AGENDA
Lynnwood Planning Commission
Thursday, May 24, 2007 — 7:00 pm
City Council Chambers, 19100 - 44th Ave. W., Lynnwood WA

A. Call to Order
   Chair DECKER
   Commissioner AMBALADA
   Commissioner DAVIES
   Commissioner ELLIOTT, First Vice-chair
   Commissioner PEYCHEFF
   Commissioner WRIGHT
   Commissioner WOJACK, Second Vice-chair

B. APPROVAL OF MINUTES:
   1. April 26, 2007 Planning Commission meeting
   2. May 10, 2007 Planning Commission meeting

C. COUNCIL LIASON REPORT:

D. CITIZEN COMMENTS – on matters not on tonight's agenda.

E. PUBLIC HEARING: None Scheduled

F. WORK SESSION:
   1. Transportation Improvement Plan (TIP) Briefing
      Briefing on this year’s amendments to the 6-year TIP. A public hearing will follow in June.
   2. Comprehensive Plan Amendment - Royalwood Mobile Home Park
      Second review of a formal application to change the Comprehensive Plan designation from Medium-density Single-family (SF-2) to High-density Single-family (SF-3). If approved, the zoning will be changed to RS-4 to maintain Plan/Zone consistency.
   3. Comprehensive Plan Amendment - MUGA Amendments
      Review proposed amendments to apply Comprehensive Plan designations to unincorporated Perrinville and Maple Precinct, to expand the MUGA to include North Meadowdale and the North Road site of the new Lynnwood High School, and to consider the need for a MUGA boundary adjustment east of 44th Avenue and north of Mountlake Terrace. A public hearing will be scheduled in June.
   4. Comprehensive Plan Amendment - City Center
      Consider removing the portion of the North End of the City Center Plan, which is currently designated “Study Area”, and designate that area “Alderwood - City Center Transition Area.”

G. BUSINESS:

H. DIRECTOR’S REPORT & INFORMATION:
   1. Upcoming Commission Meetings

I. ADJOURNMENT

The public is invited to attend and participate in this public meeting. To request special accommodations for persons with disabilities, contact the City at (425) 670-6613 at least 24 hours prior to the meeting.
Introduction:

Applicant: Lynnwood Senior Citizens Action Group (Frank Cheeney)
Description: This application was submitted and partially processed in 2006. The applicant requested specific changes to the Land Use Element and Housing Element to establish policy support for a new Mobile Home Park zone. Those changes were adopted, including a new Mobile Home Park (MH-1) Plan designation. The application of the designation was continued to 2007 to provide time to create the implementing zone. The zone is being drafted and will be processed along with the related Plan amendments. During the 2007 amendment process, the City will decide which, if any, mobile home parks will receive the Plan designation and zone. At the present time, Lynnwood’s mobile home parks are included in single-family, multi-family, commercial and industrial zones.

The applicant’s intent and expectations, as clarified in his letter of Feb. 20, 2007, is that the City will review all manufactured/mobile home parks and decide which parks should receive the new MH-1 Plan designation. Concurrent with that review, the City will adopt and apply a new mobile home park zone. A recommendation will follow the City Council’s inclusion of this item on this year’s Proposed Amendments List.

B. Parks & Recreation Element:
Applicant: Dept. of Parks, Recreation & Cultural Arts
Description: This annual update will include at least the following:
- Park acres will be revised to reflect current inventory.
- LOS will be revised to reflect current population and inventory.
- Completion dates will be updated in Goals, Objectives and Policies.
- Parks Map will be updated to show new park properties, if any.

C. Implementation Element:
Applicant: Dept. of Community Development

Description: Measurable objectives throughout the Comprehensive Plan are brought together in the 5-year Implementation Program, which is contained in this element of the Comprehensive Plan. The objectives, projects and schedule are updated each year to keep the program current.

