those efforts targeted directly to individuals and families to meet basic needs, and can be represented on a continuum of services including intervention, prevention, and enhancement. 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 a 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

Lynnwood is a partner with the Edmonds School District, businesses, service providers, and other organizations and jurisdictions to help strengthen a human services network that provides vulnerable persons the food, shelter, job training, child care, and other services they need to become self-sufficient. The Human Services Element describes how the City's efforts in planning, funding, coordinating, and improving human services' delivery contribute to reach community goals and enrich the quality of life in Lynnwood. It defines the City's roles and described many tools uses to understand and address Lynnwood residents' needs for human services. A few related tools are part of other Comprehensive Plan elements, such as Housing.

When people think about the kinds of services their city offers, they often think of roads, sidewalks, water, police and fire protection but probably not human services – services provided directly to persons having difficulty meeting their basic needs for survival, employment, social support, such as counseling and access to services. But building and supporting an infrastructure for meeting a continuum of human needs is as important as the physical infrastructure of roads and bridges. A city's vitality depends on the degree to which individuals' potential is developed. An effective human services delivery system is a crucial component of any healthy community.

The City of Lynnwood's primary role is as a catalyst to help build and sustain a comprehensive and affordable safety net of human services for residents whose income does not permit them to buy services in the marketplace. The City's Human Services Commission has the power and responsibility to be advisory to the City Council, provide the public with opportunities to be involved, review all requests for funding, develop recommendations on priorities, and conduct studies on emerging issues. Lynnwood takes one of the following three roles in human services, depending on the need:

- **Planner:** assess and anticipate needs and develop appropriate policy and program responses
- **Facilitator:** convene and engage others in community problem-solving to develop and improve services
- **Funder:** disburse City grants to support a network of services which respond to community needs

1 **HUMAN SERVICES GOALS AND POLICIES**

2 **GOAL**

To connect residents with resources and solutions in times of need with the goal of achieving self-sufficiency and a quality of life deserved by all

3 **HUMAN SERVICES**

- 4 **Policy HS-1.** Support the provision of a continuum of human services to help Lynnwood residents  
5 achieve the greatest possible level of self-sufficiency and to prevent further or more  
6 serious problems in the future.
- 7 **Policy HS-2.** Monitor changes in local human services needs and priorities in an ongoing way and  
8 change the City’s response as appropriate.
- 9 **Policy HS-3.** Collaborate and partner with nonprofit agencies, churches, employers, businesses and  
10 schools to support human services.
- 11 **Policy HS-4.** Encourage cooperation and collaboration with Edmonds School District in the  
12 development and utilization of schools as a focal point for the identification of needs  
13 and delivery of services to children and families.
- 14 **Policy HS-5.** Support and actively coordinate with local, regional, state, and federal efforts that  
15 address Lynnwood human services needs and ensure that local programs complement  
16 programs provided at the county, state and federal level.
- 17 **Policy HS-6.** Continue the City’s active participation in the Alliance for Affordable Housing  
18 (AHA), Snohomish County Homelessness Task Force, Snohomish County Human  
19 Services and other regional groups.
- 20 **Policy HS-7.** Make Lynnwood a welcoming, safe and just community marked by fairness and  
21 equity provided to those disproportionately affected by poverty, discrimination and  
22 victimization.
- 23 **Policy HS-8.** Build support for and awareness of human services to create a community that values  
24 diversity, responds to the needs of individuals and families, and shares the  
25 responsibilities and benefits of living in this City and region.
- 26 **Policy HS-9.** Allocate City general funds for services that address the full spectrum of community  
27 needs.
- 28 **Policy HS-10.** Improve access to services throughout the City by removing physical and systemic  
29 barriers and empowering individuals to overcome other barriers that may exist.
- 30 **Policy HS-11.** Support the development and operation of facilities for human services, and where  
31 appropriate, seek opportunities to achieve efficiencies through agency colocation and  
32 coordination.
- 33 **Policy HS-12.** Coordinate with public and private community organizations and local media to  
34 inform residents of available services and resources.



**ITEM B**

**OPEN DOOR BAPTIST CHURCH COMPREHENSIVE PLAN AMENDMENT**

**AND REZONE**

This page intentionally blank.

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.

RECEIVED

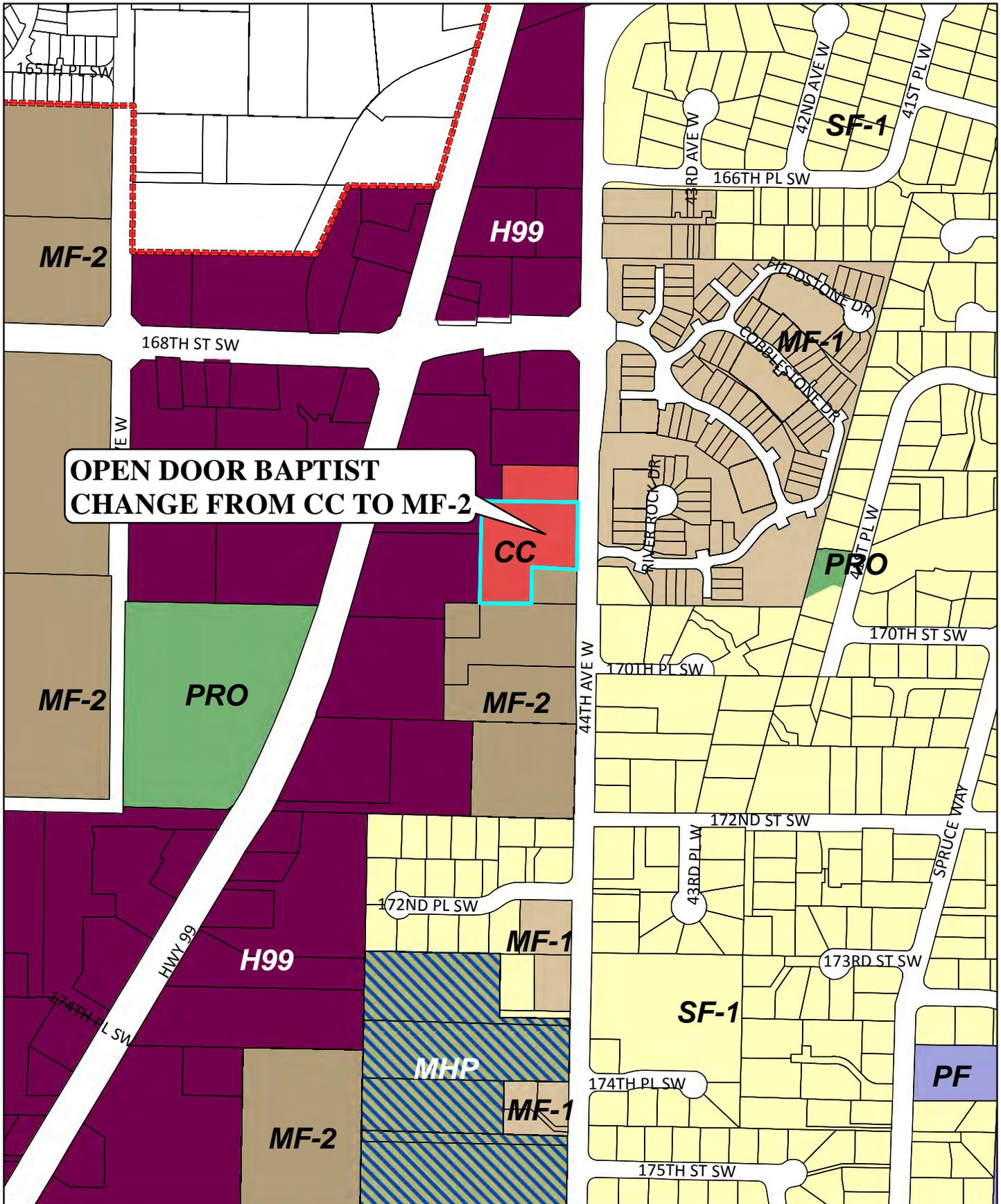
MAR 22 2016

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 downs the street.
- D. This proposed change will help implement the goals of the Lynnwood Comprehensive Plan. Under housing findings in the Lynnwood Comp Plan it states that “ most of the population growth (93%) is expected to be housed in multifamily dwellings”. This proposal will help provide land available to meet the multifamily estimated requirement that 93% of all housing will be multifamily. Under Goals Policy H-1 the plan desires to preserve, protect and enhance the quality, stability and character of established neighborhoods. This property is located in an essentially residential neighborhood. The zoning across the street to the North and South is single family residential. To the south of this property the zoning is all medium density residential. This change will protect the single family neighborhood across the street by providing a buffer from the commercial along highway 99. If this property is developed commercially more traffic will be introduced into the residential neighborhood than if the property is zoned as proposed. This proposal also provides efficient and compatible infill.
- E. This proposal will not have significant impacts beyond the Lynnwood city limits.

