AGENDA
Lynnwood Planning Commission
Thursday, June 28, 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. June 14, 2007 Planning Commission meeting

C. COUNCIL LIASON REPORT:

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

E. PUBLIC HEARINGS:
1. Comprehensive Plan Amendments: [continued from June 14]
   Accept public testimony on the following proposed amendments to the Lynnwood
   Comprehensive Plan. This hearing will be continued to June 28 for remaining proposals.

   E. MUGA Amendments – Application of City Plan designations to unincorporated
      Perrinville and Maple Precinct. Consider MUGA expansions to include North
      Meadowdale and the North Road site of Lynnwood High School. Consider possible
      boundary adjustment with Mountlake Terrace.

   F. City Center Plan Amendments – The “study area” designation on a portion of the
      City Center’s North End, north of the extension of 194th Street SW, is proposed to be
      removed and the area re-designated “Alderwood-City Center Transition Area.”

F. WORK SESSION: None scheduled

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.
Staff Report:

E. Municipal Urban Growth Area (MUGA) Amendments

File: 2007CPL0006

APPLICANT:

Dept. of Community Development
Contacts: Paul Krauss, Director
Kevin Garrett, 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:

The Planning Commission’s steps include . . .

- Reviewed the staff report and proposed amendments.
- Asked questions and discussed with staff at a work session.
- Conduct a public hearing 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 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 (personal services related to nail care and hair removal)
- 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: 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 and is the proposed designation. 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 MUGA’s 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 eventually be designated Public Facilities (PF) on our Comprehensive Plan. The area proposed for expansion includes commercial development along 164th Street, multi-family 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.
RECOMMENDATIONS:

Perrinville:

- 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:

- 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, to be determined at the time of annexation.

North Meadowdale:

- Include the area in Lynnwood’s MUGA.
- Continue discussions with the City of Mukilteo and make any necessary adjustments at a later time.

North Road:

- Extend Lynnwood’s eastern MUGA boundary to North Road to include the new Lynnwood High School site.
- The expansion area, as currently delineated, includes commercial development along 164th Street, multi-family south of 164th Street, single-family neighborhoods, and Floral Hills Cemetery at the corner of Filbert and North Road. Plan designations for these areas and the adjacent Lynnwood/Mill Creek MUGA Overlap area require further study and deserve public input. Continue those tasks to the 2008 amendment docket.

Scriber Creek Area:

- 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
**Introduction:**

This year’s docket of proposed amendments to the Lynnwood Comprehensive Plan have been reviewed by staff and the Planning Commission and are now being presented for public comment. The proposals are being heard in a two-part public hearing in the order shown below. The first set of hearings was held on June 14 – with comments on the following amendments:

- **A. Royalwood Mobile Home Park**
  Requesting Comprehensive Plan and zoning map amendments to change the designations of this mobile home park from medium-density single-family to high-density single-family.

- **B. Mobile Home Park Zone**
  Consider applying the “MH-1” Comprehensive Plan designation and adopting a new Mobile Home Park zone that can be applied voluntarily at the request of park owners.

- **C. Parks & Recreation Element Update**
  Annual update of the text and data of this element of the Comprehensive Plan.

- **D. 5-year Implementation Program Update**
  Annual update of the five-year project schedule.

The hearings on June 28 include the following amendments:

- **E. MUGA Amendments**
  Proposals to apply City Comprehensive Plan designations to unincorporated Perrinville and Maple Precinct areas, consider a MUGA expansion to include North Meadowdale and the North Road site of Lynnwood High School, and consider a possible boundary adjustment with Mountlake Terrace.

- **F. City Center Plan Amendments**
  The “study area” designation on a portion of the City Center’s North End, north of the extension of 194\(^{th}\) Street SW, is proposed to be removed and the area re-designated “Alderwood-City Center Transition Area.”

