



ORDINANCE NO. 3448

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
 LYNNWOOD, WASHINGTON, AMENDING THE CITY OF
 LYNNWOOD COMPREHENSIVE PLAN; AMENDING THE CITY'S
 OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE
 DATE; SUBMISSION TO THE STATE; SEVERABILITY; AND
 SUMMARY PUBLICATION.**

WHEREAS, the City of Lynnwood adopted a Comprehensive Plan to comply with the requirements of the Growth Management Act on June 24, 2015, by Ordinance No. 3142; and

WHEREAS, the City of Lynnwood last updated its Comprehensive Plan on November 22, 2021 by Ordinance No. 3403; and

WHEREAS, as allowed by the Growth Management Act, the Comprehensive Plan, subarea plans, and development regulations may be amended on an annual basis, pursuant to RCW 36.70A.130, and shall be subject to continuing review and evaluation; and

WHEREAS, Chapter 21.40 of the Lynnwood Municipal Code (LMC) establishes the use zones and the City of Lynnwood Zoning Map; and

WHEREAS, the amendment of the City's Official Zoning Map (reclassification) is included as part of the Comprehensive Plan Amendment Process; and

WHEREAS, as provided in Chapters 1.35, 18.02, and 21.22 of the Lynnwood Municipal Code (LMC), the City has established procedures and decision criteria for proposed Comprehensive Plan and reclassification amendments; and

WHEREAS, the process to amend the Comprehensive Plan includes multiple opportunities for public participation and input; and

WHEREAS, applications and suggestions to amend the Comprehensive Plan with a related Zoning Map reclassification were accepted and docketed for processing after March 30, 2023, in accordance with the approved amendment schedule; and

44 WHEREAS, on May 24, 2021, the City adopted Resolution 2021-05, adopting the City's
45 Housing Action Plan as a guiding document with recommendations for future housing policy,
46 planning, and regulatory amendments; and
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48 WHEREAS, the City has an interest in implementing the Housing Action Plan including
49 encouraging new construction or rehabilitation of multifamily housing and to increase and
50 improve housing opportunities for all income levels; and
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52 WHEREAS, the Lynnwood Planning Commission held a work session on May 11, 2023, and
53 a duly advertised public hearing on May 25, 2023, regarding the Proposed Amendment List (PAL)
54 of Comprehensive Plan and Zoning Map amendments; and
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56 WHEREAS, the Lynnwood City Council held a work session on May 15, 2023, and a duly
57 advertised public hearing on June 12, 2023, regarding the Proposed Amendment List (PAL) of
58 Comprehensive Plan and Zoning Map amendments; and
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60 WHEREAS, at their June 26, 2023, business meeting, the Lynnwood City Council confirmed
61 the final Proposed Amendment List (PAL) of Comprehensive Plan and Zoning Map amendments
62 for further review; and
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64 WHEREAS, on September 14, 2023, the City's SEPA Responsible Official issued Addendum
65 #5 to the Mitigated Determination of Nonsignificance (MDNS) for the 2015 Update to the
66 Lynnwood Comprehensive Plan, pursuant WAC 197-11-625 and WAC-197-11-630; and
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68 WHEREAS, on September 27, 2023, the proposed amendments were submitted for the
69 mandatory 60-day state agency review, agencies were asked to comment prior to final action by
70 the City Council, and no comments were received; and
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72 WHEREAS, the Lynnwood Planning Commission held a public hearing on October 26, 2023
73 on the amendments, and following the public hearing recommended approval of the proposed
74 Comprehensive Plan and Zoning Map Amendments of this Ordinance; and
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76 WHEREAS, the Lynnwood City Council held a duly advertised public hearing on November
77 13, 2023, on the Comprehensive Plan and Zoning Map Amendments, as described herein; and
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79 WHEREAS, after consideration of the testimony and other evidence presented at the
80 public hearing, the City Council finds that the amendments (1) Are consistent with the provisions
81 of the Growth Management Act and will not result in Comprehensive Plan or regulation conflicts;
82 (2) Will not create significant adverse impacts on existing sensitive land uses, businesses, or
83 residents; (3) Can be accommodated by all applicable public services and facilities; (4) Will help
84 implement the goals and policies of the Lynnwood Comprehensive Plan; and (5) Will not have
85 significant impacts beyond the Lynnwood City limits; and
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87 WHEREAS, the City Council further finds that the concurrent site-specific reclassification
88 (rezone/Zoning Map amendment) (1) is substantially related to the public health, safety, and
89 welfare; (2) Is warranted because of changed circumstances or because of a need for additional
90 property in the proposed land use zone classification or because the proposed zoning
91 classification is appropriate for reasonable development of the subject property; (3) Is a suitable
92 site for development in general conformance with zoning standards of the RMH zone; (4) Will
93 not be materially detrimental to uses or property in the immediate vicinity of the subject
94 property; (5) Has merit and value for the community as a whole; (6) Is in accord with the
95 comprehensive plan; and (7) Complies with all other applicable criteria and standards of the
96 Lynnwood Municipal Code; and

