



**ORDINANCE NO. 3405**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
 LYNNWOOD, WASHINGTON, ADOPTING A SUBAREA PLAN  
 FOR THE SOUTH LYNNWOOD NEIGHBORHOOD;  
 PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND  
 SUMMARY PUBLICATION**

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WHEREAS, in 2005 the City Council adopted the Economic Development Action Plan which identified the need for planning in the South Lynnwood area; and

WHEREAS, in 2015 the City Council adopted an update to the Economic Development Action Plan which included the following:

Policy 3.1.d: Major Projects: South Lynnwood

- Action 3.1d.1 Define boundaries for a South Lynnwood revitalization area.
- Action 3.1d.2 Develop a vision for the future South Lynnwood in partnership with neighborhoods, local businesses, and other stakeholders.
- Action 3.1d.3 Commission a South Lynnwood Revitalization plan; analyze zoning, land use, business activity and real estate market trends and dynamics.
- Action 3.1d.4 Develop a focused business attraction and revitalization strategy based on plan analytics and findings.
- Action 3.1d.5 Market the benefits of the designated SBA HUBZone south of 196th Street SW in South Lynnwood; and

WHEREAS, the City of Lynnwood adopted a Comprehensive Plan to comply with the requirements of the Growth Management Act on June 24, 2015, by Ordinance No. 3142; and

WHEREAS, in 2016 the Parks, Recreation and Cultural Arts Department created equity composite maps for the Parks, Arts, Recreation and Conservation (PARC) Plan and identified South Lynnwood as a neighborhood experiencing significant inequities; and

WHEREAS, in 2019 the City Council approved preparation of a subarea plan called the South Lynnwood Neighborhood Plan and related documents for the neighborhood; and

43 WHEREAS, the City of Lynnwood last updated its Comprehensive Plan on November 22  
44 2021 by Ordinance No. 3043; and

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46 WHEREAS, in accordance with RCW 36.70A.080(2), a jurisdiction’s Comprehensive Plan  
47 may include subarea plans as an optional element under the Growth Management Act; and

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49 WHEREAS, the City has adopted the following subarea plans as optional elements: City  
50 Center Subarea Plan by Ordinance No. 2553, Highway 99 Subarea Plan by Ordinance No. 2910,  
51 and College District Subarea Plan by Ordinance No. 2432; and

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53 WHEREAS, in accordance with RCW 36.70A.130 a jurisdiction may amend its  
54 Comprehensive Plan to adopt an initial subarea plan more frequently than once per year; and

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56 WHEREAS, for the purpose of this subarea plan the South Lynnwood neighborhood is  
57 defined by Census Tract 514, which is generally bound by 196<sup>th</sup> St SW to the north, 48<sup>th</sup> Ave W to  
58 the east, 212<sup>th</sup> St SW to the south, and Highway 99 to the west; and

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60 WHEREAS, in 2020 the Puget Sound Regional Council recognized South Lynnwood as an  
61 area at risk of displacement; and

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63 WHEREAS, the South Lynnwood Neighborhood Plan project team conducted an open and  
64 inclusive planning process that included public outreach, and work sessions with the South  
65 Lynnwood Co-Design Committee, Planning Commission and City Council; and

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67 WHEREAS, the following future conditions statements were created based on feedback  
68 provided by the community: 1) The neighborhood will be home to safe walking networks, parks,  
69 open spaces, and gathering places; 2) Residents, businesses, and community partners will work  
70 together to create a vibrant community which celebrates diversity; 3) Households, families, and  
71 businesses will be preserved and thriving; and 4) Economic Development will progress through  
72 employment opportunities and access to social services; and

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74 WHEREAS, the following ten goals were established and supported by policies and actions  
75 which implement the future conditions statements: 1) The South Lynnwood neighborhood  
76 succeeds because it has a collaborative relationship with the City; 2) South Lynnwood feels like a  
77 small village with an easily recognizable identity; 3) Residents of all ages have safe places to play  
78 and learn; 4) There are many ways to get around the neighborhood, and walkways feel safe to  
79 use; 5) Preserve existing housing that is affordable and safe so people can stay in South  
80 Lynnwood; 6) Residents are protected from displacement; 7) Housing is connected to  
81 transportation and businesses; 8) South Lynnwood is business-friendly and supportive of local  
82 entrepreneurs; 9) The community and businesses have a strong working relationship; 10) South  
83 Lynnwood’s economy is responsive to community needs and industry trends; and

