

## PLANNING BOARD MINUTES May 12, 2004

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Chair Young called the regular meeting of the Planning Board to order at 7:00 p.m. in the Council Chambers, Public Safety Complex, 250 – 5<sup>th</sup> Avenue North.

### **BOARD MEMBERS PRESENT**

James Young, Chair  
Janice Freeman, Vice Chair  
John Dewhirst  
Cary Guenther  
Virginia Cassutt  
Don Henderson

### **BOARD MEMBERS ABSENT**

Judith Works  
Jim Crim

### **STAFF PRESENT**

Rob Chave, Planning Division Manager  
Karin Noyes, Recorder

Board Members Crim and Works were excused from the meeting.

### **READING/APPROVAL OF MINUTES**

BOARD MEMBER DEWHIRST MOVED TO APPROVE THE MINUTES OF APRIL 28, 2004 AS CORRECTED. BOARD MEMBER FREEMAN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

### **ANNOUNCEMENT OF AGENDA**

There were no changes made to the proposed agenda.

### **REQUESTS FROM THE AUDIENCE**

There was no one in the audience who expressed a desire to address the Board during this portion of the meeting.

### **UPDATE ON ISSUES AND BACKGROUND INFORMATION ON THE 2004 AMENDMENTS TO THE COMPREHENSIVE PLAN AND CRITICAL AREAS REGULATIONS**

Mr. Chave referred to the memorandum staff provided to outline what they are planning for the public meeting on May 26<sup>th</sup>. The public information will be going out in the next few days in the form of mailings to people near streams and people on the mailing list. The staff will update the City's website to provide information related to the public meeting. Press releases advertising the public meeting will also be sent out. He asked that the Board review the draft Downtown Waterfront Plan that was provided by the staff so that it can be finalized and disseminated to the public prior to the public meeting. He noted that Pages 2 and 3 provide information from Stephen Clifton, Community Services Director, regarding the Edmonds Crossing Project.

Board Member Young said his sense is that the staff substantially captured the concepts and ideas discussed by the various Planning Board Committees. Board Member Dewhirst agreed that staff did a good job of incorporating the Board's comments into the draft Downtown/Waterfront Plan.

Board Member Dewhirst referred to the fifth bulleted item on Page 2 and suggested that it be changed to read, "Develop gateway/entrance areas into downtown which serve complementary purposes." The remainder of the Board concurred. He also referred to the sixth bulleted item on the page, and asked what the term "overtly encouraging arts-related" means. The Board agreed that staff should change the language in this sentence to be clearer. Board Member Dewhirst referenced the last bulleted sentence of Item E on Page 5 and suggested that this language needs to be changed to make it clear that the intent is to connect the Senior Center with other public facilities.

Board Member Dewhirst referred the Board to the map that was provided on the last page of the draft document. He suggested that a path identified by green dots should extend from the fountain up Main Street at least as far as the gateway symbol. He said there is a real opportunity to provide a vista of the fountain when coming down the hill. He also suggested that the Frances Anderson Center should be connected to the downtown. In addition, the green dots should extend along Fifth Avenue from the fountain to Walnut. This would provide an opportunity to connect all of the pedestrian activities that occur along Fifth Avenue. Board Member Freeman suggested that the green dots should also extend from City Hall towards the fountain since this is where the museum and the summer market are located, and there is a vista to the fountain.

Board Member Freeman referred to the map that was provided on Page 4 of the document, which still shows the UNOCAL tanks that have been removed. Mr. Chave explained that this drawing came directly from the EIS. The tanks' location was included to show where they used to be. However, in the final plan, staff will make sure the tanks are no longer identified on the map.

Board Member Henderson also agreed that staff did a good job of preparing the draft Downtown/Waterfront Plan. He referred to Page 7 and suggested that the pictures should be changed to better illustrate the concepts that are identified on the page. For instance, perhaps a picture could be provided to illustrate the concept of view corridors. Mr. Chave said the pictures came from the Urban Design Plan that was adopted a few years ago. Staff could not find pictures that related to view corridors so they tried to pick up some that would add visual to the page. There was no intent to illustrate any particular concept.

Mr. Chave announced that the draft Downtown/Waterfront Plan was forwarded to the City Council with a simpler version of the same cover letter the Board received from staff. The intent was to alert the City Council that an open house was scheduled for May 26<sup>th</sup> and to let them know what the Board was working on. In addition, he reported that he met with the Economic Development Committee of the Chamber of Commerce and provided this same information. The Chamber expressed an interest in the project, and there is a growing mail and email list of people who are interested in the critical areas regulations and the Comprehensive Plan update processes. Staff believes this issue will attract a lot of public attention.