D. City Center Subarea Plan Amendment:

Applicant: Dept. of Community Development

Description: When the City Center Plan was adopted in 2005, the northeast portion was designated a “study area”. This proposal is to amend the subarea plan and Comprehensive Plan Map (Future Land Use) to remove the portion of the North End that is north of the extension of 194th Street SW from the City Center Area and designate this area as Business Technical Park (BTP), consistent with the existing zoning of the area.

E. Municipal Urban Growth Area:

Applicant: Dept. of Community Development

Description: Cities are expected to annex some or all of their growth areas. Lynnwood is beginning to plan and zone its MUGA areas, involve local citizens early, and provide the land use and zoning predictability needed to expedite the annexation process. During the 2007 amendment process, staff is proposing to make two adjustments to the City’s MUGA boundaries and extend Comprehensive Plan designations to two unincorporated islands to expedite their annexation. (See map)

Perrinville: This is a small unincorporated island between Lynnwood and Edmonds. The cities have agreed that most of the island will annex to Lynnwood. A suitable Plan designation will be proposed.

Maple Precinct: This is an unincorporated island north of 176th Street, west of 60th Avenue and totally surrounded by Lynnwood. It includes about 104 single-family homes and a neighborhood business. The area is mostly planned for medium-density residential and business by the County and appropriate City designations will be recommended.

North Meadowdale: An unincorporated area north of Lund’s Gulch and south of Norma Beach Road will be considered for inclusion in Lynnwood’s MUGA. This area consists mostly of low-density residential development and is “urban” but has not been claimed by any city.

Lynnwood High School – North Road Site: A new Lynnwood High School is being constructed on a site on North Road. This site is in unincorporated Snohomish County but also within Mill Creek’s MUGA. If Lynnwood intends to bring the new Lynnwood High School into Lynnwood, we need to work with Mill Creek to make the appropriate MUGA adjustments to allow that annexation to take place.

F. Shoreline Master Program:
Applicant: Dept. of Community Development

Description: Lynnwood has a small amount of Puget Sound shoreline within its City limits at the waste water treatment plant site. The site is surrounded by the City of Edmonds but is within the City limits of Lynnwood and, therefore, requires a Shoreline Master Program to protect it and regulate activities within it. The first draft of the SMP was completed in late 2004. Additional work and extensive mapping continued through 2005 and 2006 with the assistance of a Dept. of Ecology grant. The Planning Commission completed its review in December 2006 and forwarded the SMP with a recommendation for approval. Additional review comments from DOE and the Attorney General's Office are now being processed and the plan will be returned to DOE for another final review before moving it on to the City Council for hearings and adoption. This plan has been thoroughly reviewed by the Planning Commission and will only return if significant changes are needed. This project demands close coordination and requires DOE approval as well as City adoption. The SMP will continue on a track that is separate from but parallel to the plan amendment process.

Approval Criteria:

The following criteria are used by the Planning Commission and City Council when processing the proposals and are included here simply to help the Commission determine whether or not each proposal is within the realm of possibility. If a proposal conflicts with several of the criteria, that may be good reason to recommend that it not be approved for the Proposed Amendments List (PAL).

The criteria are as follow:

A. The proposal is consistent with the provisions of the Growth Management Act (GMA) and will not result in Plan or regulation conflicts; and

B. 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

C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and

D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and

E. 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.

Next Steps:

April 2 Council work session on Proposed Amendments List recommendations.
Apr. 12 Planning Commission work session on formal application only.
April 26  Planning Commission work session on formal application only.
April 16  Council’s second work session on the PAL (if needed).
April 23  Council approval of the PAL for processing.
May 10   Planning Commission work session on all proposals.
May 24   Planning Commission work session on all proposals.
June 14  Planning Commission Public Hearing – Part #1
June 28  Planning Commission Public Hearing – Part #2 and recommendations.

