

**City of Lake Forest Park - Planning Commission**  
**Regular Meeting Notes: May 5, 2015**  
**17425 Ballinger Way NE—EOC Room**

**Planning Commissioners present:** Chair Ray Holmdahl; Vice-chair Jon Lebo; Rocky Oliver; Richard Saunders; Semra Riddle; Jean Maixner; Connie Holloway; and Doug Gochanour

**Staff and others present:** Steve Bennett, Planning Director; Ande Flower, Assistant Planner, Brennan Lebo, Resident; Julie Hungar, Resident; Cheryl Brady, Resident; Sarah Zerkel; Diane Pottinger, North City Water District; John Foy, Resident

**Planning Commissioners absent:** Joel Paisner

**Call to order:** 6:00 PM

**Approval of Meeting Agenda:** Cmr. Saunders requested an addition to the agenda to discuss a book on city planning in the Northwest. Cmr. Gochanour moved to approve the agenda as amended. The motion was seconded by Cmr. Riddle and approved unanimously.

**Approval of Meeting Notes:**

March 3, 2015 Cmr. Saunders moved to approve the minutes as presented. The motion was seconded by Cmr. Gochanour and approved unanimously.

**Public Comments:** Ms. Pottinger, from North City Water District, asked whether she could expect to receive a response to her previous public comment. Mr. Bennett stated that her written comments were reviewed by Commissioners at the March 3<sup>rd</sup> meeting and they had not directed staff to make any amendments to the draft policies as a result of the comments. Nor had they indicated to the staff that a draft response should be prepared. Mr. Bennett went on to state that there will be additional opportunities to pursue amendments to the policies of the Comprehensive Plan Update with the Planning Commission and, subsequently, with the City Council. He pointed out that, if Ms. Pottinger is not satisfied with the response or lack thereof of the Planning Commission, she should make her case to the Council.

**Old Business:**

Discussion of Review Schedule

Mr. Bennett thanked Commissioners for their responsiveness his request for feedback on the proposed accelerated review schedule now that it is understood that the Council wished to start its review in June. He concluded by noting that, even with the pace of review that had been agreed to, Commissioners will have at least three touches, or opportunities, to review their changes to the draft document: (1) the initial review of the compiled update; (2) the review of the meeting notes; and (3) the final review of the revised compiled update.

Land Use Goals and Policies: See Attachment A for general direction provided and specific amendments made by the Planning Commission. Commissioners began review at Goal LU-3.

Environmental Quality Goals and Policies

There was wide ranging discussion about finding ways to make the Environmental Quality Commission's recommended goals and policies better fit the format of the rest of the Comprehensive Plan Update. Direction was given to consolidate various goals and rewrite others. Mr. Bennett and Ms. Flower agreed to rework the document to address the Commission's comments and present it as a new version without tracked changes. Ms. Flower agreed to preserve some portions of the original document in the background analysis. See Attachment B for the new draft goals and policies in response to the direction given by the Planning Commission.

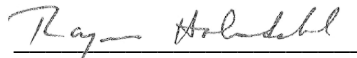
**Reports/Communications/Announcements:**

Planning the Pacific Northwest

Cmr. Saunders asked, given how late it was, to add a brief discussion on the next meeting's agenda to discuss the Northwest Planning book he recently read.

**Adjournment:** 9:06 PM

APPROVED:

  
Ray Holmdahl, Chair

# I. Land Use

## Introduction

The Land Use Element guides future use of land in Lake Forest Park and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character and keep new growth compatible with existing development.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element also sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Analysis contains the background data and analysis that provide the foundation for the Land Use Element goals and policies. [add bullets here with brief description of what can be found in Background Analysis ]

[Table 1 Land Use Designations: define or clarify with footnote or asterisk: "implementing zoning designation". Add \* describing what "multiple" means zoning designation column]

[Figure 2 Future Land Use: Can we use "Comprehensive Plan" instead of "Future" as associated with land use designations? Remove parcel lines outside of city limits; differentiate between colors for MF Low and MF high; develop a List of Figures to include in the Table of Contents]

## Goals & Policies

**Goal LU-1 Land Use Pattern. Establish a development pattern that preserves the character of Lake Forest Park while allowing for variety in new development.**

Policy LU-1.1 Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses.