# Future Land Use

ITEM B  
CUP-003702-2016



This page intentionally blank.

OPEN DOOR BAPTIST CHURCH

Written Statement

For

Rezone of 1.6 Acres located on 44<sup>th</sup> Ave West

**RECEIVED**

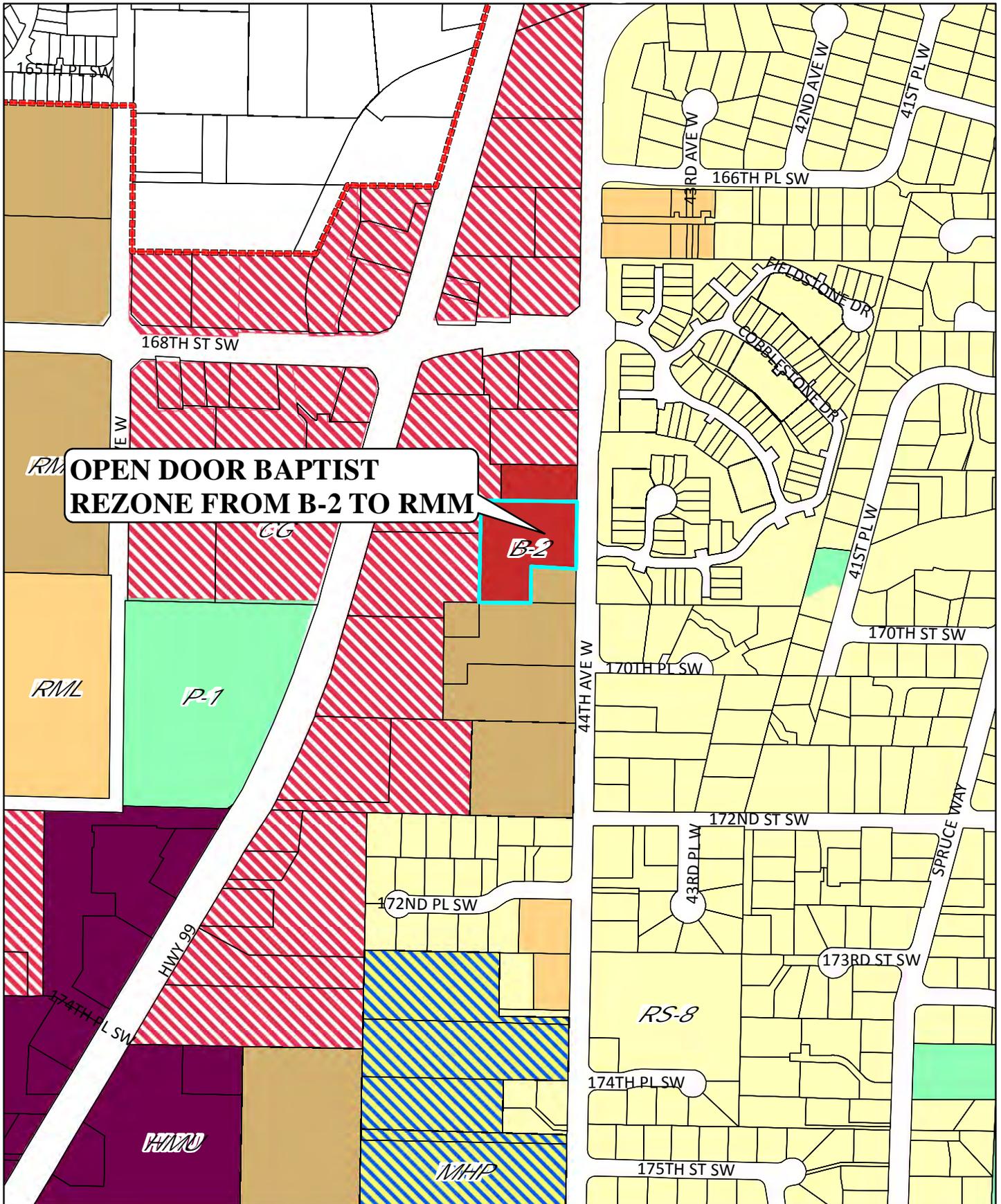
**MAR 22 2016**

**CITY OF LYNNWOOD  
PERMIT CENTER**

- A. This Rezone request is not substantially related to public health, safety or welfare.
- B. This Rezone is warranted because the proposed zoning classification is appropriate for reasonable development of the subject property. This 1.6-acre property has been undeveloped for many years because the zoning and comprehensive plan designations hinder it from being developed. It is designated Commercial on the Comp Plan and is listed as B-2 on the zoning map. This would imply that the properties highest and best use is office or commercial. Commercial zoned properties should have good visibility to the main business traffic routes for it to have the potential to provide a developer the best chance of a successful outcome. Although it is facing 44<sup>th</sup> Ave West, 44<sup>th</sup> Ave West is not the main route for commercial traffic in this area. This property is about a block off of the main traffic thoroughfare, (essentially down a side-road from the main traffic route). It is located in a primarily residential area. Across the street to the east is single family residential. Adjacent and on the same side of the street to the south is RMM. About three years ago a similarly zoned property to the North, on the same side of the road, was developed into an office building. It has sat empty for the last two years because no one wants to locate a business in this residential area. Empty office buildings are a blight to the community and foster vagrancy and other undesirable actions inconsistent with the goals of a residential neighborhood. We believe that this change is consistent with the residential character of the neighborhood. In addition, it demonstrates a pattern of zoning which transitions from commercial to multifamily to single family as you travel east from Hwy 99 through the property to the residential zoning on the east side of 44<sup>th</sup> Ave West.
- C. The subject property is suitable for development in general conformance with zoning standards of the proposed zoning classification. It is generally level and all utilities are in the street or on the property.
- D. The rezone has merit and value for the community as a whole. It helps keep the residential character of the neighborhood. It eliminates the empty commercial development blight and vagrancy in an essentially residential neighborhood. It reduces traffic in a residential area from that which would be developed in commercial zoning.
- E. The rezone is in accord with the Comprehensive Plan. The first three findings in the Land Use section of the Lynnwood Comprehensive Plan talk about Urban Growth, Reducing Urbane Sprawl and Housing, (Encouraging availability of affordable housing). Under Urbane Growth development in urbane areas where adequate public facilities and services exist is encouraged. This property is in an urbane area with all of the services and it will not be developed, or it will be ill-advisedly developed in the middle of a residential neighborhood under the current zoning. The proposed zoning is Medium Density Residential. Medium

Density Residential helps reduce sprawl which would results from a single family zoning. Under the Housing “finding” the availability of affordable housing to all segments of the population is encouraged. As you know the land component in todays housing price is dramatic. Multifamily zoning reduces the price of the land component in the cost of new housing. In fact, there is no affordable housing in single family zoning in todays markets in the Lynnwood area.

F. The Rezone request complies with all other applicable criteria and standards of the Lynnwood Municipal Code.



This page intentionally blank.

## ITEM C

### LEXUS OF SEATTLE COMPREHENSIVE PLAN AMENDMENT AND REZONE

This page intentionally blank.