At these hearings, the Commission should take testimony on these two items and, following all comments, discuss and make a recommendation on each item (separately).
to the City Council. At the June 14 hearings, the Commission completed the hearings and recommendations on the first four items; no further testimony or action on those items is appropriate, unless the Commission acts to reconsider those recommendations.

Attached are summaries of the two amendments for this public hearing.
F. City Center Study Area Amendment

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.” The Study Area is located generally: south of 188th St. SW, east of 36th Ave. W., north of the future extension of 194th St. SW and west of the Alderwood Mall property and the Edmonds School District bus barn (see attached map).

Proposal:

Replace the land use designation of “Study Area” in the northern part of the North End of the City Center Study Area with the designation of “Alderwood – City Center Transition Area” by amending the Future Land Use Plan Map in the Comprehensive Plan. Also 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. A new zoning designation for this area would be proposed following action on this proposal by the City Council.

Process:

A public hearing on this proposal is scheduled for the Planning Commission meeting of June 28, 2007. Prior to that hearing, staff is holding information meetings with owners of properties in the Study Area and with owners and residents of the surrounding area. Staff will report on those meetings at the June 28 public hearing.

The Planning Commission’s steps include:
- Review the staff report and proposed amendment.
- Conduct a public hearing on June 28 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” 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.

Approval Criteria:

A Comprehensive Plan amendment proposal may be approved only if it meets all of the following criteria:

A. The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts.
   - This proposal has no apparent conflicts with the Growth Management Act, nor with any other state goals, policies or legal requirements.
   - The “Study Area” designation was intended to be temporary and should be replaced with an appropriate land use category.

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.
   - The proposed change is intended to recognize the unique characteristics of this area, that is, between the Alderwood Mall and the City Center and to provide the basis for adopting zoning regulations for the area that both allow future (market-driven) redevelopment of the area while minimizing any adverse impacts on the neighborhood to the west of 36th Avenue.
   - The change will not, by itself, cause or result in any physical change to properties in the area. First, new zoning regulations (with building height limits, allowable land use regulations and similar development standards) must be approved (through a new public process). Then, property owners will make investment/development decisions, taking into account real-estate-market conditions and other factors.
C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation.

- The Supplemental EIS for the City Center states that public services and facilities, including transportation, are available to support redevelopment of this area, provided that mitigation measures for transportation, park/plazas and utilities are met. These mitigation measures will be considered together with the new zoning regulations for this area.

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

- The proposal is generally consistent with most goals and objectives of the Comprehensive Plan.
- The proposal resolves the “Study Area” designation for the area in a manner that recognizes the special circumstances in this area – circumstances that do not apply to properties either in the rest of the City Center or adjoining Alderwood Mall.

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.

- No significant impacts beyond the City limits are anticipated.

RECOMMENDATION:

Recommend approval of this proposal to the City Council.
Alderwood – City Center Transition Area

Concept:

Amend City Center Subarea Plan and Land Use Element of the Comprehensive Plan (including the Future Land Use Plan Map) to remove the portion of the North End that is north of the extension of 194th St. SW from the City Center Area and designate this area as “Alderwood – City Center Transition Area.” This area is currently designated in the City Center Subarea Plan as “Study Area.” Maps and text in the Subarea Plan will be edited to remove references to this area.

Rationale

- The study area forms a critical lynchpin between City Center and the Alderwood Mall complex.

- While it is a transition between the two, it has unique characteristics in the form of existing and adjacent uses, which are found in neither.

- As a transition area, part of the function is to create viable connections between City Center and Alderwood whereas both of those are primary destination neighborhoods.

- One unique characteristic is that the study area has much greater percentage of exposure to single family detached home neighborhoods than City Center or Alderwood districts.

- The study area tends towards office and multi-family residential uses at the present time unlike City Center or Alderwood which have a primary focus on retail and commercial services.

