

**City of Lynnwood**  
**PLANNING COMMISSION MEETING MINUTES**  
**JUNE 12, 2003**

Commissioners present:

Dave Johnson  
Brian Bigler  
Patrick Decker  
Elisa Elliott  
Tia Peycheff  
Jacqueline Powers  
Donna Walther

Staff present:

James Cutts, Community Development Director  
Ron Hough, Comprehensive Planning Manager  
Dennis Lewis, Senior Planner

**SUMMARY OF THE JUNE 12, 2003, MEETING MINUTES**

**2003 Comprehensive Plan Amendments – Public Hearing**

Staff reviewed the 2003 proposed amendments to the Comprehensive Plan. A public hearing was conducted and the Commission forwarded recommendations to City Council.

**Development Regulations – Phase 2**

Staff described proposed changes to the residential zoning districts.

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Commissioner Peycheff moved to adopt the May 22, 2003, minutes as written.

*The motion was seconded by Commissioner Bigler and carried unanimously.*

Chair Johnson introduced new Commissioner Elisa Elliott. She was recently appointed to fill Position #7 which was vacated by the resignation of Rosemary Melomey. After the Commissioners introduced themselves, Ms. Elliott provided a summary of her interests and background.

Chair Johnson thanked Commissioner Decker for serving as Acting Chair during his absence at the meeting of May 22.

**CITIZENS COMMENTS**

None of the citizens present offered any comments.

**PUBLIC HEARING**

2003 Comprehensive Plan Amendments

After an introduction by staff and discussion with the Commission on the eight proposals to amend the Comprehensive Plan, Chair Johnson opened this portion of the meeting for public comments. The following testimony was received and motions considered:

**Alderwood Manor Community Church Map Amendment**

Staff recommends: Approval of this request to change the Comprehensive Plan designation from MF-2 (Multi-family medium-density) to RC (Regional Commercial) and also change zoning from RMM (medium-density Multi-family Residential) to B-1 (Community Business).

Phil Frisk, Taylor Gregory Butterfield Architects, 654 Fifth Avenue S, #300, Edmonds, WA 98020 – Mr. Frisk, representing Alderwood Manor Community Church, advised that the church was in agreement with staff's recommendation on the church's proposed map change from MF-2 (Medium-density Multi-family) to RC (Regional Commercial), with the corresponding zoning of B-1 (Community Business).

Commissioner Bigler, seconded by Commissioner Powers, moved to forward to City Council staff's recommended map change from MF-2 to RC, with a corresponding zone change from RMM to B-1.

*Motion carried unanimously.*

### **Steves Map Amendment**

Staff recommends: Approval of this request to change the Comprehensive Plan designation of the four lots from MF-1 (Low-density Multi-family) to MF-2 (Medium-density Multi-family), including two additional lots located on the north side of 194<sup>th</sup> Street immediately east of the subject property. If this Plan Amendment is approved, staff further recommends changing the zoning of these six properties from RML (Low-density Multi-family) to RMM (Medium-density Multi-family).

Bill Toskey, 5909 125<sup>th</sup>, Mukilteo, WA – Mr. Toskey, representing the Rotary Club in a three-party endeavor, supports staff's recommendation to change the Comprehensive Plan designation from MF-1 to MF-2.

Steve Olds – Mr. Olds asked if property to the south would also be changed. Chair Johnson explained that issues are addressed when they are presented to the Commission, and changes to this property have not come before the Commission. Planning Manager Hough added that staff had explored the possibility of changing the map designation on those three properties but, since the land uses on those lots conform to the zoning and because they are located on a different street, there was no need to include them in the amendment proposal.

Commissioner Powers moved that the Commission forward to City Council staff's recommendation to change the Comprehensive Plan designation from MF-1 to MF-2 and also include the two lots to the east, and change the zoning on the six properties from RML to RMM.

*Motion was seconded by Commissioner Bigler and passed unanimously.*

### **Raskin Map Amendment**

Staff recommends: Denial of this proposed Comprehensive Plan Amendment from BTP (Business/Technical Park) to MF-3 (High-density Multi-family).

Mike Raskin, 6725 116<sup>th</sup> Avenue NE, #100, Kirkland, WA 98033 - developer and owner of this property. Mr. Raskin explained that this property was originally purchased a few years ago to build an office complex. Since that time the market has changed and the currently high vacancy rate will no longer support additional new office space. Mr. Raskin is requesting a change in the Comprehensive Plan designation from BTP (Business/Technical Park) to MF-3 (High-density Multi-family) in order to provide affordable housing in Lynnwood. He disagreed with the staff recommendation for denial of this request.

Mr. Raskin responded to questions from the Commission about possible increases in traffic and crime, and the reduction of the residential/multi-family ratio.

Gary Young, Polygon Northwest Company, 11624 SE Fifth, #200, Bellevue, WA 98005 – local housing provider in partnership with Mr. Raskin. Mr. Young spoke in favor of Mr. Raskin's request to change the Comprehensive Plan Designation from BTP to MF-3. Mr. Young stated that the City needs a good job/housing balance to encourage employment opportunities in the City.