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.**

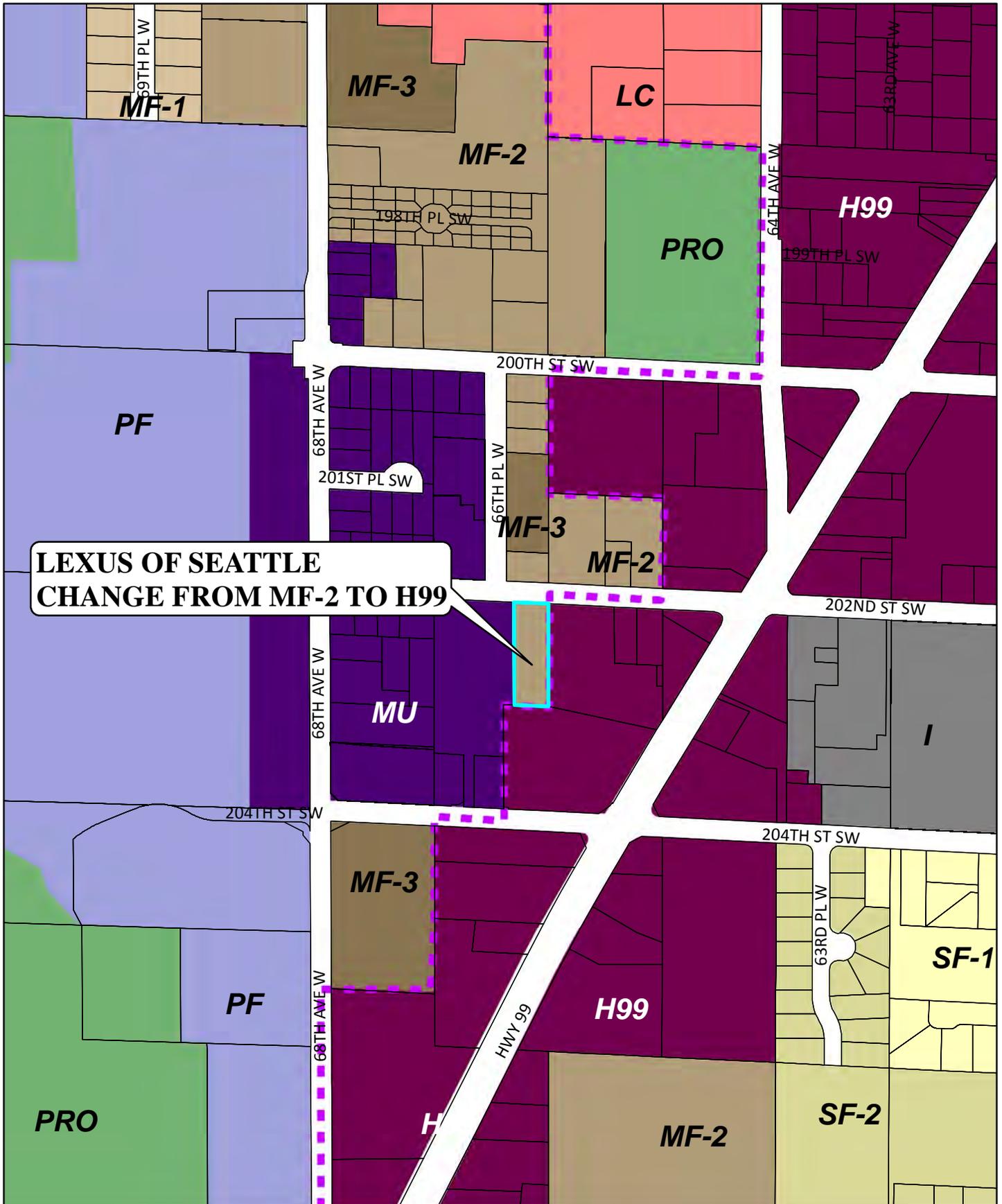
E. Could the proposal have significant impacts beyond the Lynnwood city limits?

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

This page intentionally blank.

# Future Land Use

ITEM C  
CUP-003711-2016



This page intentionally blank.

RECEIVED

MAR 23 2016

CITY OF LYNNWOOD  
PERMIT CENTER

### Rezone Application—Written Statement

3. A written statement addressing whether the application complies with the following design criteria:

A. The Rezone is substantially related to the public health, safety or welfare;

**The Rezone will allow the property to be used to support the expansion of Lexus of Seattle automobile dealership. This will add to the economic base of City of Lynnwood and will have a positive impact on public health, safety and welfare. City of Lynnwood development standards will be met or exceeded and environmental impacts will be minimized with this use.**

B. The Rezone is warranted because of changed circumstances or because of a need for additional property in the proposed land use zone classification or because the proposed zoning classification is appropriate for reasonable development of the subject property;

**The Rezone is warranted because it is appropriate for the reasonable development of the subject property. The property is bounded by the Lexus of Seattle automobile dealership on the south and west sides, and commercial business on the west and north sides (Viking Motel to the west and La Herradura Restaurant to the north). The Rezone to commercial zoning matches existing uses on all four sides of the subject property and follows the intent of the Lynnwood Comprehensive Plan to support the development and expansion of auto dealerships between nodes on Highway 99.**

C. The subject property is suitable for development in general conformance with the zoning standards under the proposed zoning classification;

**The proposal will meet the development standards for the proposed General Commercial (CG) zone. It will also support the improvements currently proposed for the existing Lexus of Seattle automobile dealership on the adjacent property to the south and east.**

D. The Rezone has merit and value for the community as a whole;

**The Rezone will allow the appropriate use of the property. It will also support the improvements and expansion of an existing business that is a valuable member of the economic base of the City of Lynnwood.**

E. The Rezone is in accord with the Comprehensive Plan; and

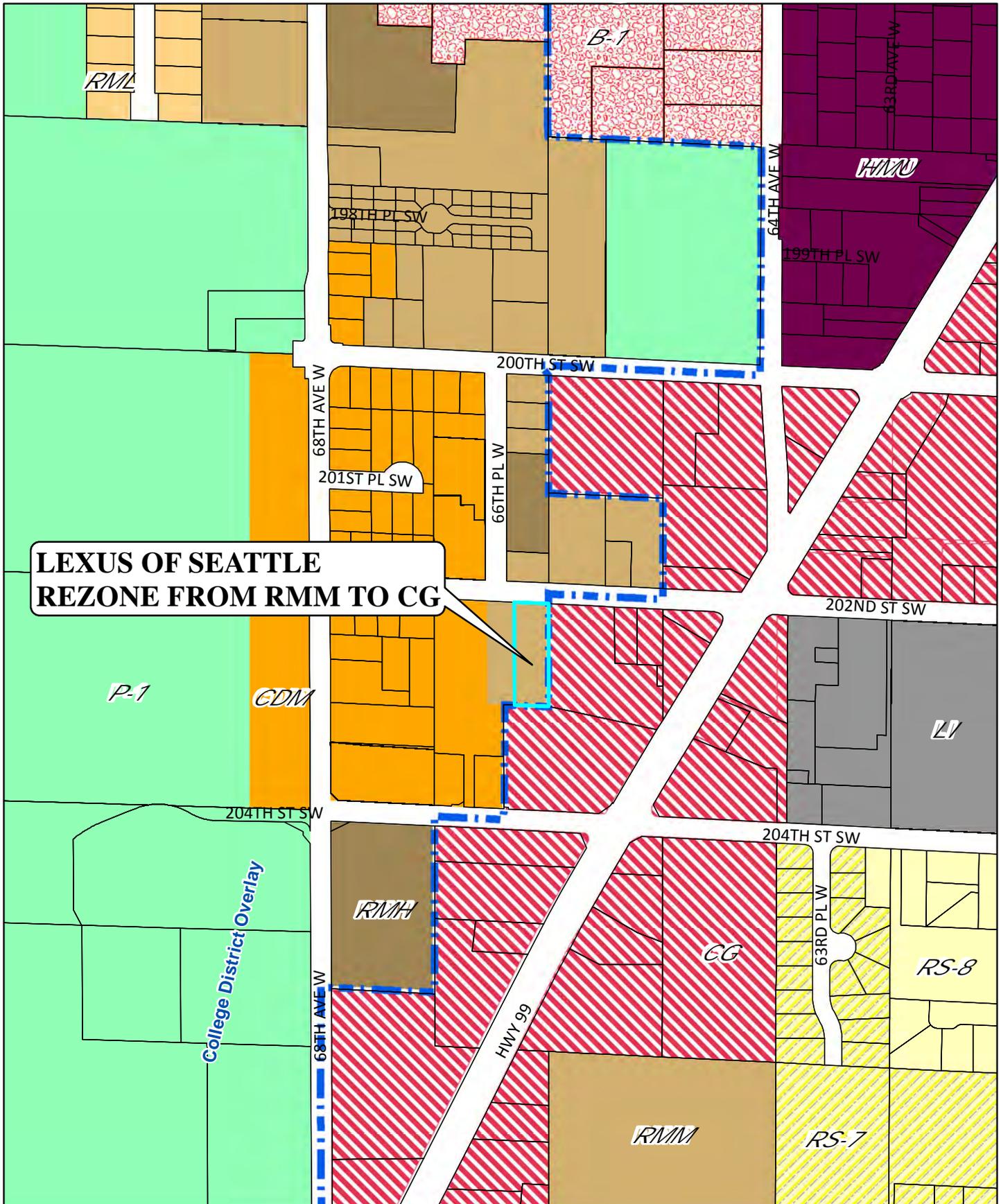
**The Rezone will help implement the goals and policies of the Lynnwood Comprehensive Plan. The proposal follows the policy and implementation recommendations of the Highway 99 Subarea Plan by supporting the retention and expansion of auto dealerships between nodes on Highway 99. Further, this area has been identified as an area of commercial development by the Project Highway 99 Preferred Alternative Concept Diagram.**

- F. The Rezone complies with all other applicable criteria and standards of the Lynnwood Municipal Code.