Details

1. Revisions to City Center Subarea Plan (March 2005)

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<td>1</td>
<td>Revise area boundary on map.</td>
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<td>3</td>
<td>First paragraph, add sentence at end regarding action on this amendment.</td>
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<td>Revise area boundary on maps.</td>
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<tr>
<td>15-17</td>
<td>Delete mapping in Study Area.</td>
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<tr>
<td>28</td>
<td>Revise map and edit text to delete Study Area.</td>
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| 29   | Revise third bullet item to read:  
The area east and north east of the Convention Center, south of the **extension of 194th St**, between 36 Ave and 33rd Ave, is designated as the **North End**.  
Revise map to delete Study Area. |
| 32   | Revise paragraph to read:  
The North End is principally occupied by retail uses, an apartment complex and a church. This area **directly adjoins the Convention Center to the west and also is part of the connection between the Core and Alderwood Mall**. To better serve this area, some new street connections are anticipated. This area has some opportunities for **commercial uses that complement the Convention Center as well as housing**.  
Revise map to delete Study Area. |
| 34   | Delete last sentence regarding further discussion of development standards in North End. |
| 35   | Revise Map to delete Study Area. Northern boundary of North End will be extension of 194th St. SW; eastern boundary will be 33rd Ave. W. Retain circles showing extension of The Promenade to Alderwood Mall. |
| 38   | Delete Policy CCLU 8: Study Area in North End. |
| 42   | Revise Map to delete Study Area. |
| 47   | Revise Map to delete Study Area. |
| 58   | Revise Map to delete Study Area. |
| 60   | Revise Map to delete Study Area. |
| 61   | Revise Map to delete Study Area. |
| 68   | Revise first paragraph of “A Park in the North End” to read:  
The North End of the City Center contains a number of buildings that were constructed or renovated in the last ten years. However, within this area, there is no public open space. Because of the number of employees and shoppers that use this area, there should be a park space that is available for passive recreation. |
## Amendments to Comprehensive Plan – Land Use Element

### Page Revision

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<td>Revise Map to delete Study Area.</td>
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<td>6</td>
<td>Summary of Land Use Issues: Add new item for this transition area.</td>
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<td>“Between two major commercial areas – City Center and Alderwood Mall – while close to single family residences.</td>
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<td>Add description of Transition Area, to read:</td>
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**Alderwood – City Center Transition Area:**

**Purpose:** This Plan category is intended to provide for a transitional area between the Alderwood Mall and the City Center. The Mall is the retail center of south Snohomish County and experiences a high level of activity, consistent with its retail character. The City Center is intended to be the business center of Snohomish County, with the character and intensity of an urban, mixed use downtown area. This Transition Area will contain a mix of land uses that complements these two areas but at a lower intensity so as to minimize impacts on the residential area to the west (across 36th Ave. W.).

**Principle Uses:** Offices, retail (excluding big-box stores), restaurants, services and multiple family residences (as part of a mixed use development).

**Locational Criteria:** This land use category will be applied to the properties between the Alderwood Mall and the City Center and east of 36th Ave. W.

**Site Design:** Buildings will typically cover up to 50 percent of a site, with open parking or parking structures, landscaping, and open space occupying the rest of a site. Usually parking will be located in open parking areas, although some parking may be located in parking structures (either as separate structures or under buildings with other land uses). Pedestrian connections between properties and through the area to both the City Center and Alderwood will be required.

**Building Design:** Buildings will be architecturally interesting in appearance, with modulation and articulation of walls, ground-floor transparency, architectural highlighting of pedestrian entries.
exterior pedestrian amenities and complementary colors, all as provided by the Citywide Design Guidelines. Building height and location will be managed so as to minimize shading and view blockage for the residential area west of 36th Ave. W.

**Performance Standards:** On-site activities shall not substantially impact adjoining properties. Traffic flow from this area shall be managed so as to minimize impacts to the residential area west of 36th Ave. W.

Amend Future Land Use Plan Map; see attached (in preparation).

20 Add new Objective LU-32 (under “Specific Subarea Plans”), to read:

**LU-32:** Adopt a land use designation and land use policies for the transitional area between the City Center and Alderwood Mall.