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MEMORANDUM

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CITY OF LYNNWOOD
DEPT. OF PERMITS & INSPECTION

To: Lynnwood City Council
Lynnwood Planning Commission

CC: Mayor Nicola Smith
Corbitt Loch, Community Development

From: John E. Galt, Hearing Examiner 

Date: January 9, 2014

Subject: Annual Report for 2013

The Lynnwood Municipal Code provides for an annual report from the Hearing Examiner to the City Council and Planning Commission:

The Examiner shall report in writing to and meet with the Planning Commission and City Council at least annually for the purpose of reviewing the administration of the land use policies and regulatory ordinances, and any amendments to City ordinances or other policies or procedures which would improve the performance of the Examiner process. Such report shall include a summary of the Examiner's decisions since the last report.

[LMC 2.22.170] This Report covers the cases which I decided during 2013. The report is divided into two parts: Hearing Activity and Discussion of Issues. I am available to meet at a time of mutual convenience with Council and/or Planning Commission at your request.

Hearing Activity

2013 was a relatively slow year, but absolutely bustling when compared to 2012: The three land development entitlement applications that were decided represented a three-fold increase over the one case in 2012!

By comparison, I decided five cases in each of 2011 and 2010, nine in 2009, five in 2008, 17 in 2007, seven in 2006, 16 in 2005, three in 2004, 11 in 2003, and 20 in 2002.

Last year's cases are listed in the order they were decided on the attached table. "Okw/c" in the Decision column means "Approved subject to conditions."

Discussion of Issues

None of the cases heard last year raised any notable code issues.

Lynnwood Hearing Examiner Decisions: 2013

File #	Applicant	Project Name	Type	Acres	Lots	Decision	Decision Date	Recon.	Recon. Date
2012RZN0002	Northwest Pipeline GP	North Seattle Pig Trap	PUD	0.45	0	OKw/c	01/16/2013		
2012PLT0001	Pacific Ridge Homes	Belterra Park	Pre Plt	2.00	8	OKw/c	01/18/2013		
VAR-000901-2013	Vernon Enns		Var	0.00	0	Grant	10/11/2013		