MUGA Adjustments:

- Perrinville - Apply City Comp. Plan designations
- Maple Precinct - Apply City Comp. Plan designations
- North Meadowdale - Consider adding this area to Lynnwood MUGA
- North Road - Consider expanding MUGA to include new H.S. site.
Introduction:

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 2008–2013 Six Year TIP. There are 46 projects on this year’s list, totaling $234,986,480. The projects are grouped into eight categories:

1. Annual Programs
2. New/Expanded Roads
3. Pedestrian Facilities & Trails
4. ITS
5. Transit
6. Alderwood
7. Intersection Controls/Safety Improvements
8. City Center

The Proposed TIP covers the years 2008-2013. The projects in the TIP are derived from The Capital Facilities Plan for 2006 with additions as indicated. 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.

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 as well as preparation for supporting major new initiatives in the City such as the City Center project.
**Recent Past:** Over the last 10 years the City has seen the completion of several significant transportation projects:

1. Completion of the widening of 44th Ave W from 196th St SW to I-5
2. Completion of the widening of 176th St SW from Olympic View Drive to SR 99
3. Completion of Alderwood Mall expansion related traffic improvements
4. Near completion of the I-5/196th St SW interchange improvements (The WSDOT Braided Ramp project, funded by the recent 9.5 cent tax increase, and the pedestrian connection across I-5 are the only pieces remaining)
5. Completion of SR-99 improvements

Other recent progress includes:

- The City is well into installation of a state-of-the-art Intelligent Transportation System (ITS)
- Completion of the Regional Transit Center
- Completion of the I-5 HOV direct access ramp to the Transit Center
- Completion of 200th St SW intersection improvements
- Completion of the Lynnwood Convention Center (expected to be a major traffic and economic generator)

We are in between major efforts now as we gear up for the transportation projects needed to support the City Center. We are also taking a look at our arterial system and have several new projects in the list that reflect future connections/extensions.

As always, funding has a major impact on when we actually undertake projects. Grants have been very tight for the past few years and that situation accounts for a number of projects being moved out. Still, we have managed to secure grants as follows:

- Two Congressional Earmark grants and two federal CMAQ (Congestion Management and Air Quality) grants for our ITS
- A federal CMAQ grant to complete the Interurban Trail Overpass at 44th Ave W
- A Congressional Earmark grant to begin the I-5 City Center Exit project
- A Community Development Block Grant (CDBG) award to build a sidewalk along 60th Ave W between 200th and 202nd.
- A Transportation Improvement Board (TIB) grant award for reconstructions of Olympic View Drive (OVD).

We have also been successful at securing a scope change from WSDOT and PSRC so that we can move ahead with the pedestrian improvements along 196th over I-5. With the State legislature’s passage of the recent transportation funding package funding should be more readily available over the next few years. We are hopeful that we will secure Lynnwood’s share of the additional funds.
**Under Construction:** Projects under construction include

- Upgrade of Automated Traffic Management System (ATMS)

**In Design:** Projects in design include

- 2007 Street Overlays
- ITS Fiber Optic Cable Phase 2
- I-5/196th St SW Pedestrian Improvements
- Interurban Trail, 44th Ave W Overpass
- Olympic View Drive Improvements
- Signal: 200th St SW (AMB) at 40th Ave W
- 60th Ave W Sidewalk - 200th St SW to 202nd St SW
- I-5 City Center Exit - Access Study

**Action and Scheduling:**

The Commission is requested to conduct a public hearing, take and consider public input and forward the proposed 2008–2013 TIP to the City Council with a “Do Pass” recommendation.

The purpose of this public hearing is to accept public comments pertaining to transportation in general, specific problems or issues, and the contents of the attached Proposed Six Year Transportation Improvement Plan (TIP) for 2008 to 2013.

The Commission’s recommendation will be forwarded to the City Council for consideration at their Public Hearing on (exact date to be determined).

**Attachment:** Proposed Six Year Transportation Improvement Plan (TIP) 2008–2013.
# City of Lynnwood - Six Year TIP 2008-2013

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## City of Lynnwood - Six Year TIP 2008-2013

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Staff Report:

Municipal Urban Growth Area (MUGA) Amendments

File: 2007CPL0006

Applicant:

Dept. of Community Development
Contact: Paul Krauss, Director
         Ron Hough, Planning Manager

Introduction:

These proposals include:

1. **Perrinville**: Apply City Comprehensive Plan designations to this unincorporated “island” located between Lynnwood and Edmonds.