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85 WHEREAS, the ten goals in the South Lynnwood Neighborhood Plan are supported by a  
86 series of policies and actions; and

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88 WHEREAS, the South Lynnwood Neighborhood Plan was drafted using community input  
89 and following review with the Planning Commission and City Council;  
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91 WHEREAS, the City of Lynnwood Planning Commission held meetings addressing the  
92 South Lynnwood Neighborhood Plan on October 24, 2020; June 25, 2020; May 13, 2021;  
93 September 23, 2021; and October 14, 2021; and  
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95 WHEREAS, the City of Lynnwood City Council held meetings addressing the South  
96 Lynnwood Neighborhood Plan on October 21, 2019; June 10, 2020 (memo); July 15, 2020; March  
97 29, 2021; September 20, 2021; and November 15, 2021; and  
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99 WHEREAS, on October 5, 2021, the draft South Lynnwood Neighborhood Plan was  
100 published for public review and comment; and  
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102 WHEREAS, on October 5, 2021, the Development and Business Services Department  
103 issued a “Determination of Nonsignificance” (DNS) for the South Lynnwood Neighborhood Plan  
104 with comments due on October 19, 2021 pursuant to RCW 43.12C and WAC 197-11; and  
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106 WHEREAS the SEPA DNS was retained with no comments or appeals; and  
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108 WHEREAS, the proposed South Lynnwood Neighborhood Plan and DNS were sent to the  
109 Washington State Department of Commerce in accordance with RCW 36.70A.106 and  
110 acknowledged by Commerce as having been received October 6, 2021; and  
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112 WHEREAS, on October 28, 2021, the City of Lynnwood Planning Commission held a duly  
113 advertised public hearing to consider public comment and staff recommendation before making  
114 a recommendation to the City Council in favor of adopting the South Lynnwood Neighborhood  
115 Plan; and  
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117 WHEREAS, the City Council held a duly advertised public hearing on November 22, 2021,  
118 to consider public comment and the Planning Commission’s recommendation; and  
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120 WHEREAS, the City Council, after careful consideration of the recommendation from the  
121 Planning Commission, all public comment, and the provisions of the South Lynnwood  
122 Neighborhood Plan, finds that this Ordinance is consistent with the City’s Comprehensive Plan  
123 and the Growth Management Act, and that the adoption of the South Lynnwood Neighborhood  
124 Plan is in the best interests of the residents of the City;  
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126 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO  
127 ORDAIN AS FOLLOWS:  
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129 Section 1: Purpose; Plan Adoption. The purpose of this ordinance is to adopt a new subarea  
130 plan for the South Lynnwood Neighborhood which generally has boundaries of 196<sup>th</sup> St SW to

131 the north, 48<sup>th</sup> Ave W to the east, 212<sup>th</sup> St SW to the south, and Highway 99 to the west (Exhibit  
132 A).

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134 Section 2: Adoption. The Final South Lynnwood Neighborhood Plan (dated December 13, 2021)  
135 is hereby adopted as a subarea plan. The Comprehensive Plan of the City of Lynnwood is hereby  
136 amended to include the South Lynnwood Neighborhood Plan, which is incorporated herein by  
137 reference.

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139 Section 3: Minor Amendments. As part of preparing the “as adopted” version of the South  
140 Lynnwood Neighborhood Plan, staff is authorized to correct typographical errors, to state the  
141 date of adoption and number of this ordinance, and to update or correct such other  
142 misstatements that do not change the intent, meaning, or direction of the Plan.

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144 Section 4: Submission of Plan to the State. The Development and Business Services Director is  
145 hereby directed to submit a copy of the amended Comprehensive Plan, including the South  
146 Lynnwood Neighborhood Plan to the Department of Commerce of the State of Washington.

