

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**FEBRUARY 27, 2003**

Commissioners present:

Dave Johnson  
Brian Bigler  
Patrick Decker  
Jacqueline Powers  
Donna Walther  
Absent: Psycheff

Staff present:

Jim Cutts, Community Development Director  
Ron Hough, Comprehensive Planning Manager  
Kevin Garrett, Current Planning Manager

Others present:

Ruth Ross, City Council Liaison

**SUMMARY OF THE FEBRUARY 27, 2003, MEETING MINUTES**

**Population & Employment Growth Targets – Recommendations to City Council**

Staff reviewed the County's process for allocating future population and employment growth and the preliminary targets proposed for Lynnwood. Commission moved to forward staff's recommendation for the targets to Council.

**Mobile Home Park Study – Overview and Process**

Staff explained the background and schedule for the mobile home park study for Kingsbury East and The Squire mobile home parks. An informal public hearing for mobile home owners will be held on March 27.

**Development Regulations – Phase 2**

Staff reviewed zoning district issues relating to the Development Regulations. Commissioners were asked to review the Zoning District information included in the agenda packet. It will be discussed in greater detail at the March 13 meeting.

**City Center Plan – Commissioner's Comments**

Staff asked the Commission for comments on the draft City Center Plan and will incorporate the information received into a report to the Council on March 3.

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Commissioner Decker moved to approve the February 13, 2003, minutes. The motion was seconded by Commissioner Bigler and carried unanimously.

**CITIZENS COMMENTS**

There were no citizens present to offer any comments.

**UNFINISHED BUSINESS**

Population & Employment Growth Targets – Recommendations to City Council

Planning Manager Hough reviewed the County's process for allocating future population and employment growth and the preliminary targets proposed for Lynnwood. Mr. Hough also gave

fallback recommendations for the targets if the City Council did not wish to include the City Center assumptions. After discussion, Commissioner Bigler moved, seconded by Commissioner Decker, that the Commission forward staff's recommendations to City Council for the population and employment targets.

Mr. Hough noted that the County also requested target population and employment figures for Lynnwood's Municipal Urban Growth Area (MUGA). Targets for areas outside the City limits were not proposed for several reasons, including (1) our MUGA was adopted only three months ago; (2) we have not undertaken subarea planning to determine what the future should be; and (3) the County currently has jurisdiction for long-range planning, zoning, permitting and other critical decision-making in those areas. Therefore, staff suggests that the County is in a much better position to propose growth targets in those areas.

## **WORK SESSIONS**

### **1. Mobile Home Park Study – Overview and process**

Planning Manager Hough briefly explained the background and schedule for the mobile home park study for the Kingsbury East and The Squire mobile home parks. Highlights of the proposed schedule are:

- 3/27 – Homeowner's meeting with the Planning Commission
- 4/10 – Planning Commission Public Hearing on Comp. Plan Amendment Study List
- 5/12 – Council approval of Study List
- 6/12 – Commission hearing & recommendations on Plan amendment proposals
- 9/8 – Council public hearing on final proposals
- 9/22 – Adoption of 2003 Plan Amendments & related zoning changes

Mr. Hough also summarized the 2002 Comp Plan/Zoning Consistency decisions on the other mobile home parks. A discussion followed and the following concerns were raised:

1. Risk of recommending a solution that will be sent back to the Commission.
2. Can the Commission propose a type of zoning that would allow higher density, along with ownership; i.e., cottage-style housing?
3. How can we provide more affordable housing in the City?

When asked for an update of the Council's view of the 60/40 issue goal, Councilmember Ross responded that she didn't think there has been any change since last year. Mr. Hough added that, regardless of individual views, "60/40" was officially adopted as a goal of the City and will remain in the Comprehensive Plan until formally removed or amended.

Staff will look into a law that was mentioned by Commissioner Walther regarding the rights of mobile home owners to purchase their mobile home park if the park is offered for sale. Her understanding is that the mobile home park owner must offer the park to an individual homeowner or a group of homeowners as first option.

### **2. Development Regulations – Phase 2**

Senior Planner Lewis explained some issues that must be considered, including:

- Do we have the right kinds of zoning districts to carry out the intent of the Plan?
- Do we need to do some realignment of our zoning districts?
- Do we have the right number of districts and are they described properly?

Mr. Lewis advised that, if any proposed changes to Development Regulations will conflict with the Comprehensive Plan, then Plan Amendment proposals must be submitted for the Study List by April 1. Lewis added that, once the Council approves the implementation program, land use

regulations would be submitted to the Commission for review. Staff will provide a listing of zoning issues that may relate to the Comprehensive Plan at the March 13 meeting. In the meantime, the Commission was urged to study the "Draft" Zoning Districts information provided in the agenda packet for discussion at that next meeting.

3. City Center Plan – Commissioners' Comments

Planning Manager Garrett advised that the City Council will conduct a reality check on the City Center Plan on March 3. Garrett stated that 75-80% of the public comments from the recent open houses indicate that the public is positive about the City Center program. Concerns were expressed about traffic issues, taxes, and effects on property values. Additional issues brought by the Commission included:

- Incorporation of low impact development and green building technology.
- Improved handling of storm water.
- Traffic level-of-service issues.

The Commission's comments will be included in the March 3 report to the City Council.

### **DIRECTOR'S REPORT & INFORMATION**

Planning Manager Hough provided the following information:

City Council:

- February 24 – Hist. Preservation Code Amendment –Hearing was continued to March 24.
- March 3 Work Session – Council is expected to discuss the following:
  - Development Regulations – Phase 2
  - Population & Employment Growth Targets
  - City Center Plan – Reality Check
- March 10 – Action on Population & Employment Targets (Resolution)

Changes to Planning Commission Agenda:

- March 13 Delete: City Center Plan  
Add: Development Regulations Phase 2 – Study List Proposals
- March 27 Add: Informal Public Meeting on the Mobile Home Park Study

In response to questions from the Commission, Hough reported that no applications have been received for the Commissioner vacancy and the Tree Ordinance is scheduled for a Council Public Hearing in late March.

### **ADJOURNMENT**

Commissioner Bigler, seconded by Commissioner Decker, moved to adjourn. The motion carried, and the meeting adjourned at 8:50 p.m.

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**Dave Johnson**, Chair