Mr. Chave explained that he would make the changes to the draft Downtown/Waterfront Plan as identified by the Board, and then the document would be disseminated to the public via the mail or email. It would also be available on the City's website. Board Member Young inquired if the City Council would have an opportunity to review the updated draft before the public open house. Mr. Chave said he would provide a copy of the updated draft document to each of the City Council Members in their Friday packets.

Mr. Chave reported that the Highway 99 Task Force will be doing a "white paper," which is their take on the consultant's report (MAKERS). The report from MAKERS will be followed up with a consultant doing an economic analysis. After this analysis has been completed, the task force will reconvene to discuss the comments from the economic consultant and make any changes they want to the report. Board Member Young said he anticipates that the Highway 99 Task Force will meet one more time before the public open house on May 26<sup>th</sup>. Mr. Chave said he will speak with Mr. Bowman about having the MAKERS report available for public review at the open house, since it is a public document. Board Member Dewhirst suggested that any board-sized graphics that are available should be provided at the open house. Mr. Chave suggested that some of the graphics could be enlarged for the public to review. Board Member Dewhirst noted that a report on the Highway 99 Economic Analysis is scheduled on the Board's extended agenda for June 9<sup>th</sup>, but this is assuming that the analysis has been completed by that date.

Board Member Young asked if staff would provide background information related to the critical areas regulations at the open house. Mr. Chave answered that there is nothing additional to report right now, but the consultants have predicted that they will have the critical areas maps available in draft form for the open house. Staff plans to ask the public to identify on the map any additional habitat and critical areas they know about. The City needs to update their critical areas inventory, particularly in regard to wildlife habitat.

Mr. Chave said that at the open house, the Board members could talk to the public about what their interests are, particularly the Downtown/Waterfront Plan. The Board members are the best ones to explain their ideas and discussions. City staff will answer questions related to critical areas issues.

Board Member Dewhirst inquired if Mr. Clifton would attend the public open house and provide information about the Edmonds Crossing Project. Mr. Chave answered that Mr. Clifton plans to attend the open house meeting. At this time, he is holding a public meeting regarding the performing arts center proposal, which is scheduled to go before the hearing examiner in the near future.

Board Member Young asked if the City Council had any specific expectations about the Board's role in the public open house. Mr. Chave advised that the Development Services/Community Services Committee of the City Council indicated that they are pleased with the draft document they reviewed at their last meeting. He explained that at the public open house, the Board Members would be playing the role of citizen planners to field questions that come from the public. Their role is to explain issues they have talked about and ask the public their opinions and desires. He advised that staff would present a brief introduction of the issues every hour on the hour to orient people who come to the open house.

Board Member Freeman pointed out that there are brochures available describing both the Performing Arts Center and the Fine Arts Center for Edmonds Projects. She suggested that it would be appropriate to have some of these brochures available at the open house. Mr. Chave agreed, and said there are also brochures related to critical areas, streams, etc., and staff will also make these available for the public at the open house.

Board Member Young inquired when the discussion regarding density of the community would take place at the Board level as part of the Comprehensive Plan review. Mr. Chave explained that there would be a small issue paper available at the open house to explain what the growth projections are, what the City's current population is, and what growth the City must accommodate. In addition, the Board will have a discussion and provide information to the public in the future specifically related to the larger lot zones in the northern portion of the City. The staff will explain the Growth Hearing Board's decision on the PRD appeal and why the City must review the density in the northern portions of the City.

Mr. Chave said that the website would be set up in such a manner as to allow the public to access information on a particular topic they are interested in. These various position papers would also be available to the public at the open house.

### **REVIEW OF EXTENDED AGENDA**

Mr. Chave reviewed that the open house on May 26<sup>th</sup> would be in place of the Board's second meeting in May. He advised that on June 9<sup>th</sup> the consultant for the critical areas update would be present to discuss the existing regulations and what they have been reviewing. They will address the issue of best available science and what other jurisdictions do. Also on June 9<sup>th</sup>, staff plans to provide feedback about what they learned at the public open house. A public hearing was also continued to June 9<sup>th</sup>.

Mr. Chave advised that the City Council's Community Services/Development Services Committee recently referred the home occupation regulations to the Board for review. At some point in time, these regulations will be presented to the Board for consideration, but not until the Board has completed some of their current projects. The City Council started talking about this issue early in the year. The Committee was interested in making sure the current regulations work in an equitable manner and produce the intended outcome.