Policy LU-1.2 Establish the land use designations, densities and intensities shown in Table 1.

Policy LU-1.3 ~~Establish and m~~Maintain a Comprehensive Plan ~~Future~~ Land Use Map that designates the future distribution, ~~extend extent~~ and location of the generalized land uses described above, (see Figure 2: ~~{Comprehensive Plan Future~~ Land Use Map).

Policy LU-1.4 Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map.

Policy LU-1.5 Implement land use designations through a clear regulatory process that ensures transparency, fairness and predictability in the land development process.

~~Policy LU-1.5~~Policy LU-1.6 : add policy regarding considering opportunities for additional density or subarea studies.

**Goal LU-2 Community Character. Promote and strengthen Lake Forest Park's identity, vision and values through the future land use pattern.**

Policy LU-2.1 Ensure that land use policies and regulations reflect the importance of the city's natural environment, tree cover and Lake Washington shoreline in community identity.

Policy LU-2.2 Encourage a high quality pedestrian environment, walkable community.

Policy LU-2.3 Consider entry and gateway features as a way to enhance community identity and highlight community assets.

Policy LU-2.4 Preserve a sense of place through consistent and compatible development character, while also recognizing the variety of unique neighborhoods in the City.

Policy LU-2.5 Provide for a smooth transition between differing land uses through landscape buffers, site and building design measures or other appropriate techniques.

Policy LU-2.6 Foster a sense of community through support for formal and informal gathering places, such as in Town Center, local ~~coffee shops businesses~~, and public open spaces.

Policy LU-2.7 Assure that community values and aspirations are reflected in the City's plans.

[On April 7<sup>th</sup>, the Planning Commission ended its review of this document at this point. The changes reflected in the rest of the document were made on May 5<sup>th</sup>]

**Goal LU-3 Compatibility with Natural Environment. Promote design and development that respects and preserves the natural environment.**

Policy LU-3.1 Encourage the integration of natural landscape in new development by including both natural and compatible ornamental plants, shrubs and trees.

Policy LU-3.2 Provide design flexibility to preserve desirable existing site features, including clusters of trees, watercourses, slopes, open spaces and similar assets.

Policy LU-3.3 Recognize and support tree preservation as an integral part of community character

Policy LU-3.4 Identify and preserve scenic vistas and water access as development occurs.

Policy LU-3.5 Consider implications of land use decisions on stormwater patterns and support low impact development measures

Policy LU-3.6 Promote the natural drainage and green infrastructure concepts and projects identified in the Legacy 100-Year Vision Plan.

**Goal LU-4 Residential Neighborhoods. Promote the quality, character and function of residential neighborhoods.**

Policy LU-4.1 Reflect natural constraints, surrounding development, proximity to services and facilities in establishing residential densities

Policy LU-4.2 Provide flexibility for innovative design options in order to preserve significant natural features, to provide transitions between different types of uses or to meet other community objectives.

Policy LU-4.3 Identify underused land and encourage infill development that is compatible with the scale and character of surrounding development.

Policy LU-4.4 Encourage higher-intensity multifamily development in areas nearest to transportation facilities, commercial services, open space and other amenities.

Policy LU-4.5 Encourage a compatible mix of residential densities in the city's neighborhoods.

**Goal LU-5 Town Center. Support Town Center in reaching its potential as a vibrant mixed use center.**

Policy LU-5.1 Work in partnership with the property owner and interested stakeholders to support Town Center in achieving its future vision as a vibrant mixed use center.

Policy LU-5.2 Evaluate the potential of the Town Center and whether current policies and regulations enable and encourage quality redevelopment.

Policy LU-5.3 Promote a mix of uses in Town Center, including residential, retail, office and community gathering places

Policy LU-5.4 Support development features that reinforce Town Center as a distinctive landmark

Policy LU-5.5 Encourage pedestrian-oriented uses, building design and amenities in Town Center.

Policy LU-5.6 Support public and non-motorized transportation systems to and within Town Center.