**The Rezone complies with all other applicable criteria and standards of the Lynnwood Municipal Code. No known variances or special approvals will be required with the proposal.**

# Zoning

**REZONE**  
RZN-003713-2016



This page intentionally blank.

ITEM D

TRITON COURT COMPREHENSIVE PLAN AMENDMENT AND REZONE

This page intentionally blank.

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,

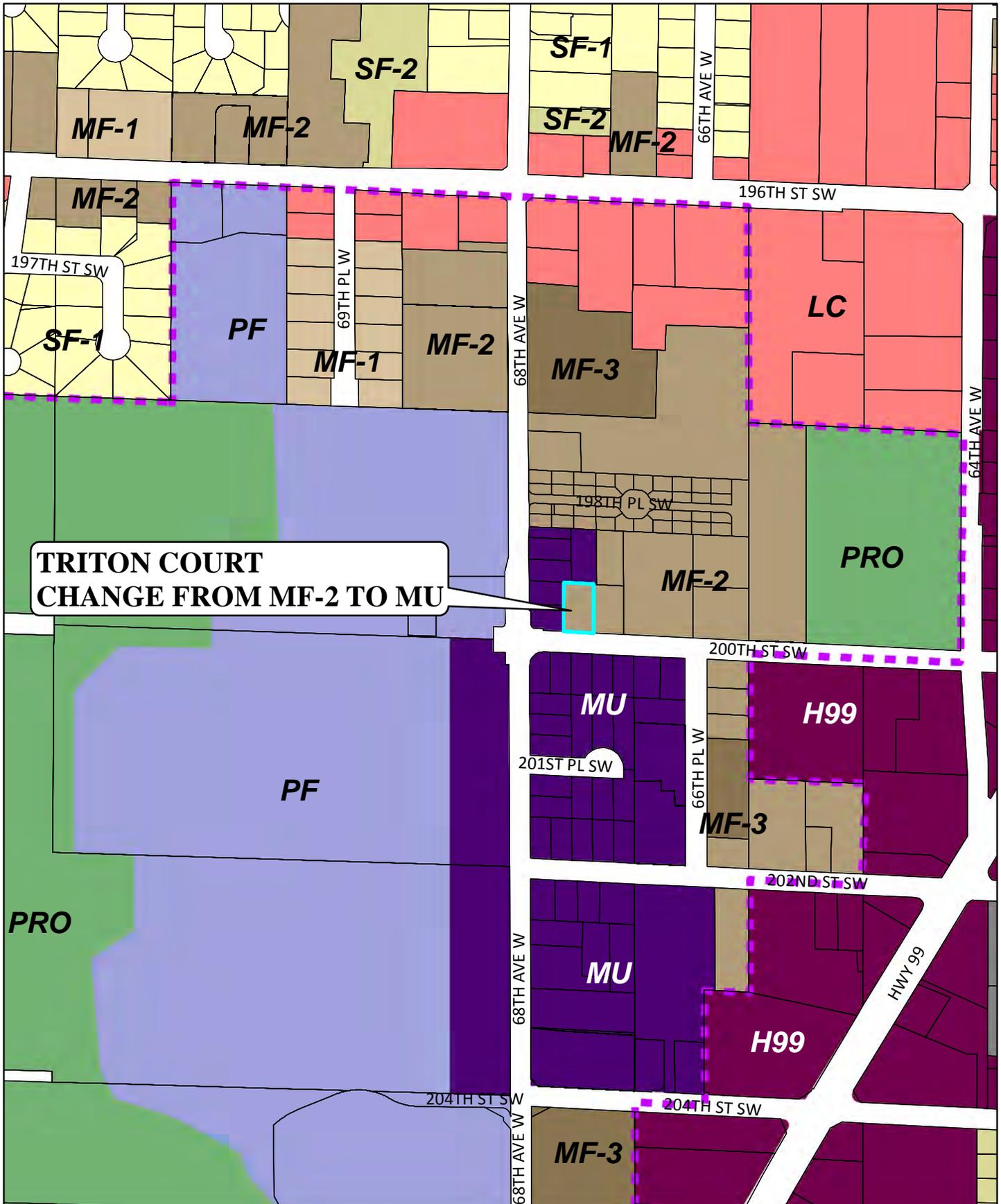


Carlos de la Torre  
Partner  
H+dIT Collaborative, LLC

This page intentionally blank.

# Future Land Use

ITEM D  
CUP-003722-2016



This page intentionally blank.

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: **Rezone Application Statement**  
Parcel #27042000101400  
6725 200<sup>th</sup> ST SW  
**Change from RMM to CDM**

To Whom It May Concern,

The following statement is to demonstrate how the above reference proposed rezone and associated development proposal is consistent with the criteria as outlined in the Rezone Application. The request is for a zone change for a single parcel of a seven parcel development site from RMM to CDM. 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. The Rezone is substantially related to the public health, safety, or welfare:***

The Rezone is not substantially related to public health, safety or welfare. The Rezone will, however, allow for a higher density of student housing near the College which will potentially decrease traffic, long commutes and car pollution; all of which are health, safety and welfare concerns.

***B. The Rezone is warranted because of changed circumstances or because of a need for additional property in the proposed land use zone classification or because the proposed zoning classification is appropriate for reasonable development of the subject property:***

To adhere to the goals of the Comprehensive Plan, and to create a viable and significant Mixed Use project on an important corner site, this parcel needs to be added to the CDM zone. This parcel is already surrounded on two of its three sides by the CDM zoning and it was a previously designated a CDM zone.

The current zoning also creates difficulties to develop a reasonable Mixed Use project due to the configuration of the other CDM properties. Rezoning this parcel and "Squaring off" the site would allow for a more efficient parking and residential layout, while allowing for opportunities to provide public open spaces where they will have the greatest public benefit. In addition the Rezone keeps the consistency of zoning towards the south. All properties across 200<sup>th</sup> St SW to the south are CDM zoned.



3400 phinney ave. n, suite 200, seattle, washington 98103  
tel. 206.545.0700 fax 206.545.0702 www.hdlcollaborative.com

***C. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification;***

Yes. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification. The location's proximity to Edmunds Community College and near the corner of the main entry intersection makes it extremely well suited for a Mixed Use project. With the student residential population and retail and office uses, the potential development will enliven 200<sup>th</sup> St. and create a gateway for the community. The parcel is already surrounded on two of its three sides by the CDM zone. The remaining side to the east is a medium density residential zone (RMM) which will successfully transition this higher density zone away from the College towards lower density uses.

***D. The Rezone has merit and value for the community as a whole;***

Yes. The Rezone will allow for a development that can be an anchor to a successful and vibrant redevelopment of properties near the College. By changing the zone, and increasing density on this portion of the site, it will allow for more pedestrian open spaces at other locations that will be of better use to the public, like the corner and mid-project on 68<sup>th</sup> Ave W.

***E. The Rezone is in accord with the 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.

The proposal does not conflict with the Comprehensive Plan's 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...*

***F. The Rezone complies with all other applicable criteria and standards of the Lynnwood Municipal Code:***

Yes. This rezone is consistent with adjacent properties, development standards, and uses. The existing zoning complies less with the goal of Mixed Use projects near the College and does not allow for the higher density zoning where it should occur.

