

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
JUNE 26, 2003

Commissioners present:

Brian Bigler
Patrick Decker
Elisa Elliott
Tia Psycheff
Donna Walther
ABSENT: Johnson and Powers

Staff present:

Ron Hough, Comprehensive Planning Manager
Kevin Garrett, Current Planning Manager
Dennis Lewis, Senior Planner

SUMMARY OF THE JUNE 26, 2003, MEETING MINUTES

Planned Commercial Development Zone Amendment – Public Hearing

Staff reviewed the Planned Commercial Development Zone Amendment. A public hearing was conducted and the Commission forwarded recommendations to City Council.

Development Regulations – Residential zones

Staff described proposed development regulations for a new RSH zone, which would implement the proposed SF-3 Comprehensive Plan amendment.

CALL TO ORDER

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

APPROVAL OF MINUTES

Commissioner Psycheff moved to adopt the June 12, 2003, minutes as written.

The motion was seconded by Commissioner Bigler and carried unanimously.

CITIZENS COMMENTS

None of the citizens present offered any comments.

PUBLIC HEARING

Planned Commercial Development Zone (PCD) Amendment

Current Planning Manager Kevin Garrett explained that the proposed code amendment would allow vehicle sales at open lots in the PCD (Planned Commercial Development) zone, but only on properties with freeway frontage or that are within 1,500 feet of a freeway on- or off-ramp. At the conclusion of staff's presentation, Acting Chair Decker opened this portion of the meeting for public comments. The following testimony was received and motions considered:

Steve Olds, PO Box 927, Lynnwood, WA – Mr. Olds owns property that would be affected by this code amendment and spoke in favor of the proposal. Mr. Olds commended staff on the great work they have done on this amendment.

John Gorman, 17011 51st Avenue SE, Bothell – Mr. Gorman fully supports the ordinance changes as proposed by staff. He owns about 1.5 acres on the south side of 204th Street, which is across the street from the Olds property. He would be indirectly affected by this proposal and supports the change.

At the conclusion of public testimony and discussion with the Commission, Acting Chair Decker closed the public hearing at 7:28 p.m.

The Commissioners expressed the following views on the proposed amendment:

Commissioner Bigler was concerned that this amendment didn't differentiate between new and used vehicles and it would apply to very few properties. Therefore, it didn't sit well with him.

Commissioner Elliott supports this amendment. Ms. Elliott sees this as a means to draw people to the area and has the potential to improve the economy.

Commissioner Peycheff expressed concern about signage and the image car lots have in Lynnwood. Mr. Garrett advised that signage is regulated and there are no special allowances for car dealerships.

Acting Chair Decker also recognized a perception that Lynnwood has lots of car dealers, but that perception may not be accurate. He noted that the City of Renton recently moved a number of car dealerships to a location near a major highway. Decker added this PCD amendment would be a benefit to Lynnwood by bringing in revenue from outside of the community.

Commissioner Walther inquired about the impact of reducing the 1,500 foot requirement to freeway on-or-off ramps. Planning Manager Garrett responded that it would limit the areas of implementation for this zoning; and, if it were reduced significantly, would appear to be spot zoning.

Commissioner Bigler, seconded by Commissioner Elliott, moved to recommend City Council approval of the proposed code amendment to allow vehicle sales at open lots in the PCD zone only at properties either with frontage on the freeway right-of-way or within 1,500 feet of a freeway on- or off-ramp (measured in a straight line from the nearest point of the freeway ramp to the nearest point of the property).

The motion carried unanimously.

WORK SESSION

Development Regulations – Residential zones

Senior Planner Dennis Lewis explained the development regulations for the new RSH (Single-family High-density) zone, which would implement the proposed SF-3 (Single-family High-density) Comprehensive Plan amendment. He described the changes as being very focused to deal primarily with the RSH zone and not confuse the issue by proposing other changes to other zones at this time. Those changes will follow later. He informed the Commission that the City Council will hold a work session on the two mobile home parks on July 21. The SF-3 Plan designation and RSH zone will be included in that discussion as they might apply to those parks or to other areas within the City, with the understanding that the Commission has not recommended the SF-3 designation for the two parks.

A public hearing on Development Regulations – Residential Zones (including the RSH zone) has been scheduled for July 24. Mr. Lewis noted that Chapter 21.42 is still undergoing revision and more review will take place before the Commission's public hearing.

Discussion followed.

DIRECTOR'S REPORT & INFORMATION

Planning Manager Hough reported:

City Council

- June 23: Carriage Gardens PUD/Subdivision and Applegate Plat – public hearings. Both items were continued to July 14.
- July 21: Comprehensive Plan Text Amendments – work session

Planning Commission Meetings:

- July 10: PCD Zone Amendment Recommendations – removed (not needed)
Wastewater Treatment Plan Zoning issues – (if revised draft is ready for review)
- July 24: Development Regulations – Residential Zones public hearing

Acting Chair Decker reported that the Council is still working on the Tree Ordinance. Decker also advised that staff or the City Attorney should review any materials that Commissioners may want to distribute to City Council. This will alleviate any problems with impropriety.

ADJOURNMENT

Commissioner Bigler, seconded by Commissioner Peycheff, moved to adjourn. The motion carried, and the meeting adjourned at 8:27 p.m.

Dave Johnson, Chair