

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
February 14, 2002

CHAIR JOHNSON
COMMISSIONER BIGLER
COMMISSIONER DECKER
COMMISSIONER OLSON
COMMISSIONER PEYCHEFF
COMMISSIONER POWERS
COMMISSIONER TENO (absent)

SUMMARY OF THE FEBRUARY 14, 2002, MEETING MINUTES

City Center Project – Progress Report

Planning Manager Garrett provided an update on the City Center Plan, including the status of the preliminary alternatives and intensities, current major work tasks, and the public outreach program.

Shared Parking Code Amendment

Planning Manager Garrett gave a brief presentation on the proposal to amend the Zoning Code to allow shared parking.

Mobile Home Park Zoning – Finalize Recommendations to City Council

Associate Planner Amrine updated the Commission on the progress of the mobile home park zoning. Mr. Palmer, manager of Kingsbury West and Kingsbury West Annex mobile home parks, spoke in opposition to down-zoning Kingsbury West Annex from RMM to RML.

A. CALL TO ORDER

Chair Johnson called the meeting to order at 7:00 p.m.

B. APPROVAL OF MINUTES

Commissioner Olson noted that she did not vote on the MUGA recommendations during the January 24 meeting but would like the record to reflect that she voted against the recommendation because she would like North Road to be the boundary for MUGA. Commissioner Peycheff requested that her statement under the Regional Shopping Center Parking Code Amendment discussion be changed to read "...difficult when shrubs are placed at the crosswalks."

Commissioner Decker, seconded by Commissioner Powers, moved to approve the January 24, 2002, minutes as amended. The motion passed unanimously to approve the amended minutes of January 24, 2002.

Commissioner Peycheff, seconded by Commissioner Olson, moved to adopt the minutes of the February 7, 2002, Special Meeting. The motion passed unanimously.

Chair Johnson briefly explained the Commission's Scope and Rules and the role of the Chair. In his role as Chair and facilitator/moderator of the meetings, he does not want the Commissioners to feel pressure to form their opinions in any particular way.

C. Citizen Comments – None

D. Planning Commission Member Disclosures

Chair Johnson announced that he has contracted with the City of Lynnwood to teach cooking classes through the Recreation Center but felt that it would not affect his ability to make decisions on any items before the Commission this evening.

E. Public Hearing – None

F. Director's Report:

Planning Manager Hough reported on the following:

- The Public Hearing scheduled for this evening was pulled in order to allow Public Works additional time to complete their work on a new zoning proposal for the treatment plant.
- A MUGA discussion was held during the Joint Planning Commission/Council meeting on February 4. Lynnwood staff will meet with Mill Creek next week to discuss the possibility of a meeting between the Lynnwood City Council's planning work group and a similar Mill Creek City Council committee to discuss MUGA boundaries.
- City Council approved the 204th Street Annexation on February 11, 2002.
- City Council approved 2002 Comprehensive Plan Amendment process. Applications to change the Plan must be submitted by April 1.
- Commissioner Teno advised by e-mail that his letter of resignation is in the mail. His resignation will also require that another Commissioner be appointed as representative to the Central Business District Oversight Committee.
- Senior Planner Lewis has requested that Commissioners appointed to the Development Regs. Update Committee be able to attend the Tuesday afternoon meetings from 4–6 p.m.

G. Work Session

G-1 – City Center Project – Progress Report

Current Planning Manager Kevin Garrett updated the Commission on the progress of the City Center Project, including the following:

- Status of the preliminary alternatives and intensities:
No action has been taken on the plan alternatives.
For purposes of analysis, Bellevue (high intensity) has been chosen for the intensity model.
- Current major work tasks:
Consultants are working on the economic feasibility and traffic issues.
- Supplemental public outreach program:
Distributed an outline of Outreach II to educate and inform the public about of the City Center Project as well as solicit their comments about the project.

G-2 – Shared Parking Code Amendment

Current Planning Manager Garrett advised that this is a proposal to amend the Zoning Code to allow shared parking. It would create an administrative process for shared parking based on peak hours of demand of the parties requesting the shared parking arrangement. The main aspects of this process are public notice, decision by the Community Development Director, and an opportunity to appeal a decision to the Hearing Examiner. The City will also require a recorded shared parking agreement stating the terms and conditions so that future buyers will be aware of the arrangement.

Garrett will advise the Commission when a public hearing is scheduled for this matter.

H. New Business

Mobile Home Park Zoning – Finalize Recommendations to City Council

Associate Planner Amrine briefly outlined the project's background and process. He identified six parks that warrant additional review prior to the Commission's recommendation. Amrine noted that the Summary Table included in the packet outlines the Proposed Plan and Proposed Zoning for the mobile home parks. Chair Johnson invited Jeff Palmer to come forward from the audience and address the Commission on this matter.

Jeff Palmer, 5220 176th Street SW, park manager for Kingsbury West and Kingsbury West Annex.

Mr. Palmer expressed his desire that the current RMM zoning for Kingsbury West Annex not be downgraded to RML. He feels RMM is the most logical zoning for this area. There are no single-family homes adjacent to the property and down-zoning would create a negative financial impact by decreasing the potential density and total number of units that could be placed in the Annex.

Chair Johnson asked what zoning the Commission had recommended for this area during the Zone Consistency/Comprehensive Plan Update process. Associate Planner Amrine responded that the Commission recommended RMM zoning at that time.

Chair Johnson and Commissioner Olson were not inclined to recommend a change from RMM to RML for the Kingsbury West Annex. Commissioner Powers stated that the parks provide housing and if the zoning was changed and single-family homes were built in that area, they would be purchased. Commissioner Decker proposed that the RML zoning would be a good compromise between RMM and single family. Commissioner Peycheff asked for clarification of the Council's intent – to preserve mobile home parks or single-family residences? Planning Manager Hough responded that the intent of Council is to comply with the new 60/40 housing ratio goal by increasing the number of single-family units and reducing multifamily units. The Council sees the mobile home parks as clusters of single-family units and they should be preserved if possible.

Hough referred the Commission to the six sites that could possibly be changed to single family with brief descriptions on how this could be accomplished. Commissioner Decker does not feel that any of those sites would be suitable for single-family residences. Commissioner Powers noted that No. 9 and No. 13 could be single family, but that's not necessarily the best choice.

When asked for direction, the Commission agreed that staff could show the Council the staff report that was prepared for this meeting, along with the paper describing the six additional sites for closer review, and inform the Council that the Commission is still considering this issue.

Chair Johnson thanked Mr. Palmer for his very thorough report to the Commission.

J. Old Business

Chair Johnson advised that Commissioner Decker could attend the Central Business District Oversight Committee on an interim basis until another Commissioner is selected as a permanent representative. Commissioner Olson will continue as an alternate.

K. Information Item – Upcoming Commission Meetings

Chair Johnson requested an update on the Tree Ordinance from Public Works. Planning Manager Hough will contact Public Works staff and invite them to the February 28th meeting for an update.

L. Adjournment

Commissioner Decker, seconded by Commissioner Olson, moved to adjourn. The motion carried and the meeting adjourned at 8:37 p.m.

Dave Johnson, Chair