Board Member Young recommended that the City Council be asked to provide an outline of what they want the Board to consider. He said it would be helpful for the Board to have a clear understanding of what the City Council's concerns are. Mr. Chave said he would talk with Mr. Bowman, who has been leading this topic with the City Council, to see if he could put something together or if the City Council Committee could put their thoughts in writing. He noted that the minutes from the committee meetings are summary and do not provide significant details of what the Council's concerns are.

Board Member Young asked if the City Council was still interested in holding a joint meeting with the Planning Board. Mr. Chave suggested that Board Member Young discuss this issue the next time he meets with Mayor Haakenson.

#### **PLANNING BOARD CHAIR COMMENTS**

Board Member Young referred to a letter the Board Members received from Ms. Jennifer Mantooth calling attention to a particular location along SR-104 that the Board dealt with previously. He asked that staff provide direction as to how the Board should respond. Mr. Chave explained that people with a particular interest can file an application for a rezone or a Comprehensive Plan amendment, or they can petition the Board to consider an issue when they review the Comprehensive Plan amendments, but this would be up to the Board with no guarantee as to the result of their request. He said the Board will be considering other locations along the corridor later in the year, and this letter could figure in if the Board were to make a decision to change. Any specific proposal would be advertised to the public.

Board Member Dewhirst indicated that he received an additional letter from Ms. Mantooth asking him to meet with her regarding the issue. The Board agreed that if Ms. Mantooth wants to talk to a Board member regarding this issue, she should come to a Board meeting and address the entire Board at the same time.

#### **PLANNING BOARD MEMBER COMMENTS**

Board Member Guenther reported that he received notice of the Meadowdale Landslide Hazard Area Meeting at the Meadowdale Clubhouse on May 19<sup>th</sup>. Mr. Chave explained that the Meadowdale Landslide Hazard Area is a slide area with very specific regulations governing it. The regulations that are being considered are found in Title 19 of the Edmonds Community Development Code, which is the building code section. Normally, these issues do not come before the Board for review, but a reference is made in the critical areas regulations to this section. Peripherally, the Board will get into this subject, but not in specific detail. The material was forwarded to the consultant so they are aware of what the proposed changes are. He said he anticipates that these changes will be folded into the critical areas update and acknowledge best available science. He added that the map of the Meadowdale Landslide Hazard Area is separate from the critical areas map that is used by the staff when reviewing building permits. But the map will be reflected in the critical areas inventory maps, as well.

Board Member Freeman inquired if the changes made in the new maps could have an impact on property values in the area. Mr. Chave answered negatively. He explained that the concerns about the map changes relate to misconceptions about its intent. He advised that the old map identified regions of percentage hazard and the consultant's review concluded that this was no longer meaningful. As a result, the map was changed to identify an overall landslide area, recognizing that the impact area for the slides does change a little over time. In addition, the maps identify a small area outside of the mapped area for further investigation before permits are pulled for certain types of structures. The intent is to make sure there would be no impact to the slide area.

Board Member Dewhirst advised that he received a call last Friday from Darrell Smith, the City's Traffic Engineer, informing him that issues have come up related to the circulation plan for City Park. Staff is in the final stages of preparing the plans for a City Council hearing. But, apparently, somebody in the Parks Department came up at the last minute with some pretty serious comments about changing the circulation. Mr. Smith wanted to let the Planning Board know of this concern and find out if they feel it is serious enough to bring the issue back to the Board. Mr. Smith advised that the consultant has reviewed the comments and does not recommend any changes. Mr. Smith advised that staff would add a slide

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to their presentation at the City Council's public hearing to make a point of these comments. However, he said staff is not recommending, at this time, that the Board reconsider their recommendation.

Board Member Dewhirst announced that Thousand Friends of Washington is putting on a free forum entitled, "Give Your Community a True Sense of Place." They presented an eight-hour workshop on this topic last week that several County planners attended and found to be well done. The forum would be a collaboration of the larger workshop. He advised that he plans to attend since this issue seems to fit with what the City is trying to do with their downtown and some interesting ideas might be brought forward.

Board Member Dewhirst referred to the new assisted care center that is being constructed east of Rosewood Court. He questioned the height of the structure and asked staff to follow up to make sure it meets the code requirements. He said the building is appealing, but it appears too tall. Mr. Chave explained that the building height is measured from the average of all the original grades and the building is set slightly into the hillside. This makes the front appear higher. Board Member Dewhirst commented that the building is so big it appears out of place because it is surrounded by single-story structures.

THE MEETING WAS ADJOURNED AT 8:00 P.M.

**APPROVED**