2. **Maple Precinct**: Apply City Comprehensive Plan designations to this unincorporated “island” surrounded by the City of Lynnwood.

3. **North Meadowdale**: Consider adding this unclaimed and unincorporated area on the north side of Lund’s Gulch to our MUGA.

4. **North Road**: Consider extending the eastern boundary of our MUGA to include the site of the new Lynnwood High School.

5. **Scriber Creek Area**: Consider possible adjustments to the MUGA boundary between Lynnwood and Mountlake Terrace in the vicinity of the Albertson’s shopping center at 44th Ave. and 212th Street.

Process:

It is staff’s intention to introduce these MUGA issues at the May 24th meeting with more detailed discussion to follow the June public hearings. The Planning Commission’s steps include . . .

- Review the staff report and proposed amendments.
- Ask questions and discuss with staff at a work session.
- Conduct a public hearing in June to accept public comments.
- Forward recommendations to the City Council following the public hearing.

The Council will conduct its own work sessions, followed by a public hearing later this summer, leading to adoption of the 2007 amendments in September.

**Perrinville**:

This 4.8 acre unincorporated area lies between Lynnwood and Edmonds. It consists of an assortment of businesses in four buildings. Permits for a fifth building are currently being processed by Snohomish County. The following is a site description:
Lot #1  54,041 sq. ft. lot with 14,230 sq. ft. retail/warehouse building
- NV Nails (Nails and waxing personal services)
- Green Point Landscaping
- Granite and related manufacturing services

Lot #2  29,047 sq. ft. lot with 11,972 sq. ft. retail/office building
- Camille's Dance Edge (dance studio)
- For Heaven's Sake (book store)
- Heaven Sent (gifts and cards)

Lot #3  80,747 sq. ft. lot with 6,140 sq. ft. retail/office building
- A new 12,906 sq. ft. retail building is proposed for this lot
- American Printing Company
- Tazza Bella Espresso
- Vi Vi Hair Salon
- Olympic View Montessori

Lot #4  46,164 sq. ft. lot with 12,718 sq. ft. retail/warehouse building
- Window and Door Shoppe
- Offices
In November, 2003, Lynnwood and Edmonds formally agreed to a plan to service and eventually annex the Perrinville island. That agreement specified that all real property and the right-of-way of Olympic View Drive would be in Lynnwood’s MUGA for future annexation. The right-of-way of 76th Avenue was included in Edmonds’ MUGA.

Ownership of the Perrinville properties has changed several times in recent years. Each owner had a development concept but the property sold before plans were finalized and before annexation could occur. Past owners talked with our staff about the possibility of annexing and about the kinds of development the City might allow in different zones. But, without our Comprehensive Plan in place, future zoning was not predictable. This proposal would extend our Comprehensive Plan to cover Perrinville and provide the missing predictability.

Proposal: Designate Perrinville Local Commercial (LC) on the Comprehensive Plan.

The “Local Commercial” designation is designed to provide for a limited range of commercial services at a low level of development and with minimal impacts on surrounding neighborhoods. This designation will accommodate the variety of land uses, primarily retail, office and storage, that currently exist in this area. The “Neighborhood Business (B-3)” and the “Restricted Business (B-4)” zones are consistent with the “LC” designation and either zone can be applied upon annexation.
Maple Precinct:
This unincorporated “island” is located north of 176th Street and west of 60th Avenue. It is surrounded by Lynnwood and contains approximately 100 single-family residences and a small business. Surrounding land use in the City is primarily low-density single-family.