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98 WHEREAS, the City Council has determined the provisions of this Ordinance implement
99 goals and policies in the Housing Action Plan; and

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101 WHEREAS, the City Council has determined that the provisions of this Ordinance further
102 the public’s health, safety and welfare;

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104 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
105 ORDAIN AS FOLLOWS:

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107 **Section 1: Purpose.** The purpose of this ordinance is to amend the City of Lynnwood
108 Comprehensive Plan and Official Zoning Map.

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110 **Section 2: Amendment of the Lynnwood Comprehensive Plan.** The Comprehensive Plan of the
111 City of Lynnwood is amended as described below and in the following exhibits, which are
112 attached hereto and incorporated herein for reference.

113
114 The Future Land Use Map is amended to change the land use designation for 5710 and
115 5714 200th St SW (Parcel numbers: 00565300001501, 00565300001502,
116 00565300001505) from Medium-density Multi-family (MF-2) to High-Density Multi-
117 family (MF-3), as legally described in Exhibit A and generally depicted in Exhibit B.

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119 **Section 3: Amendment of the Lynnwood Municipal Code.** The City of Lynnwood Official Zoning
120 Map is amended as follows:

121
122 The City’s Official Zoning Map is amended to change the zoning designation for 5710 and
123 5714 200th St SW (Parcel numbers: 00565300001501, 00565300001502,
124 00565300001505) from Medium-density Multi-family (RMM) to High-Density Multi-
125 family (RMH), as legally described in Exhibit A and generally depicted in Exhibit B.

126
127 **Section 4: Submission of Plan to the State.** The Development and Business Services Director is
128 hereby directed to submit a copy of all approved amendments to the City of Lynnwood
129 Comprehensive Plan, including subarea plans, and the Lynnwood Municipal Code to the
130 Department of Commerce of the State of Washington.

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Section 5: Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

Section 6: Effective Date. This ordinance or an approved summary thereof consisting of its title shall be published in the City’s official newspaper of record and shall take effect and be in full force five days following its publication.

PASSED BY THE CITY COUNCIL, the 27th day of November 2023.

APPROVED:

DocuSigned by:
Christine Frizzell 11/30/2023
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Christine Frizzell, Mayor

ATTEST/AUTHENTICATED:

APPROVED AS TO FORM:

DocuSigned by:
Luke Lonie
9859FC9ACFCA4CF...
Luke Lonie, City Clerk

DocuSigned by:
Lisa Marshall
0C9DE54C77524E7...
Lisa Marshall, City Attorney

- 175 Exhibit A
- 176 SCRIBER LAKE HOMES BLK 000 D-01 - E1/2 LOT 15 LESS S 270 FT THOF LESS PTNDEEDED CITY OF
- 177 LYN QCD 206-117
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- 179 SCRIBER LAKE HOMES BLK 000 D-05 - E 80FT OF N 280FT OF W1/2 TRACT 15 LESS N 10FT THOF
- 180 V288/278TO CITY OF LYNNWOOD
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- 182 SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E 80FTOF N 280FT & LESS
- 183 N 10FT THOF V288/278 TO CITY OF LYNNWOOD
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Exhibit B

