

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Forest Room  
October 11, 2011**

**Commissioners present:** Chair Richard Saunders, Vice Chair George Piano, Mark Phillips, John Resha, Doug Gochanour, Chuff Barden and Sean Bouffiou.

**Commissioners absent:** Chuck Paulsen

**Staff and others present:** Steve Bennett, Planning Director; Jennifer Franich, Assistant Planner; Catherine Stanford, City Council Liaison; Scott Gochanour, Economic Development Board; Greg Easton, John Owen, and Rachel Miller, Consultants.

**Call to order:** Chair Saunders called the meeting to order at 7:00 pm.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the September 6, 2011 regular meeting. There was discussion about whether Cmr. Barden had been confirmed by the Council by the time of the September 6<sup>th</sup> meeting. Cmr. Resha moved to adopt the minutes as presented. The motion was seconded by Cmr. Bouffiou and approved unanimously.

**Old Business:**

**Southern Gateway Project Update: Schedule Review**

Dir. Bennett introduced the consultants from MAKERS Architecture and Planning.

John Owen, consultant, began by stating that getting information to the commission is a priority. Mr. Owen then summarized the work plan. He said that it will be important to base the plan on the market reality for redevelopment, look at current zoning and key properties, and consider the whole corridor from Seattle into Kenmore. One of the goals of the project is to try to make the SEPA process easier for the applicant. The consultants will look for input from the commission throughout Phase I. A survey will be conducted. The finished product from Phase I will be a vision statement and report. There are two open houses scheduled, the first scheduled for October 29, and the potential for a third. At this first open house, we will engage with the public. There will be some unresolved issues, but the open house will help nail down consensus items.

Councilmember Stanford will report information from this meeting to the other members of the City Council. She asked that as soon as dates are set, the Planning Commission should make the other commissions aware of those meetings. Dir. Bennett asked for elaboration regarding the walkabout. Mr. Owen answered that if the meeting is in the subarea, this will be more easily accomplished than if it is held at City Hall. Walkabouts are useful for personal perspective and are more social than meetings, making it easier to find common ground and gather good ideas. The consultants will also conduct a visual preference survey. Cmr. Bouffiou suggested videoing the walkabout and possibly circulating it via social networking. Discussion ensued regarding outreach techniques.

Mr. Greg Easton, presented a series of charts and data from his preliminary economic research. There are two economic issues: 1) What are the trends in the region? How do LFP attributes differ from surrounding communities and what does that say about what we can achieve? 2) What is the feasibility of

development, and what are the realistic ventures in the area. We will be identifying potentials for development and return on those investments. Per capita retail is much smaller in every area except for book and music stores due to Third Place Books. The economic analysis will look at whether the leakages can be met in the subarea, such as retail that people will use close to home and what is good for a highway corridor. Only 73 residential units were added from 2000 to 2010 in Lake Forest Park. There could be opportunities for redevelopment and the addition of multifamily housing. Mr. Easton went on to state that he will look at the rent rates in new buildings. Typically there needs to be at least \$1.50 to \$1.60 per square foot for the investment to pencil out. There may be opportunities for senior or affordable multi-family housing.

Mr. Owen presented a draft survey to the commission. He said that the goal is to provide thought-provoking questions. How would you rank what is in the subarea now? What would you like to have there? What do you not want to see there? Dir. Bennett suggested an open ended question to get more ideas from the community. Mr. Easton suggested that one question determine where the responder lives.

### **Southern Gateway Project Update: Economic Component**

Mr. Owen asked the commission about their expectations for the project. Chair Saunders said that he would like to make a positive impact in the long term and get the community involved. Cmr. Piano would like to see additional housing and light commercial development to aid our tax base. He would also like to focus development toward the lake and not Bothell Way. Cmr. Resha would like to see more commercial and retail to accommodate a bedroom community that goes elsewhere. He also would like to see an alternative multifamily housing development that goes beyond "5 over 1". Cmr. Gochanour said that he sees a corridor as a divisive thing, and would like to look at movement across the road, maybe in the form of a pedestrian overpass, above ground parks, and commercial on either side. Cmr. Barden added that Highway 520 is the barrier, and the new development may be too hard to get to be successful.

### **Backyard Chickens and Bees Regulations**

Assistant Planner Franich presented the third draft of the chicken and bees draft ordinance, which incorporated changes from the previous meeting. One additional change is reflected in the newest version that limits the size of chicken coops and assures that the regulations do not conflict with the building code.

Dir. Bennett recommended that the new regulations also include a change that will recognize Sensitive Area buffers. This change will be reflected in the next version. In the next meeting, the commission will look at a draft resolution to council to recommend.

### **Interactive timeline:**

Cmr. Phillips provided a Historical Timeline update to the commission. There is a link on the city web page from the Electronic Town Crier (ETC). Contact Mark with any comments. Some comments have already been received. A link will also be posted to the planning page and/or the 50<sup>th</sup> Anniversary page.

### **New Business:**

There was no new business.

### **Reports/Communications/Announcements:**

The next meeting is scheduled for October 25, 2011.

**Public Comment:**

Economic Development Commissioner Scott Gochanour said that he thinks that the Planning Commission is going in a good direction [with the Southern Gateway Project].

**Adjournment: 8: 59 PM**

APPROVED:  
  
Richard Saunders, Chair