CALL TO ORDER
A quorum was present and this meeting was called to order by Chair Decker at 7:02 pm in the Council Chambers of Lynnwood City Hall. Commissioners Davies, Peycheff and Wright were not in attendance.

APPROVAL OF MINUTES
Action on the minutes of the April 26, 2007 Planning Commission meeting was postponed to the next meeting.

COUNCIL LIAISON REPORT
Council member Hikel informed the Commission of recent Snohomish County actions to improve the standards for LDMR style housing developments and indicated that the results were somewhat disappointing to the cities that had proposed amendments. He announced an upcoming City Council public hearing to be held on May 14 to take comments on a proposed tax exemption program for low-income multi-family housing. He also reminded the Commission that Friday, May 18 is “Bike to Work Day.”

CITIZEN COMMENTS
No comments offered. Chair Decker recognized the presence of Council Member Utter in the audience.

PUBLIC HEARING
None scheduled.

WORK SESSIONS
1. Comprehensive Plan Amendment - Mobile Home Park Zone
Planning Manager Ron Hough described the recent history of mobile home park issues involving the Comprehensive Plan and zoning over the past six years, leading to adoption of the MH-1 Plan designation in 2006 and this year’s proposal for a Mobile Home Park
zone. He summarized the proposed amendments, listed the residentially-zoned parks that are most suitable for MHP zoning, reviewed staff conclusions and criteria for consideration, and described how the new zone will be structured and what it is intended to do. Questions and discussion followed.

The discussion pertained primarily to how the zone might be applied, with very few questions about the contents of the draft zone. Questions were asked about what kinds of incentives might be available and whether or not rezone fees could be waived for parks requesting the MHP zone. Staff is currently discussing those possibilities with other departments and will bring additional information to the May 24 work session. Questions were raised about the 5-year time commitment and whether or not it might discourage some or many park owners from requesting the zone voluntarily. If the zone is applied to all parks, could the City conduct a five-year review, or provide for automatic rezones to restore the original zoning at the end of that period? It was noted that Snohomish County recently adopted a mobile home park zone with a 5-year commitment and agreement from the County Assessor that parks in that zone would be appraised at their park value, not at the speculative value of other land uses. The possibility of premature redevelopment was mentioned. Staff responded that all mobile home park owners had been notified that a MHP zone was being considered but very few had responded.

Commissioner Elliott had to depart early, which left only three members. Chair Decker continued the mobile home park zone discussion to the May 24 meeting so that more members could be in attendance.

2. Comprehensive Plan Amendment - MUGA Amendments

Due to the absence of four Commission members, Chair Decker postponed this work session to May 24.

BUSINESS

None scheduled.

DIRECTOR’S REPORT & INFORMATION

Community Development Director Krauss informed the Commission of activities in the Department, including improvements to accommodate the new one-stop permit system.

Planning Manager Hough reviewed the upcoming meetings schedule and noted that the second May meeting will be very busy with Comp. Plan work sessions. He noted that there is a three week break between the May 24 meeting and the first public hearing on June 14. If the Commission felt the need for an additional work session, it could be scheduled during that time. Chair Decker suggested that further discussion of the mobile home park zone take place after the public hearing so that public comments could be considered at that session. Staff will remove that item from the May 24 work session.

Mr. Hough reminded the Commission that Lynnwood will be hosting a Planning Short Course on May 17 in our Council Chambers. The course is designed primarily for planning commissioners and is a continuation of the one held in Kenmore in March. Our Planning Commissioners were urged to attend.
ADJOURNMENT

This meeting was adjourned at 8:27 pm.

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Patrick Decker, Chair