***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.

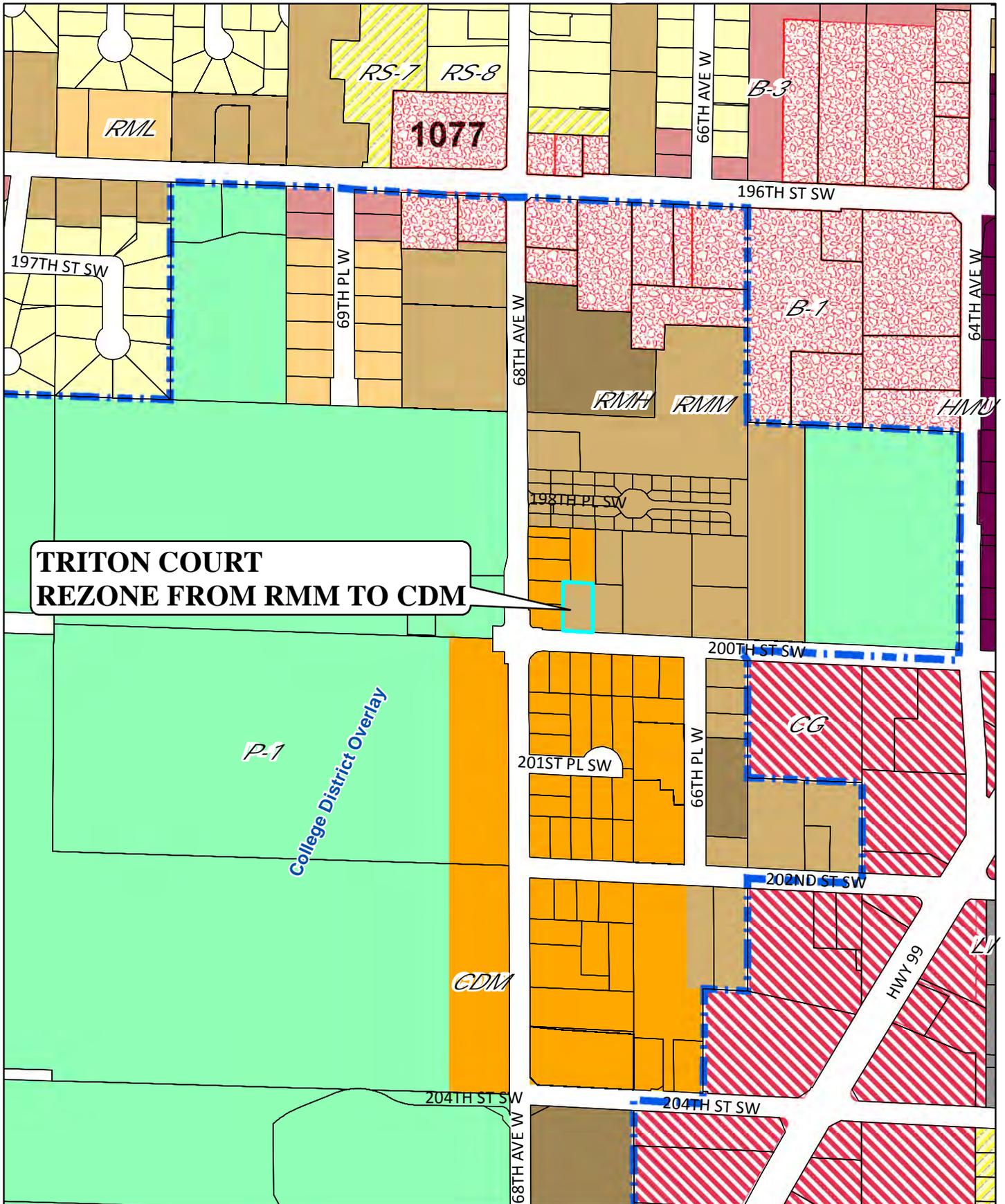
Sincerely,

Carlos de la Torre  
Partner  
H+dIT Collaborative, LLC

This page intentionally blank.

# Zoning

**REZONE**  
RZN-003764-2016



This page intentionally blank.

ITEM E

TRINITY LUTHERAN CHURCH COMPREHENSIVE PLAN AMENDMENT AND REZONE

This page intentionally blank.

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.

28

29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68

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.

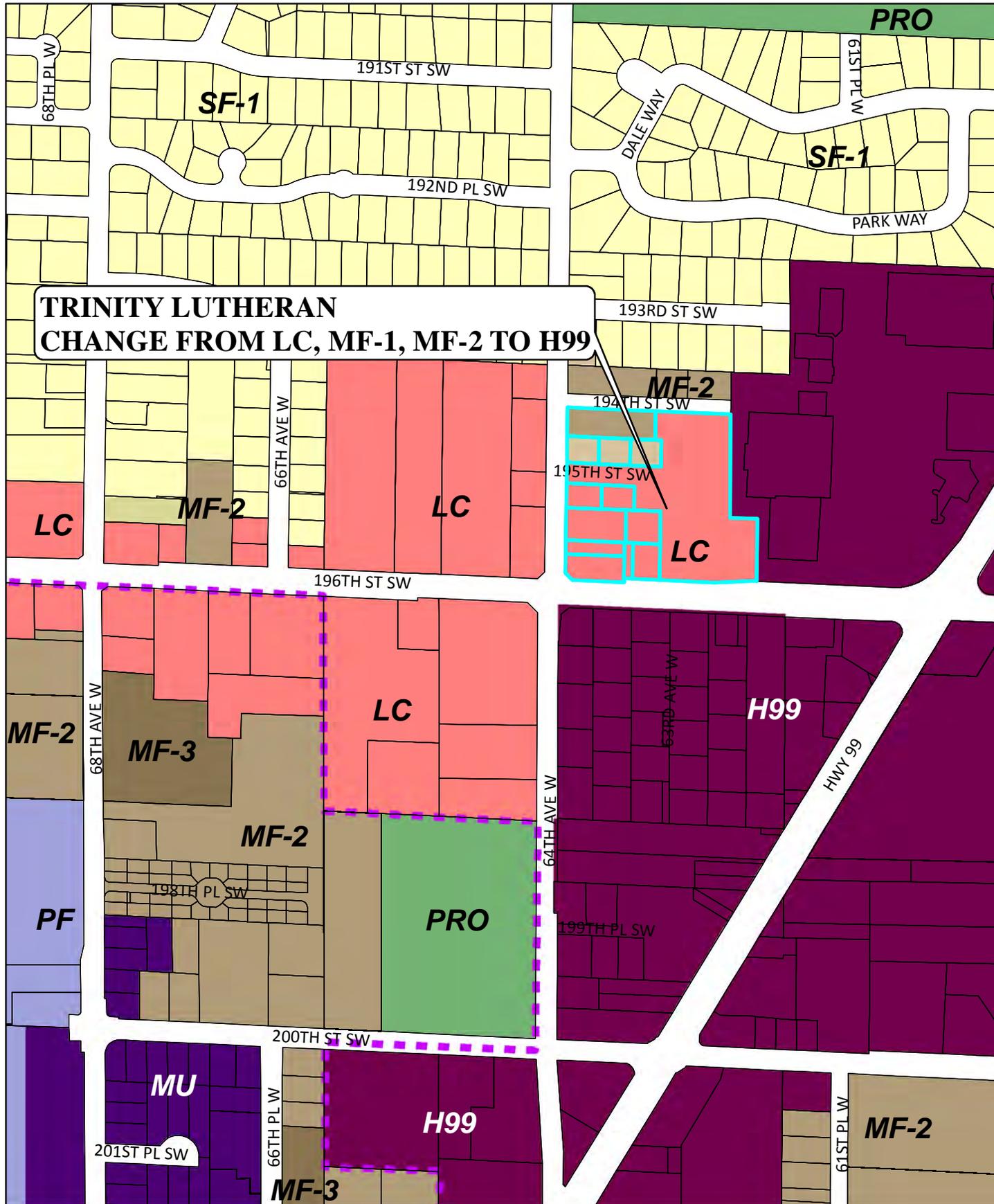
69 E. Could the proposal have significant impacts beyond the Lynnwood City limits?  
70

71

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

This page intentionally blank.

# Future Land Use



This page intentionally blank.

1 REZONE MAP AMENDMENTS

2 TRINITY LUTHERAN

3 RZN-003756-2016

- 4 • Multiple-Residential Low Density(RML) and Multiple Residential Medium Density-Family (RMM)  
5 on specified parcels to Highway 99 Corridor (H99)

6 Map Amendment

7 As noted on Attachment A, current zone designations are Multiple Residential Low Density (RML) and  
8 (Multiple Residential Medium Density (RMM) on specified parcels.

9 Proposed Amendment:

10 As noted on Attachment A, the zoning designation of Highway 99 Mixed Use (HMU) would be assigned  
11 to the specified parcels.

