

CITY COUNCIL 6.E

CITY OF LYNNWOOD CITY COUNCIL

TITLE: Unified Development Code: Housing Action Plan Implementation

DEPARTMENT CONTACT: Karl Almgren, Development and Business Services

SUMMARY:

The implementation of the Housing Action Plan, Middle Housing, and code improvements have identified several zoning revisions. These revisions must be adopted by June 30, 2025.

PRESENTER:

Karl Almgren, AICP, Community Planning Manager, South County Fire Deputy Fire Marshals Jenness and Rodman

ESTIMATED TIME:

20

BACKGROUND:

A Unified Development Code (UDC) is being written to update and consolidate Title 18 Planning, Title 19 Subdivisions, and Title 21 Zoning into a single Title 8 Unified Development Code. The project provides opportunity for compliance with Middle Housing Legislation (HB1110), and Accessory Dwelling Unit Legislation (HB1337). Additionally, this effort provides opportunity to incorporate housing regulations, design guidelines, and support transit oriented development principles for the City Center + Alderwood in anticipation of the Everett Link Extension.

Adoption of the UDC must occur by June 30, 2025. If the City does not implement revisions for middle housing and accessory dwelling units, Lynnwood will be subject to a Model Code developed by Department of Commerce.

This presentation will discuss the current and proposed requirements for fire sprinklers, and creating a 'green factor' for regulating landscaping and vegetation.

SUGGESTED ACTION:

Receive presentation from Staff and ask clarifying questions.

PREVIOUS COUNCIL ACTIONS:

May, 2021: City Council approved the Housing Action Plan.

April, 2023: City Council was briefed on the Housing Action Plan Implementation including the Housing Code Review and Recommendations Report, the use of the Unified Development Code (UDC) to establish the Residential Neighborhood Zone.

July, 2023: City Council was presented on the history of zoning regulations in Lynnwood including revisions made in the residential and commercial zones.

February, 2024: City Council was briefed on zoning consolidation including reducing the number of zones and further implementation of the Residential Neighborhood Zone.

October 7, 2024: City Council was briefed on the results of the summer outreach middle housing community survey. Staff received over 1,500 unique responses regarding favorite middle housing types across 14 events throughout Lynnwood from June to September 2024.

January 27, 2025: City Council passed Ordinance 3476 approving the 2024 Imagine Lynnwood Comprehensive Plan including creation of the Residential Neighborhood Zone.

March 3, 2025: City Council was briefed on the UDC outline and schedule.

March 17, 2025: City Council directed staff to prepare the UDC to allow three units per lot.

April 7, 2025: City Council was briefed on landscape requirements as part of the Green Factor and requirements for fire sprinklers.

VISIONS AND PRIORITIES ALIGNMENT:

LU Goal 1: Ensure development regulations and land use patterns effectively plan for and accommodate Lynnwood's anticipated growth.

LU Goal 2: Promote growth and development in the City's designated Regional Growth Center.

LU Goal 5: Enhance Lynnwood's residential neighborhoods by promoting a range of uses, while ensuring well-planned population growth.

HO Goal 1: Provide capacity for housing to meet the needs of present and future residents of Lynnwood.

HO Goal 2: Promote and facilitate the provision of housing that is affordable to households of all demographics and incomes.

DEPARTMENT ATTACHMENTS

Description:

[Staff Memo.pdf](#)

[Staff Presentation.pdf](#)