

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**June 10, 2004**

**Commissioners present:**

Dave Johnson – Chair  
Brian Bigler  
Elisa Elliott  
Tia Peycheff  
Jacqueline Powers  
Donna Walther

**Staff present:**

Ron Hough  
Dennis Lewis

**Others present:**

City Council Member – Martin Nelson (Liason)

**Commissioners absent:**

Patrick Decker

**SUMMARY OF THE JUNE 10, 2004, MEETING MINUTES**

**Comprehensive Plan Amendments**

A work session was conducted on two of the nine “suggested” amendments. These were the Residential Balance and Policy Adjustments proposals. They will both be brought back for further review on July 8<sup>th</sup>, 2004.

**CALL TO ORDER**

Chair Dave Johnson called this meeting to order at 7:01 pm. A quorum was present.

**APPROVAL OF MINUTES**

A motion was made to approve the May 27, 2004 meeting minutes. It carried unanimously.

**CITIZEN COMMENTS**

None.

**COMMISSION MEMBER DISCLOSURES**

None.

**PUBLIC HEARING**

None.

**NEW BUSINESS**

None.

## WORK SESSION

### **Comprehensive Plan Amendments**

Senior Planner Dennis Lewis presented the Commission on two of this year's Comprehensive Plan amendment proposals – Residential Balance and the Policy Adjustments.

**Residential Balance:** Applicant Martin Nelson suggested this amendment to delete the current sub-goal that has a specific reference to a single-family/multi-family residential ratio of 60/40 and replace it with language that would emphasize the protection of single family residential areas/neighborhoods. It would also protect these areas from encroachments by conflicting types of uses.

During the discussion, the Commissioners asked staff about the zoning of owner units (condos) vs. rental (apartment) units, how duplexes were categorized, whether the Comprehensive Plan contains other residentially protective goals and policies, and if it was necessary to find a replacement for the 60/40 goal. Commissioner Powers referred to the City's Plan and Zoning maps, noting that the City's residential areas are very well planned and are protected from encroachment by their land use designations and zones. Encroachment can't occur without City Council approval of a Plan or zoning amendment.

Commissioner Elliott stated her concern with the proposal to remove the 60/40 goal and suggested that the Commission also consider the ratio of the growing adult population to the growth of multi-family dwellings.

Chairman Johnson invited the applicant, Martin Nelson, to add any additional comments. Mr. Nelson briefly summarized his main concerns that the 60/40 goal eliminates housing options in Lynnwood and prevents the consideration of new multi-family development.

After further discussion, the majority of the Commission felt comfortable recommending a replacement for the 60/40 goal. However, they were not comfortable with the suggested replacement and asked staff to work with the applicant and bring alternative wording for consideration at the July 8 Commission meeting.

Staff reminded the Commission that a public hearing is scheduled on July 22 to consider the Residential Balance amendment proposal.

**Policy Adjustments:** Senior Planner Dennis Lewis described the purpose of this proposed amendment. Darryl Eastin, Senior Planner for the Current Planning Division and a member of the Environmental Review Committee, examined Title 17, (Environmental Chapter of the Lynnwood Municipal Code). He suggested that several of the policies in the regulations should be transferred to the Comprehensive Plan.

Some policies were transferred during the 2003 Plan amendment process and the remaining policies are being adjusted this year. Two new policies came later and are included with the others. These were not previously included in Title 17. Both will be added to the Transportation Element. Mr. Eastin feels these two new policies are needed to relate to the SEPA reviews that are conducted by the Environmental Review Committee.

Because the two new policies were not previously considered or adopted, the Commission asked staff to provide more background and justification at the July 8 meeting.

## DIRECTOR'S REPORT & INFORMATION

### Recent City Council Actions

Planning Manager Ron Hough updated the Commission on recent activities of the City Council, specifically:

#### ❖ June 1, 2004

- **Assessment of Permitting Process** – Demarche consultants report. The report examined the City's permitting process and was, in part, critical of the lack of coordinated vision, goals and direction that staff needed to do their jobs effectively. Some Council Members felt that more direction should have been provided by the consultants to fix the identified problems. There will be another work session to discuss this issue.

#### ❖ June 7, 2004

- **Pre-disaster Mitigation Plan** – Work Session. ESCA consultant Jamie Gravelle and Ron presented the Plan to the Council. Plan needs to be submitted to the state by the end of June. Council is being asked to adopt the Plan by resolution on June 14.
- **City Center Plan** – Work Session. Discussed comments on the draft EIS and Outreach IV. Continued discussion of the Financing Strategy.

#### ❖ June 14, 2004

- **RS-4 Code Amendment** – Will continue the Public Hearing.
- **Pre-disaster Mitigation Plan** – Will be asked to adopt the Plan.

### Upcoming Planning Commission Meetings:

- **June 24<sup>th</sup>** – Final City Center CFP and financing strategy, Shoreline Plan work session and more Plan Amendment proposals.

## ADJOURNMENT

A motion was made and seconded to adjourn. The motion carried unanimously and the meeting was adjourned at 8:21 pm.

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Dave Johnson, Chair