Policy LU-5.7 Encourage ground floor commercial or public uses in all development.

Policy LU-5.8 Explore opportunities for public spaces and recreation facilities.

Policy LU-5.9 Ensure design standards address building façade articulation, entries, landscaping, buildings, pedestrian amenities and building height.

**Goal LU-6 Economic Vitality. Support the long-term economic vitality of commercial development that meets the needs of the City and its residents.**

Policy LU-6.1 Provide for a mix of uses in commercial zones that meet the daily needs of residents and the traveling public.

Policy LU-6.2 Preserve and expand the current economic base for long-term economic sustainability.

Policy LU-6.3 Recognize the importance of a healthy natural environment as a significant economic amenity and attraction.

Policy LU-6.4 Establish standards to enhance visual interest of commercial areas and to ensure long term compatibility with surrounding area. For example, consider building height, bulk and orientation, landscape improvements, signs and hardscape improvements, parking lot orientation and non-motorized access.

Policy LU-6.5 Enhance street-level interest and liveliness through enhancements for pedestrians and bicycles, and ground floor commercial or public uses.

Policy LU-6.6 Encourage amenities, such as the inclusion of open space, water features, public art, planters and courtyards, to enhance vitality and visual interest.

Policy LU-6.7 Support incubator and home-grown economic development opportunities, such as compatible home occupations in residential areas.

Policy LU-6.8 Inventory and encourage the redevelopment of underutilized commercial areas through regulatory techniques and incentives.

Policy LU-6.9 Foster public/private partnerships to implement economic development programs and projects.

**Goal LU-7 Public Uses. Ensure that public uses support and strengthen community character.**

Policy LU-7.1 Create community landmarks and promote identity through public/semi-public the development process.

Policy LU-7.2 Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments.

Policy LU-7.3 Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as wayfinding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character.

**Goal LU-8 Healthy communities. Establish a land use pattern that supports community health.**

Policy LU-8.1 Promote neighborhood connectivity through connections to the existing and planned trail system, residential neighborhoods and commercial centers.

Policy LU-8.2 Encourage pedestrian scale improvements, focusing on color, materials, form, functional utility, on streets and trails.

Policy LU-8.3 Support safe walking and bicycling routes to schools.

Policy LU-8.4 Within commercial centers, provide attractive street fronts and connecting walkways to accommodate pedestrians as the priority.

Policy LU-8.5 Encourage retail uses that expand options and access to healthful foods.

Policy LU-8.6 Promote community gardens and other small-scale agricultural activities, farmers' markets and other activities that access to ~~healthy~~ healthful foods.

**Goal LU-9 Historic Preservation. Protect and preserve historic, cultural and archaeological resources.**

~~Policy LU-9.1 Support the preservation of the City's rich history through identification, protection, preservation and adaptive reuse of historic landmarks, including buildings, sites and districts.~~

~~Policy LU-9.2 Participate in regional efforts to identify and preserve historic and cultural sites~~

~~Policy LU-9.3 Support community organizations dedicated to preservation of historic and cultural resources.~~

~~Policy LU-9.4 Encourage development of a historic preservation program~~

Policy LU-9.1 Pursue king County Historical Preservation Program interlocal agreement, consider adoption of an ordinance, and implement administrative procedures as appropriate to support preservation of the City's history.

Policy LU-9.2 Participate in regional efforts to sustain historic community character through identification, evaluation, protection, adaptive reuse, and enhancement of historic landmarks, including buildings, sites, lands, and districts.

Policy LU-9.3 Consider implementation of educational and outreach programs to inform residents about incentives and resources available through interlocal agreement participation.

Policy LU-9.4 Support community organizations dedicated to preservation of historic and cultural resources.

**Goal LU-10 Regional Issues. Participate in inter-agency partnerships to address regional planning issues.**

Policy LU-10.1 Develop long-term plans in coordination with neighboring special districts and general purpose governments. Strive to achieve balance in addressing differing needs.

Policy LU-10.2 Work with regional transportation bodies to ensure that highways of statewide significance are maintained and modified in conjunction with the City's vision and adopted plans.