12 As noted Rationale for Amendment:

13 Trinity Lutheran Church's property holdings are split between three Comprehensive Plan designations  
14 (Highway 99 Corridor/H99, Low-Density Multi-Family (MF-1) and Medium-Density Multi-Family (MF-2)  
15 which also results in split zoning (HMU, RML and RMM, respectively). The parcels are all owned by the  
16 Church, with the balance of the parcels given a H99 designation creating an inconsistency. Based upon  
17 the ownership pattern and commonly accepted land use practice, it is more reasonable to use the street  
18 right of way for 194<sup>th</sup> Street SW. north of the parcels as the dividing line. The current zoning (Chapter  
19 21.43) makes it difficult for Trinity Lutheran Church to effectively utilize the land it owns. The zone  
20 amendments would allow for those types of activities which would currently be allowed in the HMU  
21 zoning in LMC Chapter 21.62. The zoning map amendment would also allow a consistent designation  
22 and zoning within the block bordered by 194<sup>th</sup> Street SW and 196<sup>th</sup> Street SW and 64<sup>th</sup> Avenue W and  
23 Highway 99.

24

25

26

Consistency With Criteria of LMC 21.22.600

27

- A. The rezone is substantially related to the public health, safety, or welfare.

28

29

Map Amendment (RML and RMM to HMU) – The rezoning of these parcels to HMU is substantially related to the public health, safety or welfare. The church is currently considering developing accessory facilities on the western portion of their property. The accessory uses proposed would include offices for non-profits providers serving the needs of community residents. The location of the site proposed has readily available and central access to people receiving multiple services some of which would include safety and welfare. This development in proximity to Highway 99 and 196<sup>th</sup> Street SW., a Highway 99 Plan Node, may also result in increased usage of transit and pedestrian modes of transportation.

37

38

- B. The rezone is warranted because of changed circumstances or because of a need for additional property in the proposed land use zone classification or because the proposed zoning is appropriate for reasonable development of the subject property.

39

40

41

42

Map Amendment (RML and RMM to HMU) – The proposed use of the newly rezoned parcels would be to provide accessory functions for the church which benefit the public (i.e. offices and youth programs) which would be allowed uses in the HMU zone. The church is in a centrally located and easily accessible location for these services. Extension of the HMU zone which already encompasses most of the church property would allow for provision of the requested services. Therefore, the proposed zone is appropriate for reasonable development of the subject property.

43

44

45

46

47

48

49

50

- C. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification.

51

52

53

Map Amendment #1 (RML and RMM to HMU) – Chapter 21.62, the Highway 99 Mixed Use Zone) allows offices and youth activities as well as churches within the zoning classification. The development standards for the zone include the requirement of open space and buffering that would allow the proposed uses to be compatible with the residential neighborhood to the north and the office/commercial zones adjacent to the remainder of the site.

54

55

56

57

58

59

- D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

60

61

62

Map Amendment # 1 (RML and RMM to HMU) – The parcels are surrounded by zones that allow offices and similar activities to the east, west and south. Multi-family zoned parcels are located to the north. Landscape requirements and buffers and architectural guidelines (Highway 99

63

64

65 Design Guidelines) for new development will mitigate impacts to any residences to the north.  
66 Transparency and design guideline requirements are also required for building facades facing  
67 onto 64<sup>th</sup> Avenue W.  
68

69 E. The rezone has merit and value for the community as a whole.  
70

71 Map Amendment #1 (RML and RMM to HMU) – The rezone of the parcels to HMU will have  
72 merit and value to the community. Trinity Lutheran will be able to optimize use of their  
73 property under consistent zoning. The amendment will have the effect of supporting the  
74 Highway 99/196<sup>th</sup> Street Corridor Plan Node and eliminate an inconsistency that was the result  
75 of an oversight when the Plan was originally adopted.  
76

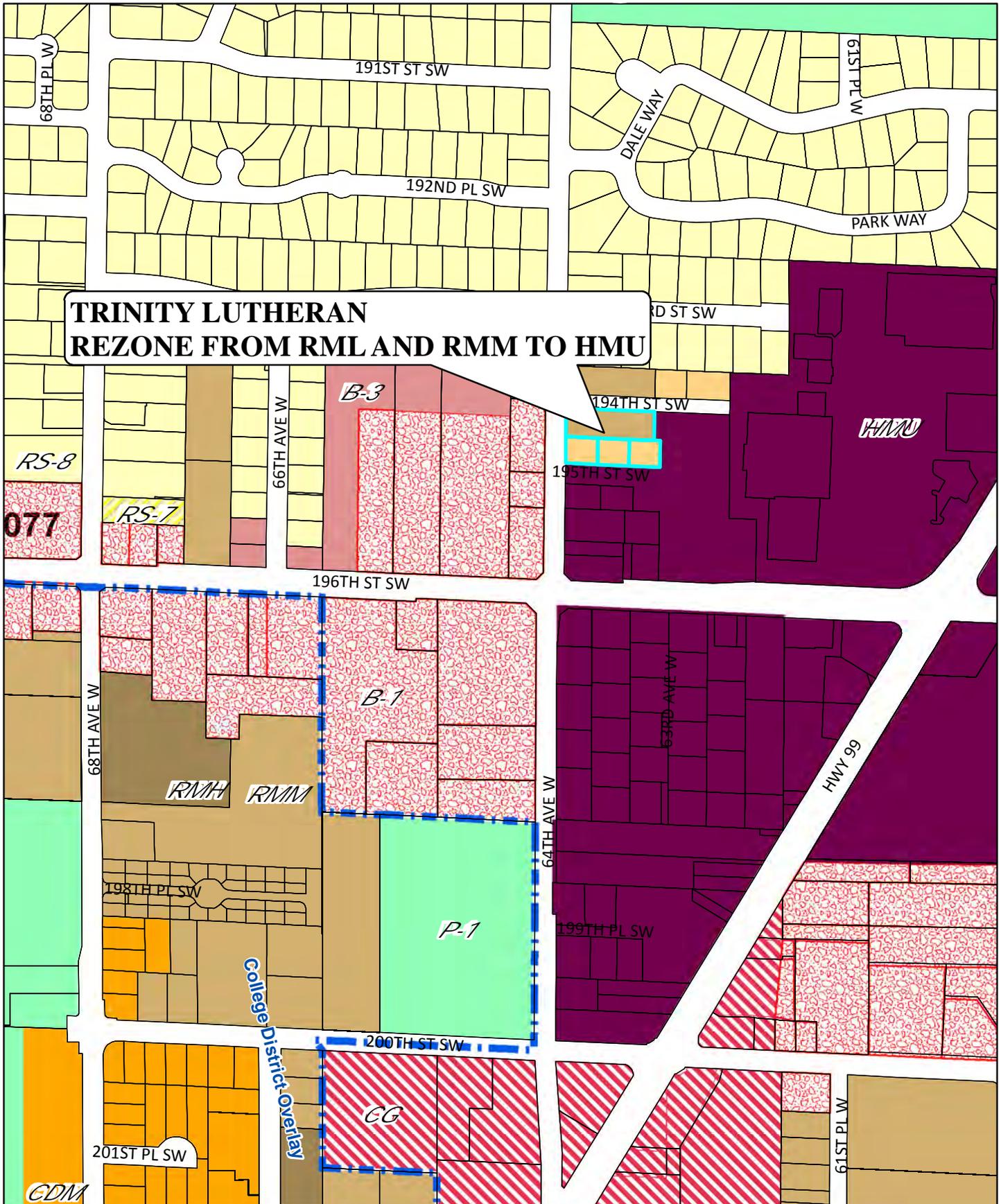
77 F. The rezone is in accord with the Comprehensive Plan  
78

79 Map Amendment #1 (RML and RMM to HMU): The rezone of the parcels to HMU would help  
80 implement Policy LU-34 of the Land Use Element, “Institutional and quasi-institutional land uses  
81 such as churches, child care, group homes, schools, and transit, utility and public facilities shall  
82 be allowed in commercial area.” The utilization of the rezoned parcels will allow non-profits  
83 offices and youth activities to be located near major arterials for easy access.  
84

85 G. The rezone complies with all other applicable criteria and standards of the Lynnwood Municipal  
86 Code.  
87

88 The rezones from RML and RMH to HMU would comply with the Lynnwood Municipal Code  
89 since new development would be required to comply with all applicable sections of the  
90 Lynnwood Municipal Code.

This page intentionally blank.



This page intentionally blank.

## ITEM F

### INTRODUCTION AND LAND USE ELEMENT COMPREHENSIVE PLAN AMENDMENT

This page intentionally blank.