During the discussion, and in response to comments from Mr. Raskin and Mr. Young, staff explained how the development was consistent with some City goals and policies, but not with others. The primary reasons for staff's recommendation for denial were substantial conflicts with the "Residential Balance" (60/40) goal and with objectives related to the need for a better balance between commercial and industrial jobs. The City is deficient in industrial land and jobs and the Raskin proposal would remove a large portion of the City's primary industrial district.

Commissioner Bigler, seconded by Chair Johnson, moved to recommend to City Council **approval** of the requested Plan Amendment from BTP to MF3.

Roll call: Yes – Johnson, Bigler, Decker, Peycheff, Powers; No – Walther, Elliott

*Motion passed.*

Chair Johnson invited the dissenting individuals to forward their written dissent to staff to be included in a staff report to Council.

Commissioner Walther requested the Economic Development Director's view on this matter.

Commissioner Bigler amended his motion to include the change in zoning from PUD to RMH.

*The motion was seconded by Chair Johnson and passed, with Decker abstaining.*

### **Opalka Map Amendment**

Staff recommends: If the Raskin amendment request for high-density multi-family (MF-3) was approved, then staff originally recommended changing the designation of the Opalka property to Industrial (I), along with Light Industrial (LI) zoning. The City's Park Director and Economic Development Director later recommended that the Opalka property be designated BTP whether Raskin's request was approved or denied.

The Commission change the Comprehensive Plan Map from PRO (Parks, Recreation and Open Space) to BTP (Business/Technical Park). The corresponding zoning change would be BTP (Business/Technical Park).

Commissioner Powers, seconded by Chair Johnson, moved to recommend to City Council a change the Plan designation of the Opalka property from Parks, Recreation and Open Space (PRO) to Business/Technical Park (BTP) and change the zoning from Public (P-1) to Business/Technical Park (BTP).

*Motion carried.*

### **Mobile Home Park Study**

Staff recommends: Changing the Comprehensive Plan designation of The Squire and Kingsbury East Mobile Home Parks from MF-1 (Low-density Multi-family) to SF-3 (High-density Single-family), subject to Council approval of the SF-3 Plan designation. Staff also recommends changing the zoning of these two mobile home parks from RS-8 (Low-density Single-family) to RSH (High-density Single-family), subject to Council approval of the proposed RSH zoning designation.

Bill Foster, 4300 198<sup>th</sup> Street SW, Lynnwood – Mr. Foster, representing The Squire and Kingsbury East Mobile Home Park owners, advised that, after reviewing staff's proposal of cottage housing, he and his clients have not changed their position (favor MF-1/RML) and do not agree with staff's recommendation. Mr. Foster then expressed his opposing views on the 60/40 issue stating that it was the most non-GMA compliant land use goal he has ever seen. He continued that it is not possible to accomplish the GMA mandates by pinning a number up on the board and throwing darts at it and that's what the Council has done. Mr. Foster indicated that he will go before the Council and address the 60/40 issue.

Joan Holbein, 4515 176<sup>th</sup> Street SW #5, 98037 – Ms. Holbein suggested that consideration be given to traffic issues if the number of residencies increased on these properties. Traffic on 176<sup>th</sup> is already absurd and it would need to be widened. It is not a good idea to increase the number of people in that area. Ms. Holbein feels that the community existing in the area now is solid and that is what should remain there. Ms. Holbein would like the Comprehensive Plan designation changed to be consistent with the zoning (zoning is RS-8).

Chair Johnson did not agree with the staff recommendation. He agrees with the Commission's recommendation in 2001 that the Plan designation should remain at MF-1 and the zoning designation be changed to RML (Low-density Multi-family).

Commissioner Peycheff agreed with staff's recommendation. She is of the opinion that this is a perfect place for a new high-density single-family Plan designation. Lynnwood is lacking in a full continuum of housing options and this type of housing could be made affordable.

Referring to Mr. Foster's comments about the high cost of these types of units, Commissioner Decker noted that the high-density single-family designation for these properties could be a very profitable venture for his clients. Mr. Foster responded that would be true if the units could be sold at the \$250,000-\$300,000 range. Information is not available to determine whether or not that would occur. Mr. Decker continued that this is a suitable place for multi-family type units and not single family. He did not want to recommend a zone that is not in effect (referring to RSH) and agreed with the Chair's recommendation of multi-family.

Commissioner Powers reminded staff and the Commission that preserving mobile home parks was a goal of Council in the past as a means of preserving affordable housing that is not affordable in any other way in the City. Ms. Powers is inclined to leave the zoning single-family residential and change the Comprehensive Plan to provide consistency with the zoning.

Mr. Decker added that there was discussion at the Council of creating a manufactured-housing zone that would have protected all the parks, but the Council later rejected that idea. Preservation of manufactured housing parks is not a goal of the Council or they would not have rejected that zone. Such a zone would prevent the owners from doing anything else and the parks would fall into disrepair.

