

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
May 9, 2002

Commissioners present:

Cynthia Olson – Acting Chair
Brian Bigler
Patrick Decker
Jacqueline Powers

Absent: Johnson and Peycheff

Staff present:

Ron Hough, Comprehensive Planning Manager
Dennis Lewis, Senior Planner
Marc Amrine, Associate Planner

Others present:

Ruth Ross, Councilmember Liaison

SUMMARY OF THE MAY 9, 2002, MEETING MINUTES

2002 Plan Amendments Study List – Introduction to specific issues.

Associate Planner Amrine reviewed the suggested amendments and one formal application amendment that were recommended to the City Council for this year's Plan Amendment Study List. A City Council hearing is scheduled for May 13. If the Council removes any of the Commission's recommended amendments, staff will remove those items from further discussions with the Commission.

Development Regulations Update

Senior Planner Lewis presented proposed amendments to Title 21, highlighting significant changes. Another update work session will be held on May 23rd.

CALL TO ORDER

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

APPROVAL OF MINUTES

Commissioner Bigler moved to approve the April 11, 2002, minutes. The motion was seconded by Commissioner Powers, and carried unanimously.

DIRECTOR'S REPORT

Planning Manager Hough reported on the following City Council activities:

May 6 – City Council Work Session:

Staff provided Council with a review of the Commission's recommendations for the 2002 Comprehensive Plan Amendments Study List.

The Council's requested 90 min. discussion on Development Regulations was canceled due to lack of time. It was rescheduled to May 15.

May 13 – Upcoming City Council Regular Meeting:

Public Hearing on 2002 Comprehensive Plan Amendments Study List. Some of the 14 recommended proposals may be controversial or may not remain on the list, including:

Mobile Home Zoning – The Council has discussed this several times. Mayor McKinnon has directed the Commission to make its best recommendations and the Council will take it from there.

MUGA Boundaries – Council Work Group indicated a willingness to meet with Mill Creek and Mayor McKinnon wanted to discuss it with Mill Creek's mayor first. Planning Commission has completed its work and made its recommendation on all MUGA boundaries. Staff is waiting for further direction.

College District – This is a subarea plan that can be addressed at any time. Council has not yet discussed Option “B” nor a possible new Option “C”. The Planning Commission’s original May 2000 recommendation is still alive.

60/40 Housing Ratio Goal – The state and Snohomish County support reconsideration of this subgoal. There will be testimony on this matter at the Council hearing.

Environmental Element – Mayor McKinnon has recommended this item be removed from the Study List to allow another year for other departments to be involved. Staff is ready to produce a new draft but is waiting for comments from other departments.

WORK SESSION

Development Regulations Update

Senior Planner Lewis explained the significant proposed amendments to Title 21 as provided in the staff report. Mr. Lewis noted that the Advisory Committee has recommended deleting Chapter 21.28, Special Use Permits. The need for Special Use Permits has been eliminated as a result of the City’s new design review process. Mr. Lewis walked the Commissioners through many of the proposed amendments. Most of the proposed changes were obvious, not controversial and didn’t stimulate discussion. At the conclusion of his presentation, Lewis advised that he would provide another update on May 23.

Commissioner Decker asked for a definition of adult retail uses and how such an establishment could operate north of 196th Street. Staff responded that the establishment was able to operate in that area because they did not exceed adult retail products in excess of 25% of their floor space. Staff will provide Mr. Decker with the definition of “Adult Entertainment” as stated in the Definitions Section of the Zoning code. Staff also provided Mr. Decker with clarification of the 164th Street Overlay Zone.

Mr. Decker requested the following changes pertaining to 21.70, Manufactured Homes, Mobile Homes...:

Change 21.700.200.3 to read: “Recreational vehicles are not allowed as dwelling units in mobile home parks or manufactured home developments.” He does not want to prevent visitors from staying in their recreational vehicles for a limited time while visiting.

Edit the second paragraph in 21.70.400 to read, “... may only be replaced with a mobile or manufactured home.” Deleting the reference to “similar length and width.” This change would allow a newer and possibly larger home to replace a smaller one, provided the space is large enough, and also allow the combining of two single-wide spaces to accommodate a double- or triple-wide unit.

A discussion took place regarding the density of mobile home parks and what types of structures could be built on these properties and still retain their single-family character. Duplexes, row houses, townhouses and other attached dwellings may be logical types of transitional development, but they are considered multi-family and, therefore, would not meet the objective of preserving single-family dwellings. The redevelopment of an older mobile home park for small-lot single-family dwellings may be a possibility, provided the zoning would allow a small lot subdivision.

2002 Plan Amendments Introduction to specific issues.

Associate Planner Amrine reminded the Commissioners that they held a public hearing on April 11 and forwarded their recommendations for the Study List to City Council. The City Council will hold a public hearing on May 13th to take testimony on and possibly approve the 2002 Study List. If the Council removes any of the Commission’s recommended amendments, staff will remove those items from further consideration. Staff has tentatively scheduled a public hearing with the Planning Commission on June 13 to accept public comments on each Study List proposal. The Commission will then make its recommendations for the Council’s consideration in the fall of

2002. Mr. Amrine reviewed the 13 suggested amendments and the one formal application amendment, as outlined in the staff report, and answered questions from the Commission. At the conclusion of Mr. Amrine's presentation, Acting Chair Olson expressed her thanks and appreciation to City Council Liaison Ruth Ross for her attendance and participation in the Planning Commission meetings.

INFORMATION ITEM
Upcoming Commission Meetings

Planning Manager Hough reported the following changes to the proposed May 23 Work Session agenda:

Removed: Work Sessions on Environmental Element and College District Plan.
Added: Work Session on Draft Tree Regulations.

ADJOURNMENT

Commissioner Bigler, seconded by Commissioner Powers, moved to adjourn. The motion carried, and the meeting adjourned at 8:30 p.m.

Dave Johnson, Chair