CALL TO ORDER

Chair Decker called this meeting to order at 7:00 pm. All members were present.

The Commission welcomed newly appointed Commissioner Marina Georgiev who provided some information about herself and her interests. Each commissioner and staff person then introduced themselves to Ms. Georgiev.

APPROVAL OF MINUTES

The March 10, 2005 meeting minutes were approved as written.

COUNCIL LIAISON REPORT

No report. City Council member Ted Hikel was unable to attend this meeting.

CITIZEN COMMENTS

Dave Johnson, who resides at 18625 - 40th Avenue W. in Lynnwood, expressed his concern for the wild animals that may inhabit forested areas that are clear-cut for new development. Prior to approval for clear-cutting, he would like to see a report by a naturalist or other environmental authority regarding the existence of significant populations of certain animals and what might be done to relocate them to other more suitable habitat. He asked if staff would look into this matter to see if any such report is currently required, and to survey what other jurisdictions are doing to protect wildlife in similar situations.

COMMISSION MEMBER DISCLOSURES

Commissioner Johnson stated that he is employed by Edmonds Community College. Commissioner Walther noted that she lives near Good Shepherd Baptist Church, which is an applicant for a Comprehensive Plan Amendment.

PUBLIC HEARING

Comprehensive Plan Amendments
Chair Decker described the subject of this public hearing and opened the hearing.

Planning Manager Ron Hough gave the staff presentation. He reminded the Commission that there are two types of applications – the “formal application” which is guaranteed to be processed, and the “suggested amendment” application which requires City Council approval for processing. This year we have just one formal application from the Good Shepherd Baptist Church.

The subject tonight is to consider the suggested amendment requests and make a recommendation to the City Council for its approval of the “Proposed Amendments List (PAL).” Mr. Hough briefly described the following seven suggested amendments:

A. Timing of Plan Amendments
B. B-2 Zone Review
C. Parks & Recreation Element Update
D. Transportation Element Update
E. Economic Development Element Update
F. Five-year Implementation Program Update
G. City Center Plan Study Area

Chair Decker asked for questions and discussion. There were no concerns or questions pertaining to proposals A through F. However, concerns were raised about the need for further study of the north end of the City Center Plan. Staff explained that, when the City Center Plan was adopted on March 14, the Council designated the north portion a “study area” so that some neighborhood concerns regarding building heights and setbacks could be resolved and brought back for final changes, if necessary, during this year’s Plan amendment process. Since the “study area” designation was adopted, another Plan amendment is necessary to remove it.

Chair Decker asked for comments from the audience. No comments were offered and the hearing was closed at 7:54 pm. The Chair asked for further discussion and action.

Commissioner Walther felt the study area proposal was justified. If neighbors are concerned about building heights and loss of their views, she felt it wouldn’t hurt to provide some additional analysis. Other commissioners felt that the City Center Plan had gone through many public meetings and hearings and there had been ample time for the neighborhoods to raise their issues. In response to questions about earlier studies, staff reminded the Commission that computer shadow studies had been done and presented at public meetings, but that protection of residential views of the Cascade Mountains was not a City policy and, therefore, was not a concern during the development of the City Center Plan.

The Commission generally agreed that additional study is not necessary and is providing special treatment to one neighborhood that had ample opportunity to object much earlier in the process.

**Action:** Commissioner Johnson moved that item G (City Center Plan Study Area) is a restraint on an already adopted City Center Plan, is vague and nebulous in its goals and intentions, and it is recommended that this item not be included on the Proposed Amendments List (PAL). Commissioner Bigler seconded the motion and it passed 6-1 (Walther voted “No”).

**Action:** Commissioner Johnson moved to recommend suggested amendments A through F on the Proposed Amendments List and forward the list to the City Council. The motion was seconded by Commissioner Bigler and passed 6-1 (Walther voted “No”).
WORK SESSION

**Code Amendment – Public & Semi-public Zone**

Senior Planner Dennis Lewis described the City's Waste Water Treatment Plant and the history leading to this proposed code amendment. He pointed out that, until just a few years ago, the plant had no Comprehensive Plan designation and no zoning. The P-1 (Public) zone was applied about five years ago, but the plant was not a listed use in that zone and, therefore, was nonconforming and unable to expand.

Mr. Lewis informed the Commission that major changes to the P-1 zone are needed. Staff is considering dividing it into two zones to better accommodate public utilities as well as parks and recreation facilities. Both Public Works and the Parks Dept. will be involved in that process and it will take more time and study. In the meantime, the Public Works Department needs to make minor improvements to the treatment plant and some minor adjustments to the P-1 zone are necessary to allow those improvements.

The proposed amendments would list the existing treatment plant as a permitted use in the P-1 zone but would require approval of a Conditional Use Permit for future expansion or other major improvements. Exceptions could be approved administratively for minor improvements that had virtually no impact on surrounding neighbors. Some commissioners felt the wording of the exception language may be too strong in requiring “no” additional impacts and asked staff to consider the use of a softer adjective that might allow some minor “insignificant” impacts. Staff will look into that.

Public Works Director Bill Franz and Project Manager John Ewell answered questions and provided additional details about proposed improvements. They had read and were in agreement with the interim code changes presented in the staff report. They also understand that a more comprehensive review of the P-1 zone is forthcoming and additional changes will probably be made at that time.

Mr. Lewis reminded that Commission that they will conduct a public hearing on this proposal at the April 28 meeting.

**BUSINESS**

None.

**DIRECTOR’S REPORT & INFORMATION**

Planning Manager Hough reported that the City Council confirmed Marina Georgiev’s appointment at its March 14 meeting and also adopted the City Center Plan. He also briefed the Commission on upcoming agenda items through May.

**ADJOURNMENT**

A motion was made and seconded to adjourn. The meeting was adjourned at 8:34 pm.

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Patrick Decker, Chair