Most of the island is currently zoned R-8400 by Snohomish County, but the County has planned it for higher-density development. The Comprehensive Plan designation is “Urban Medium Density Residential (UMDR)” and the commercial business is designated “Urban Commercial”. Since the zoning is not consistent with the Comprehensive Plan, rezones often accompany development proposals and, if the rezone request is consistent with the Plan designation, it is easily approved. This has already happened in many locations around Lynnwood where rezones to Low Density Multiple Family (LDMR) have been approved for intense developments of high-density single-family homes on very small lots or as condominium homes without lots. Such a proposal is currently being processed within the Maple Precinct. Its neighbors object to it on the basis that it is out of character and incompatible with their established neighborhood.

Proposal:
- Apply the City’s **Low-density Single-family (SF-1)** Plan designation to Maple Precinct. This designation will support RS-8 zoning upon annexation.
- Apply the **Local Commercial (LC)** designation to the existing business. This designation will support either the “B-3” or “B-4” commercial zones.

North Meadowdale:
This unincorporated area lies between Lund’s Gulch and 148th Street, which is the northern boundary of Lynnwood’s MUGA. This is a “gap” is the MUGA area that was not claimed by any city, although the City of Mukilteo included it as one of six areas studied in a recent $127,000 Annexation and Economic Development Study. The study concluded that this area can be included in a large annexation because needed services can be provided and the related costs spread over a much larger annexation area. Mayor Joe Marine plans to speak to homeowner associations in the area and it will be up to those residents which city they would like to annex to. The Mukilteo City Council has not decided whether or not to include the North Meadowdale area in their MUGA.

By adding this area to Lynnwood’s MUGA, we will be better able to plan for, and eventually annex, the area. Protection of the sensitive areas in the vicinity of Lund’s Gulch through the City’s development regulations is a primary consideration.

Most of this area is currently designated “Urban Low Density Residential (ULDR)” on the County’s Comprehensive Plan and properties are zoned R-9600, R-8400 and R-7200.

**Proposal:** Continue to discuss this proposal with the City of Mukilteo and collaborate on a strategy that will be most favorable to both cities and to the affected residents by September. If no agreement is reached, include the area in Lynnwood’s MUGA and consider adjustments at a later time.
**North Road:**

Lynnwood High School is moving to a site on North Road, north of Filbert. If the City intends to eventually bring Lynnwood H.S. into the City, this site needs to be included in our growth area for future annexation.

A potential obstacle is the fact that the proposed extension will constitute an enlargement of an existing “overlap” in the MUGAs of Lynnwood and Mill Creek in the area east of Interstate-5 and west of Larch Way. Therefore, a component of this proposal will be to work with the City of Mill Creek toward the mutual resolution of this overlap. Several possible scenarios will be discussed as this proposal is processed.

**Proposal:** Extend Lynnwood’s eastern MUGA boundary to North Road to include the new Lynnwood High School site. If the high school site is included in our MUGA, it should be designated **Public Facilities (PF)** on our Comprehensive Plan. The area proposed for expansion includes commercial development along 164th Street, multifamily south of 164th Street, single-family neighborhoods, and Floral Hills Cemetery at the corner of Filbert and North Road. Boundary adjustments may be needed following further study and discussion.

**Scriber Creek Area:**

A late suggestion was made to consider an adjustment of the Lynnwood/Mountlake Terrace MUGA boundary in the area east of 44th Avenue. The PAL proposed a study of the issues and opportunities of maintaining the current MUGA boundaries or of ceding a portion of our area to Mountlake Terrace. Several City Departments were asked for their assessment of possible adjustments but there is no specific proposal to consider.

Many issues and factors can influence a decision to modify a MUGA boundary, which is intended to be a joint decision by the affected jurisdictions. The general area being considered for this change is very complex. Until recently, a portion of the area was in Lynnwood’s service area as the result of a 1997 court settlement agreement. This urban area is sandwiched between the cities of Lynnwood and Mountlake Terrace and is very close to our City Center and Subregional Center. It has been planned and zoned for intense mixed use development and an urban center demonstration project is being processed by Snohomish County that could result in nearly 1,000 dwelling units and 90,000 sq. ft. of retail space. The area also includes a portion of Scriber Creek and associated wetlands. Property lines cross the wetlands and there are issues involving the provision of utilities and other municipal services within the area. The existing MUGA boundary follows city limits lines. Very little analysis has been done to date to justify a change and no specific proposal has been made by either city for a boundary adjustment. Further research, analysis and discussions are needed.

