

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Council Chambers  
Date: September 16, 2014**

**Planning Commissioners present:** Chair Ray Holmdahl; Vice-chair Jon Lebo; Joel Paisner; Jean Maixner; Connie Holloway; Doug Gochanour; and Richard Saunders

**Staff and others present:** Mayor Mary Jane Goss; Mark Goodman, Planning Analyst from Community Attributes (sub-consultant to Studio 3MW); Catherine Stanford, Council Liaison to Planning Commission; Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Mark Phillips, Councilmember; Bob Henderson, Chair of the Economic Development Commission; Donna Hawkey, EDC Commissioner; Norman Lieberman, EDC Vice Chair; Jennifer Kulik, EDC Commissioner; and Jason Colberg, EDC Commissioner.

**Planning Commissioners absent:** Rocky Oliver and Semra Riddle

**Call to order:** 7:03 PM

**Approval of Meeting Agenda:** Chair Holmdahl suggested an amendment to the agenda to include discussion of EDC's policy recommendations following the presentation. Cmr. Saunders motioned to approve the agenda as amended. The motion was seconded by Cmr. Gochanour and approved unanimously.

**Presentation and Discussion:**

Comprehensive Plan Update: Land Use Economics

Mark Goodman, Planning Analyst from Community Attributes began his power-point presentation by suggesting that LFP may be a good candidate for a public/private partnership involving supporting home-based businesses through the concept of incubator retail spaces. There was also discussion about both increasing pedestrian connectivity and teleconnectivity in support of at-home businesses. Cmr. Paisner added that working from home reduces traffic congestion. There was additional discussion about working with adjacent cities to find regional solutions to challenges like congestion.

Mr. Goodman used information from the PSRC (Puget Sound Regional Council) to point out that, while there is significant growth forecasted for the general area, very little of that growth is predicted to occur within LFP. He said that his team is looking at alternative land use scenarios such as the addition of higher intensity uses as a means to help guide the land use policies of the Comprehensive Plan. Higher density and higher valued uses will generate greater revenue through property and sales taxes.

Mr. Goodman will return in November to assist the Commission in evaluating models that could realistically be considered by the City. Allowing higher intensity or commercial areas within single-family zones is one option, if it is palatable to residents. Such a change in land-use would

traditionally allow retail uses in areas where that are not currently allowed. There was discussion about whether there areas that the City would consider rezoning.

Land-use is one of the major tools that the City has to increase revenue. There is a limit for how much the City is allowed to increase property taxes. Mr. Goodman suggested that diversifying sources of revenue is really the best approach that a City can take.

Councilmember Stanford asked about developer forums, and whether that would be part of the research. Mr. Bennett indicated that such forums were not included the current scope but could be considered as part of phase two, if the Council is interested in them.

There was lengthy discussion about the Town Center and how the City may be able to best affect the future of the site, especially considering a current pending sale. It was pointed out that an important question to consider is whether the value that exists in the zoning worth the risk and cost of redevelopment. It was also pointed out that the former community college space may be available for a business incubator.

There was additional discussion about the availability of the underlying data after the study is completed and the community's tolerance for increasing zoning capacity.

Commissioners thanked Mr. Goodman for making the complex data he presented very accessible.

### **Reports/Announcements:**

#### Update on Visioning Process

Ms. Flower announced that there was still a need for Commissioners to volunteer to lead small groups at the October 4 visioning event.

#### EDC Draft Comprehensive Plan Policy Recommendations

Mr. Henderson gave a brief overview of EDC's process for drafting the goals and policies for the Economic Development element. He stressed the economic health of residents as a focus, and recognized that, as an aging community, a focus on senior housing is important. Commerce is a driver for enhancing the future for the residents. Mr. Henderson cited the Legacy Plan as a major source document for the narrative created and improving signage policy, particularly for home businesses as a strong focus for this draft element.

Mr. Bennett commended the Commission (EDC) for drafting strategic measures to meet the stated goals. Mr. Henderson stated that their draft allows for an increase in development in areas other than just Town Center. Chair Holmdahl asked Mr. Henderson about his opinion on increasing revenue for the City. He replied that personally he believes that mixed-use redevelopment in the Town Center would be his favored method for increasing revenue, and that he believes that property is undervalued in the area. There was discussion about how conclusive the phone survey was about the community's appetite for increased density throughout the city.

Update from Liaisons to Other Commissions

Cmr. Saunders reported that the CSC is planning on joining the Planning Commission meetings in October.

Retail Marijuana Regulatory Policy

Chair Holmdahl began the discussion by outlining the three concepts that the Commission has been tasked to consider:

- Should retail sales of marijuana be allowed in the Neighborhood Business zone?
- Should the Burke-Gilman trail be considered a park, and possibly be designated as a new zone?
- Should retail sales of marijuana be located within an area that will be within 1,000 feet of what we know will be a future park within the 12 Degrees North neighborhood?

Mr. Bennett suggested that the Commission consider one point at a time, to establish a clear understanding of each issue before going to vote. There was discussion about extending the moratorium for only the Southern Gateway Corridor zone and the City's previous zoning changes to preclude the option of collective gardens. No action was taken at this meeting.

The next meeting is scheduled for October 7.

**Adjournment:** 9: 04 PM

APPROVED:

  
Ray Holmdahl, Chair