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148 Section 5: Severability. If any section, sentence, clause or phrase of this ordinance should  
149 be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or  
150 unconstitutionality shall not affect the validity or constitutionality of any other section, sentence,  
151 clause or phrase or word of this ordinance.

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153 Section 6: Effective Date; Publication. This ordinance or an approved summary thereof  
154 consisting of its title shall be published in the City’s official newspaper of record and shall  
155 take effect and be in full force five days following its publication.

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157 PASSED this 13<sup>th</sup> day of December, 2021.

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APPROVED:

DocuSigned by:  
*Nicola Smith* 12/14/2021  
281B3CE79E884DA  
Nicola Smith, Mayor

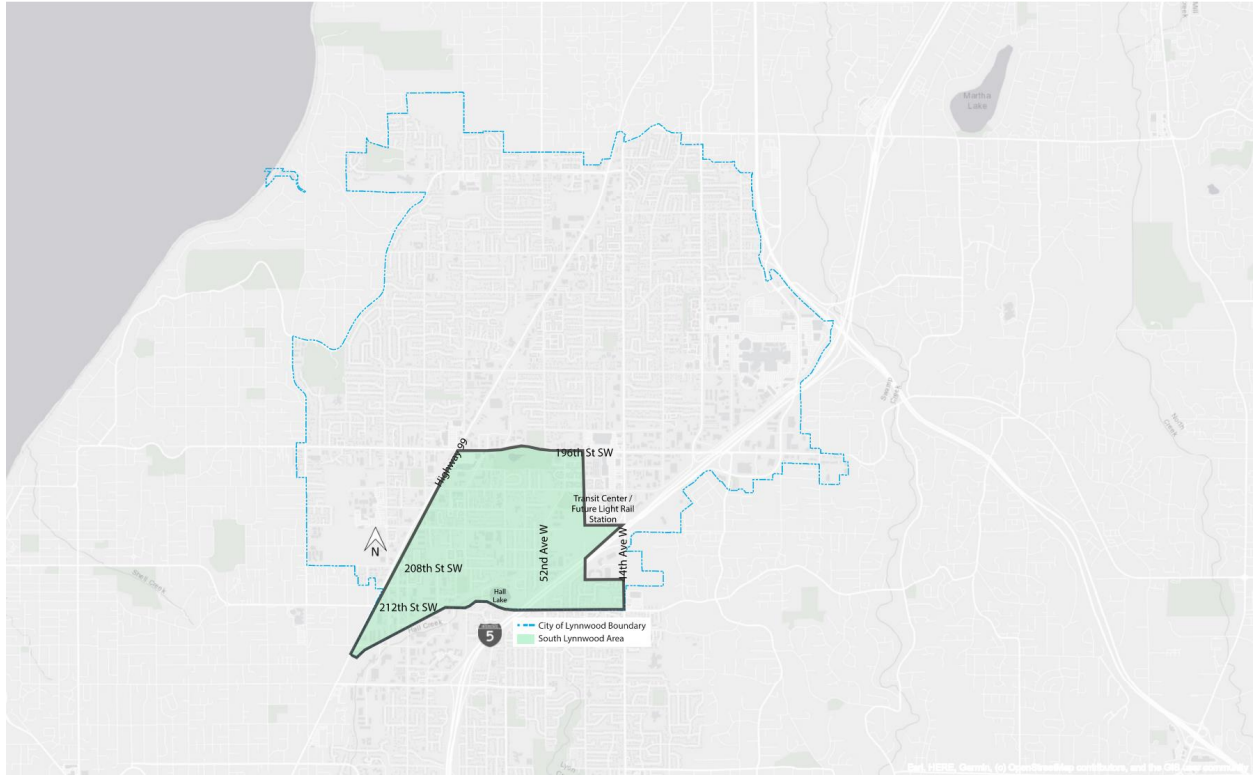
ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

DocuSigned by:  
*Karen Fitzthum*  
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Karen Fitzthum, City Clerk

DocuSigned by:  
*Rosemary Larson*  
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Rosemary Larson, City Attorney

172 Exhibit A: South Lynnwood Neighborhood Map  
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