1 COMPREHENSIVE PLAN – MAP & TEXT AMENDMENTS

2 INTRODUCTION AND LAND USE ELEMENT

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

12  
13 Map Amendment #1

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

16 Proposed Amendment:

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

18 As noted Rationale for Amendment:

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

22 Map Amendment #2

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

24 Proposed Amendment:

25 Proposed change would change remove “DRAFT” from the map as this map is now adopted as the  
26 Future Land Use Map.

27 As noted Rationale for Amendment:

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

29 Map Amendment #3

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

32 Proposed Amendment:

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

34 Text Amendment #1

35 Existing text on page 1.5 of the Introduction of the Comprehensive Plan, section titled “Planned Growth:  
36 Population, Employment & Land Area,” includes language regarding the “Gap Area” south of 148<sup>th</sup> St.  
37 SW.

38 Proposed text amendment would delete this language since the City of Mukilteo and City of  
39 Lynnwood has now recognized this area as part of Lynnwood’s MUGA.

40 Rationale for Amendment:

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

45 Text Amendment #2

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

47 Rationale for Amendment:

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

**Table IN-1. Lynnwood City Boundary - Population, Employment and Housing Targets**  
(Based upon City Boundary as of December 13, 2012)

	2011 actual	2025	2035 (Initial)	2011-2035 Change	2011-2035 Change
Population	35,860	43,782	54,404	18,544	51.7%
Employment	24,226	38,550	42,229	17,963	74.1%
Housing Units	14,947	-	22,840	7,893	52.8%

Sources: Countywide Planning Policies for Snohomish County, Appendix B, June 8, 2008 (Sno. Co. Amended Ord. 08-054) and June 30, 2013 (Sno. Co. Amended Ord. 13-032).

**Table IN-2. Lynnwood Unincorporated MUGA<sup>1</sup> - Population, Employment and Housing Targets**  
(Except as noted, based upon MUGA Boundary as of December 13, 2012)

	2011 actual	2025 <sup>2</sup>	2035 (Initial)	2011-2035 Change	2011-2035 Change
Population	24,772	34,335	34,180	9,408	38.0%
Employment	3,506	5,400	5,882	2,376	67.8%
Housing Units	10,302	-	15,347	5,045	49.0%

<sup>1</sup> MUGA boundary as depicted by Countywide Planning Policies. MUGA boundary adopted by the City of Lynnwood includes additional land area.

<sup>2</sup> For 2025 targets, City and MUGA boundaries based upon boundaries as of April 2002.

Sources: Countywide Planning Policies for Snohomish County, Appendix B, June 8, 2008 (Sno. Co. Amended Ord. 08-054) and June 30, 2013 (Sno. Co. Amended Ord. 13-032).

**Table IN-3. Lynnwood City and MUGA<sup>1</sup> - Population, Employment and Housing Targets**  
(Based upon Boundaries as of December 13, 2012)

	2011 actual	2025	2035 (Initial)	2011-2035 Change	2011-2035 Change
Population	60,632	-	88,584	27,952	46.1%
Employment	27,772	-	48,110	20,338	73.2%
Housing Units	25,249	-	38,186	12,938	51.2%

<sup>1</sup> MUGA boundary as depicted by Countywide Planning Policies. MUGA boundary adopted by the City of Lynnwood includes additional land area.

Source: Countywide Planning Policies for Snohomish County, Appendix B, June 8, 2008 (Sno. Co. Amended Ord. 08-054) and June 30, 2013 (Sno. Co. Amended Ord. 13-032).

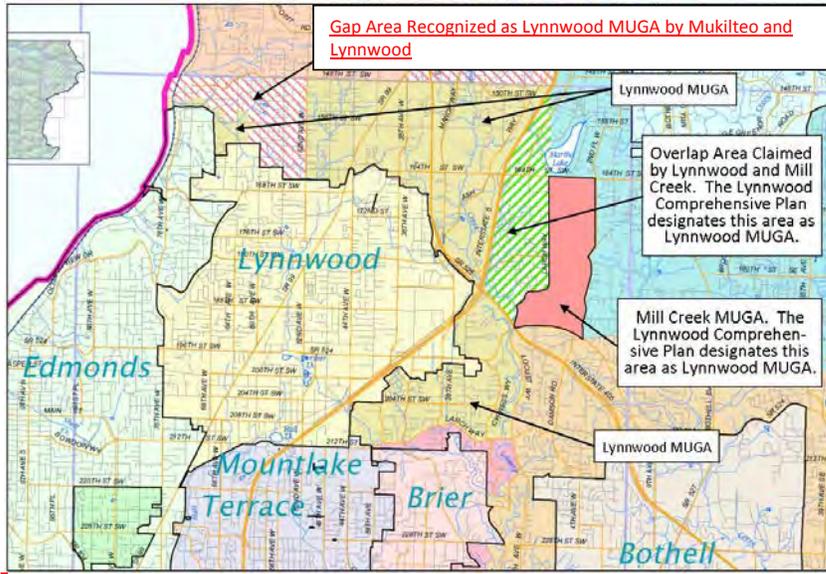
The geographic size of Lynnwood is expected to increase over time to the full extent of the Lynnwood Municipal Urban Growth Area (MUGA). The Lynnwood MUGA, designated by Appendix A of the CPPs, includes lands to the northwest and to the southeast. Below, an excerpt of Snohomish County's MUGA Map depicts the Lynnwood MUGA as recognized by Snohomish County in 2013.

This Comprehensive Plan's Land Use Element designates a larger Lynnwood MUGA than the Lynnwood MUGA established Snohomish County. In particular, the "Overlap Area" to the east to the Mill Creek MUGA boundary. The "Gap Area" south of 148<sup>th</sup> Street SW, as identified on the Snohomish County MUGA Map below (Figure IN-1) was resolved after the adoption of the City of Mukilteo's Comprehensive Plan in 2015. The cities of Lynnwood and Mukilteo recognize 148<sup>th</sup> St. SW/Norma Beach Road as the confirmed boundary of the MUGA in their respective comprehensive plans.

**Deleted:** Lynnwood's preferred MUGA includes the "Gap Area" south of 148<sup>th</sup> Street SW, and

1

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



2

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

3

4

5

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

6

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

7

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

8

### PURPOSE OF THE COMPREHENSIVE PLAN

9

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

10

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

11

- 1 H. The proposal must be consistent with other adopted plans, program goals, and  
 2 policies of the City.
- 3 **Policy LU-10.** Applications for planned unit developments, which may allow variation from certain  
 4 development regulations, shall be evaluated to ensure that the design and  
 5 development of the development further the goals, objectives and policies of the  
 6 Comprehensive Plan.
- 7 **Policy LU-11.** Fill-in development upon vacant parcels that can be readily served by utilities and  
 8 streets should be encouraged to maximize the efficient delivery of such  
 9 infrastructure.

10 **CONSISTENCY**

- 11 **Policy LU-12.** Adopted land use regulations, such as the Zoning Code, should be consistent with  
 12 and implement the Comprehensive Plan.
- 13 **Policy LU-13.** The Land Use Element should be consistent with all other Comprehensive Plan  
 14 Elements, and Lynnwood’s development regulations should be consistent with and  
 15 implement the Land Use Element.
- 16 **Policy LU-14.** The Official Zoning Map should be consistent with and implement the  
 17 Comprehensive Plan. When practicable, the Zoning Map should be amended  
 18 concurrently with changes to the Future Land Use Map.

19 **LYNNWOOD MUGA AND PLANNING AREA**

- 20 **Policy LU-15.** The Future Land Use Plan should provide sufficient land capacity to: A)  
 21 accommodate population and employment growth targets established pursuant to the  
 22 GMA; B) achieve community vision and goals; C) maintain a compact land use  
 23 pattern; and D) reflect coordination with surrounding jurisdictions.
- 24 **Policy LU-16.** In order to promote urban-scale development and the orderly delivery of public  
 25 services, Lynnwood should continue to designate a MUGA that resolves “overlap”  
 26 areas adjacent to Lynnwood. While recognizing Snohomish County’s jurisdiction  
 27 with regards to Urban Growth Area (UGA) boundaries, Lynnwood should continue  
 28 to work with Snohomish County and neighboring municipalities, and designate a  
 29 Lynnwood MUGA that can facilitate an orderly transition of “overlap” lands from  
 30 county to municipal governance.
- 31 **Policy LU-17.** Land use plans for MUGA area properties should be developed in collaboration with  
 32 Snohomish County, neighboring jurisdictions, and public utility and service  
 33 providers.

