

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
January 22, 2004

Commissioners present:

Dave Johnson, Chair
Elisa Elliott
Patrick Decker (late arrival)
Tia Peycheff
Jacqueline Powers
Donna Walther

Commissioner absent:

Brian Bigler

Staff present:

Kevin Garrett, Current Planning Manager
Dennis Lewis, Senior Planner
David Kleitsch – Economic Dev. Director
Gary Olson, Fire Chief
Greg Sieloff, Lieutenant

Others present:

Council Member Martin Nelson
Council Member Ruth Ross
Council Member Lisa Utter
Rob Bernstein, P.E. consultant
Paul Doherty, EdCC
John Bowers, CB Richard Ellis, Inc.
Brad Castonguay

SUMMARY

January 22, 2003, Meeting Minutes

Election of Officer's – Officers for 2004 were elected for the positions of Planning Commission Chair, First-Vice Chair and Second-Vice Chair.

Public Hearing – Parking Standards for Colleges – Four proposals were offered for public comment. The hearing was opened and continued to February 26, 2004.

2003 Annual Report – Report was approved for submittal to the City Council.

Code Amendment Initiation – The Commission initiated a review and possible amendment of the College District Overlay (CDO) zone, as it applies to commercial properties fronting on Highway 99.

Zoning Code Amendment – R&D Land Uses. Following discussion, it was concluded that existing City, State and Federal regulations are adequate.

Development Regulations Update – Conducted a work session to discuss problems with various residential zone code requirements and to provide input to staff in drafting amendments for future consideration.



CALL TO ORDER

Chair Dave Johnson called this meeting to order at 7:06 pm.

Senior Planner Dennis Lewis reported that Commissioner Decker had called and would be arriving late. Also, Commissioner Bigler was unable to attend the meeting. All other Commissioners were present.

ELECTION OF OFFICERS FOR 2004

By motion and vote, the following Planning Commission officers were elected for 2004:

- Chair will remain Dave Johnson
- First Vice-chair will be Tia Peycheff
- Second Vice-chair will be Jacqueline Powers

APPROVAL OF MINUTES

A motion was made and seconded to adopt the minutes of the December 11, 2003 regular Planning Commission meeting. The motion was approved unanimously.

CITIZEN COMMENTS

Council member Utter welcomed the newly elected officers of the Planning Commission.

COMMISSION MEMBER DISCLOSURES

Chair Johnson disclosed that he is on the Edmond's Community College Board. Comprehensive Planning Manager Ron Hough was looking into this with the City Attorney, but was out due to a medical issue.

PUBLIC HEARING

Parking Standards for Colleges:

The staff report described four possible options for updating the City's parking standards for colleges and similar institutions. Staff indicated its preference for one of the four proposals which, if adopted, will result in a change to the parking standards of the City's zoning code.

Chair Johnson opened the public hearing and invited public comments. Since staff is still working on certain related issues, the public hearing was continued to February 26, 2004.

UNFINISHED BUSINESS

2003 Annual Report of the planning Commission – Action to approve.

The commission was asked for any final corrections or changes to its Annual Report. Since no changes were offered, the report will be finalized and forwarded to the City Council.

NEW BUSINESS

Initiate a Code Amendment – Development Stds. in Hwy. 99 portion of College District.

Staff informed the Commission that a new car dealership wanted to locate on Highway 99 but ran into problems trying to conform to the development requirements of the College

District Overlay (CDO) zone. The CDO zone was established in 2002 to guide new development within the college neighborhood and included provisions for both minimum and maximum building setbacks and restrictions on parking in front yard areas. The auto dealership found those requirements to conflict with the basic design and intentions of most car dealers, who want their buildings set back from the street with as much exposure as possible of the new cars along the highway frontage.

Brad Castonguay, owner of Lexus has been working with Lynnwood's Economic Development Director David Kleitsch. Mr. Kleitsch addressed the Commission to say that the overlay did not apply appropriately to the auto-related uses that are allowed in the underlying commercial zoning and that are prevalent along Highway 99. Lexus went forward and pursued this site with the understanding that it was an allowable use. The use is allowed, but the College District Overlay zone requires a maximum 20 foot setback from street frontages. This requirement was in anticipation of a more dense urban college district but is not appropriate for Highway 99 properties where the underlying General Commercial zone has no maximum setback requirement.

The commission was asked to initiate a code amendment, which will allow staff to review the concerns and, if appropriate, prepare a formal code amendment which would be brought back for a future work session and public hearing.

The Commission agreed to initiate this review. A work session was scheduled for February 12, 2004.

WORK SESSIONS

1. R&D Land Uses – Zoning Code Amendment:

The current code makes it difficult to do any type of R&D (research and development) work in the city. Initiating this code amendment change is John Bowers of CB Richard Ellis who represents the owners of the former Boeing buildings south of the Embassy Suite Hotel and west of 44th Avenue.

Kevin Garrett, Current Planning Manager, presented the staff report. The subject property is zoned "limited business", which excludes activity that may involve the handling of hazardous materials. Mr. Garrett looked into other cities in the Puget Sound (Redmond and Bothell) area to see how they are zoned for land uses. He found that R&D Uses as Permitted Uses worked well in general commercial and industrial zones. When hazardous materials were involved, the other cities relied on their existing Uniform Fire Code.

Staff concluded the existing city, state and federal regulations were providing adequate regulations for businesses that handle hazardous materials. Also, Chief Olson and Lt. Greg Sieloff, expert in hazardous materials, also agreed that the current standards could control these hazardous materials sufficiently.

Commissioner Peycheff asked for a phrasing change under "Clarifications of Definitions". Under biotechnology, where it says, "uses living organism or parts of organisms to make modified products, improved plants or animals", she pointed out "improved" is a totally subjective judgment. She would like to have it revised to "modified".

Mr. Garrett will change the text to read "modified" rather than "improved".

Mr. Kleitsch said the economic impact of such a proposal would expand the opportunity for advanced technologies and improve Lynnwood's job base.

A Public Hearing on this proposal has been scheduled for February 12, 2004.

2. **Development Regulations** – Residential chapters – continued
The Commission asked staff to bring back some graphic illustrations of the residential chapters so they can have a better understanding. After the Commission has reviewed the residential chapters they will ask for a formal proposal.

DIRECTOR'S REPORT & INFORMATION

1. Recent City Council Actions – Dennis Lewis reported that the ordinances adopting the Comprehensive Plan and zoning map amendments were approved by the City Council on Jan. 12, with minor changes to the SF-3 Plan designation.
2. Upcoming Commission Meetings – The next meeting will be on February 12, 2004.

ADJOURNMENT

There was a motion to adjourn. The motion carried unanimously and the meeting was adjourned at 8:47 pm.

Dave Johnson, Chair