Chair Johnson, seconded by Commissioner Decker, moved that a recommendation be sent to the City Council that the Comprehensive Plan designation remain the same and change the zoning from RS-8 to RML.

Roll call: Yes – Johnson, Decker; No – Bigler, Peycheff, Powers, Walther, Elliott

*Motion failed.*

Commissioner Walther, seconded by Commissioner Bigler, moved that a recommendation be sent to the City Council that the Comprehensive Plan be changed from MF-1 to SF-3 and the zoning changed from RS-8 to RSH.

Roll call: Yes – Bigler, Peycheff, Walther; No – Johnson, Decker, Powers, Elliott

*Motion failed.*

Commissioner Elliott moved, seconded by Commissioner Powers, to make a recommendation to City Council to modify the Comprehensive Plan to maintain the single family. After clarification, Chair Johnson restated that a motion was made and seconded to change the Comprehensive Plan from MF-1 to SF-2 and change the zoning from RS-8 to RS-7.

*Motion carried.*

### **Code Related Plan Amendments**

Staff recommends: Add a SF-3 (High-density Single-family) Plan Designation to allow for an amendment of the development regulations to permit single-family residential housing at the proposed higher density; rename one commercial land use category to allow for progression in land uses and intensity and additional flexibility in matching zoning districts to the Plan; and add a new Plan land use category for the City Center Sub-area Plan.

Chair Johnson, seconded by Commissioner Walther, moved to recommend to the City Council the Commission's support for the SF-3 Plan designation.

*Motion carried*

### **Implementation Element Update**

Staff recommends: Approval of proposed amendments to the objectives of the Land Use, Transportation, and Parks and Recreation Elements.

Commissioner Decker, seconded by Chair Johnson, moved to recommend to City Council that the Commission implement the Implementation Plan.

*Motion carried.*

### **Environmental Resources Element**

Staff recommends: Support the proposed amendments, which are simply the restatement of current City policy and transferring it from regulations to the Comprehensive Plan. The Planning Commission should give close review to all the proposed amendments that are enhancements of current Plan policies or are entirely new policies.

Commissioner Bigler, seconded by Commissioner Decker, moved to support the proposed amendments and recommend that the City Council does likewise.

*Motion carried.*

Chair Johnson closed the public hearing on the 2003 Comprehensive Plan Amendments at 9:25 p.m.

Chair Johnson advised that on those issues where there was a minority of the Commission dissenting, that anyone wishing to submit a minority report should do so by June 30, 2003.

Chair Johnson requested staff to ask the Economic Development Director to contact Ms. Walther directly to discuss his views on the Raskin Map Amendment.

## **WORK SESSION**

### Development Regulations – Phase 2 – Residential zones

Senior Planner Lewis noted that although the Commission found that the SF-3 designation was inappropriate for the area that was targeted for that designation, they were in agreement of the SF-3 concept. Therefore, a new RSH (High-density single-family) zone designation will be created. Mr. Lewis briefly explained the proposed changes and design elements of the new RSH zone as outlined in the staff report.

Planning Manager Hough advised that a City Council public hearing will be held June 23 on Carriage Gardens which may provide insight as to how the Council will view small lot, clustered, highly intense single-family developments.

## DIRECTOR'S REPORT & INFORMATION

Planning Manager Hough reported:

### City Council

- May 27 : Confirmed Planning Commissioner Elisa Elliott
- June 9: Growth Population and Employment Targets - approved letter and report to the County.  
Tree Ordinance and Subdivision Code – work sessions continuing.
- June 16: Secure Community Transition Facilities Ordinance – will schedule hearing
- July 7, 21 & 28: Comprehensive Plan Amendments – scheduled work sessions

### Planning Commission Meetings:

- June 26: Planned Commercial Development (PCD) Zone Amendment - public hearing  
Development Regulations follow-up
- July 10: PCD Zone recommendations (if needed)  
Wastewater Treatment Zoning – if ready for discussion.

Nothing further scheduled – may cancel second meeting in July.

Community Development Director Cutts reported on the following:

### City Center Project

- Fiscal analysis report has been delayed until a future date on the Council calendar
- Environmental Impact Statement will be issued next week
- Moving forward with development regulations, zoning, and building design

### Alderwood Mall (anticipated dates)

- September 1: completion of parking deck on north side  
completion of improvements on 184<sup>th</sup> Street
- September 19: proposed opening of new Nordstrom's
- Sept. (end): completion of parking deck #2
- August 1: begin construction of the theatre – opening in October
- Phase 2: relocating utilities, moving the detention pond, interior mall renovation
- Phase 3: Village to open by Christmas 2004

## ADJOURNMENT

Commissioner Decker, seconded by Commissioner Bigler, moved to adjourn. The motion carried, and the meeting adjourned at 9:50 p.m.

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**Dave Johnson**, Chair