Policy LU-10.3 Develop and maintain franchise agreements with utility providers to ensure that utilities are installed and developed in a manner consistent with the City's vision and adopted plans.

**Side bar definition (page 25):**

*The Legacy 100-Year Vision  
Plan identifies several  
possible **street greening  
projects**, including NE  
197th, NE 178th, and NE  
158th streets.*

## EQ - Environmental Quality Element

### Introduction

The Environmental Quality Element Goals and Policies support the City's commitment to preserving and enhancing the natural environment. The Element includes policies that provide guidance on balancing environmental protection with development potential and recognizing environmental resources as an essential living infrastructure.

The Environmental Quality Background Analysis provides narrative and details that support the Environmental Quality Element Goals and Policies. This Element also ties the City's environmental policy guidance to a number of strategic or issue-specific plans that have been developed since the last Comprehensive Plan update. Those plans include the Shoreline Master Plan, the Community Forest Management Plan, the Wildlife Management Plan and the Legacy 100-Year Vision Plan, links for which can be found in the sidebars of this Element.

### Goals & Policies

**GOAL EQ-1 Compatible Development.** Protect the natural environment through zoning and land use decisions.

**Policy EQ-1.1** Protect ravines, steep slopes, wetlands, and sensitive areas.

**Policy EQ-1.2** Expand Lake Forest Park's parks and open spaces.

**Policy EQ-1.3** Encourage mixed-use commercial development and transit-oriented development [**TOD-define in sidebar**], including housing, in any major redevelopment of Town Center.

**Policy EQ-1.4** Preserve native and compatible vegetation whenever appropriate.

**Policy EQ-1.5** Maintain and enhance the integrity of ecosystems.

**Policy EQ-1.6** Incentivize LEED building standards, [**LEED- define in sidebar**] especially for development adjacent to sensitive areas.

**GOAL EQ-2 Shoreline Development and Access.** Protect the city's shoreline while accommodating reasonable and appropriate uses near shorelines. Protect and enhance access to and use of public shorelines.

**Policy EQ-2.1** Adhere to the goals and policies of the Lake Forest Park Shoreline Master Program (SMP). [Add **sidebar stating that SMP is an appendix to comp. plan and provide link**]

**Policy EQ-2.2** Enhance public access to the Lake Washington shoreline and facilitate community and neighborhood agreement on any proposal to improve access where the proposal has the potential to negatively impact private property owners.

**GOAL EQ-3 Water Quality Protection. Improve water quality by protecting and monitoring water from natural sources and through effective storm and surface water management.**

**Policy EQ-3.1** Coordinate regional efforts to monitor water quality and identify sources of water pollution in order to develop a long-range program to reduce and minimize pollutants in the City's streams and Lake Washington.

**Policy EQ-3.2** Increase public awareness and enforcement of regulations prohibiting illegal dumping.

**Policy EQ-3.3** Undertake all means reasonable to ensure the quality of water discharged from on-site sewage treatment systems.

**Policy EQ-3.4** Maintain and enhance natural drainage systems to protect water quality, reduce public costs, protect property, and prevent environmental degradation.

**Policy EQ-3.5** Minimize the direct discharge of urban runoff from impervious surfaces into streams by encouraging low-impact alternatives such as rain gardens and permeable hardscapes and requiring runoff mitigation on all road projects.

**Policy EQ-3.6** Reduce the impact of new development on water quality through the City's review process by requiring appropriate mitigating measures.

**Policy EQ-3.7** Protect water quality through appropriate enhancements of the street maintenance program.

**Policy EQ-3.8** Coordinate with the regional agencies and neighboring jurisdictions to improve regional surface water management, resolve inter-jurisdictional concerns, and implement watershed action plans.

**Policy EQ-3.9** Enhance existing culverts and encourage daylighting of creeks wherever possible.

**Policy EQ-3.10** Reduce contamination of urban streams and ponds by educating the public regarding the hazards of uncollected dog waste and improper disposal of unused prescription and over-the-counter medications.