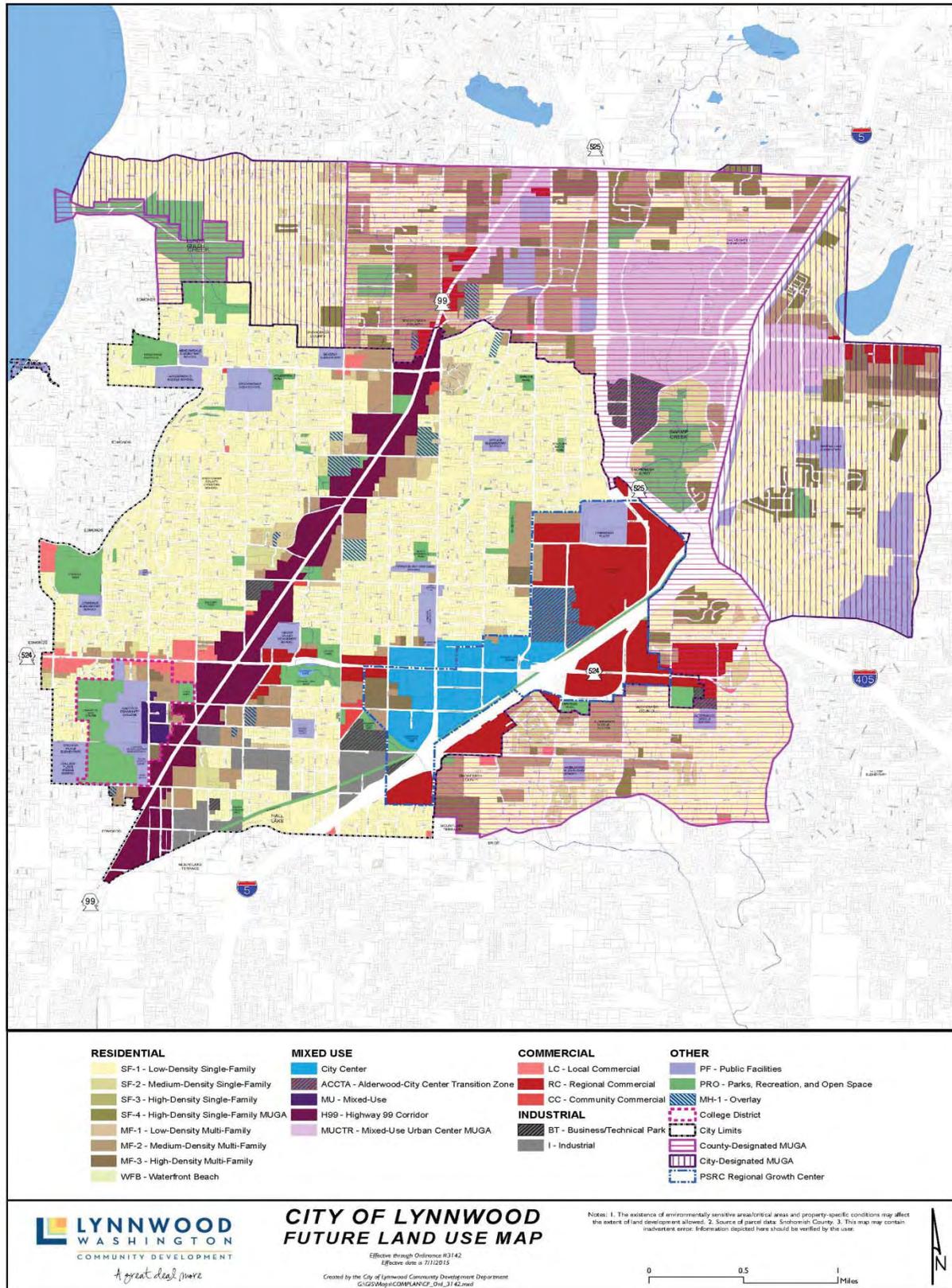
Deleted: gap and

Deleted: gap and

34 **POPULATION AND EMPLOYMENT GROWTH**

- 35 **Policy LU-18.** Land use policies and regulations should accommodate levels of development,  
 36 population and employment consistent with the Growth Management Act, Multi-  
 37 County Planning Policies, Countywide Planning Policies, and the City’s strategic  
 38 objectives.
- 39 **Policy LU-19.** Accommodation of the population and employment growth specified by the  
 40 Countywide Planning Policies should primarily occur within the designated  
 41 Lynnwood Regional Growth Center and along Highway 99.



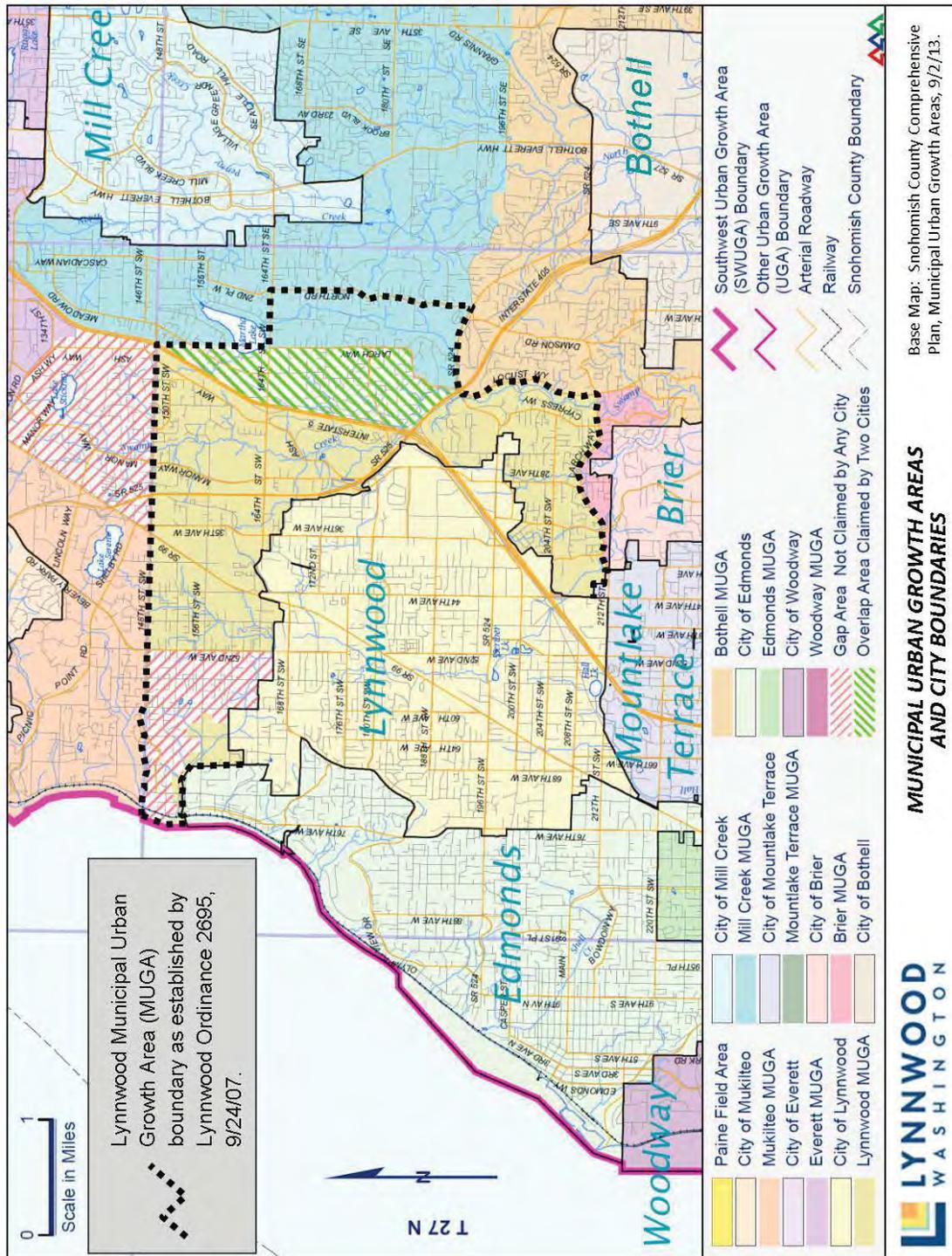


1  
2

Figure LU-1. Future Land Use Map

1  
2

Figure LU-2. Municipal and MUGA Boundaries



3

**Figure LU-2: Municipal and MUGA Boundaries**