**Proposal:** No action at this time.
Perrinville

Land Use Plan Designation and Zoning

County Plan Designation & Zoning

- Neighborhood Business

Lynnwood Zoning

- P1 - Public
- B3 - Neighborhood Business

Feet

0 165 330
Staff Report:

**City Center Study Area Amendment**

File: 2007CPL0005

**Applicant:**

**Dept. of Community Development**

Contacts: **Paul Krauss**, Director

**Kevin Garrett**, Planning Manager

**Introduction:**

This amendment would resolve the land use designation for the portion of the North End of the City Center area that is currently designated as “Study Area.”

**Process:**

Staff will discuss this amendment with the Planning Commission at the May 24th meeting with a follow-up discussion at the June public hearings. Staff will also be meeting with owners of properties that would be affected by this amendment.

The Planning Commission’s steps include . . .

- Review the staff report and proposed amendment.
- Ask questions and discuss with staff at this work session.
- Conduct a public hearing in June to accept public comments.
- Forward a recommendation to the City Council following the public hearing.

The Council will conduct its own work sessions, followed by a public hearing later this summer, leading to action on all of the 2007 amendments in September.

**Background:**

The City Council designated the northern portion of the North End District of the City Center Subarea as “Study Area” when the Council adopted the Subarea Plan and other ordinances in March, 2005. In this area, the City Center zoning map (Ord. 2555 and Ord. 2625) did not change the zoning of this Area from Business Technical Park (BTP) and Planned Commercial Development (PCD). This Study Area includes the portion of the North End District that is north of the future extension of 194th St. SW.

This “study” designation arose in the latter part of the City Center planning process, in response to concerns from residents of the neighborhood west of 36th Ave. W. about the impact of new development on their properties (particularly shadowing and interference with views to the east). The intent of this designation was to revisit the allowable density/intensity of new development in this area as part of the 2006 Comprehensive...
Plan amendment process. However, due to staff turnover, this work was deferred to the 2007 amendment process.

**Proposal:**

Designate the City Center Study Area as the “Alderwood – City Center Transition Area” on the Future Land Use Plan Map in the Comprehensive Plan; amend the City Center Subarea Plan to delete references to this area; and, amend the text of the Comprehensive Plan to describe this new land use category. See the attached table and maps for more information.
## Lynnwood Planning Commission
### Meeting of May 24, 2007

### Staff Report

**Agenda Item: H-1**

### Upcoming Commission Meetings

|        |  
|--------|----------------------------------|
|        | Public Hearing                   |
|        | Informal Public Meeting          |
|        | Work Session                     |
|        | New Business                     |
|        | Old Business                     |
|        | Information                      |
|        | Miscellaneous                    |

Lynnwood Dept. of Community Development — Staff Contact: Ron W. Hough, Planning Manager

- The following schedule is for planning purposes - subject to adjustments.

### May 24:

- **Public Hearing:** None Scheduled
- **Work Session:** Transportation Improvement Plan (TIP) Briefing
  - Plan Amendments:
    - Royalwood Mobile Home Park
    - MUGA Amendments
    - City Center Amendments

### June 14:

- **Public Hearings:** Transportation Improvement Plan (TIP)
  - Plan Amendments - Part 1
    - Royalwood Mobile Home Park
    - Mobile Home Park Zone (Plan & Zone)
    - Parks & Recreation Element Update
    - 5-year Implementation Program

### June 28:

- **Public Hearing:** Plan Amendments - Part 2
  - MUGA Amendments
  - City Center Plan Amendments
  - Continuation of unfinished testimony

- **Business:** Plan Amendments - Recommendations