**GOAL EQ-4 Alternative Energy. Be a role model in addressing climate change and promoting alternative energy use by encouraging clean, renewable energy production and use throughout the City.**

**Policy EQ-4.1** Promote public and private clean energy pilot projects with the active participation of residents and businesses.

**Policy EQ-4.2** Encourage sustainable building practices that lower heating requirements, reduce the need for air conditioning, and encourage passive energy saving measures.

**Policy EQ-4.3** Coordinate with Seattle City Light to establish and promote community solar projects.

**Policy EQ-4.4** Educate citizens about incentives for emerging alternative energy technology such as tax exemptions for solar installations and increase citizen awareness of existing solar arrays and water heating systems in the city.

**Policy EQ-4.5** Coordinate utility service planning regionally through the exchange of population forecasts and development plans.

**Policy EQ-4.6** Participate in regional efforts to create a state-wide alternative energy policy and decrease local greenhouse gas emissions.

**Policy EQ-4.7** Consider adopting a LEED standard of Silver for public facilities and encouraging it for private development.

**Policy EQ-4.8** Facilitate Lake Forest Park's achievement of the goal of a 70% recycling rate (as adopted by King County) and expand current recycling efforts such as the battery recycling at City Hall.

**GOAL EQ-5 Air Quality and Noise Abatement. Support actions to improve air quality, reduce noise pollution, and minimize associated negative health effects.**

**Policy EQ-5.1** Limit wood burning in the city to wood stoves certified by the EPA.

**Policy EQ-5.2** Decrease air and noise pollution by encouraging the use of buses, carpooling, bicycles, and electric vehicles and the planting trees along arterials.

**Policy EQ-5.3** Coordinate with other agencies and local governments to monitor aircraft noise levels and flight patterns and in finding ways to minimize air traffic noise.

**Policy EQ-5.4** Educate citizens about noise and air pollution from gas-powered leaf blowers.

**GOAL EQ-6 Coexistence with Wildlife. Promote, support, and facilitate human coexistence with urban wildlife.**

**Policy EQ-6.1** Educate residents to create an understanding of normal wildlife behavior, and emphasize human behavior modification as the primary means to minimize conflicts between people and wildlife.

**Policy EQ-6.2** Consider updating relevant regulations in order to promote responsible pet and livestock guardianship.

**Policy EQ-6.3** Promote preventative measures in order to dissuade wild animals from being comfortable when in close proximity to humans.

**Policy EQ-6.4** Develop a wildlife incident response plan that incorporates the core values of the City's [Wildlife Management Plan](#).

**GOAL EQ-7 Wildlife Habitat. Maintain and improve wildlife habitat in Lake Forest Park.**

**Policy EQ-7.1** Encourage the maintenance of native plantings in sensitive area buffers for wildlife when development occurs.

**Policy EQ-7.2** Encourage improvement to contiguous natural wildlife corridors whenever possible.

**Policy EQ-7.3** Encourage the use of alternatives to pesticides, herbicides, and inorganic fertilizers.

**Policy EQ-7.4** Promote fish habitat in riparian areas.

**GOAL EQ-8 Forest Canopy. Preserve, restore, and enhance a healthy and diverse community forest, consisting of both native and compatible non-native species.**

**Policy EQ-8.1** Maintain the minimum city-wide canopy cover established by the [Community Forest Management Plan](#) through regular evaluation and refinement of the City's land use and environmental regulations and policies.

**Policy EQ-8.2** Develop a tree planting, inventory, and maintenance program for public-owned property, including rights-of-way.

**Policy EQ-8.3** Ensure zoning and subdivision regulations are consistent with the [Community Forest Management Plan](#).

**Policy EQ-8.4** Maintain a community forest management plan advisory committee to monitor the implementation and effectiveness of the Community Forest Management Plan.

**Policy EQ-8.5** Encourage the study of the potential effects of climate change to native trees and develop strategies to adapt to and/or mitigate the likely effects of climate change to the community forest.

**Policy EQ-8.6** Ensure that all new site development includes an approved tree-replacement plan that achieves canopy coverage goals.

**Policy EQ-8.7** Develop a vigorous program to control invasive plant species such as English ivy, laurel, and holly on public property and encourage their control on private properties.