

**City of Lake Forest Park
Planning Commission
Regular Meeting Summary
17425 Ballinger Way NE—Council Chambers
May 8, 2012**

Commissioners present: Chair Richard Saunders, Vice Chair George Piano, Mark Phillips, Chuck Paulsen, Chuff Barden, Doug Gochanour, Ray Holmdahl, Debra Born

Commissioners absent: None

Staff and others present: Steve Bennett, Planning Director; Jennifer Franich, Assistant Planner; Mayor Mary Jane Goss; Catherine Stanford, City Council Liaison to Planning Commission; and Gretchen Bennett Guethner, resident.

Call to order: Chair Saunders called the meeting to order at 7:03 pm.

Approval of meeting minutes:

The Planning Commission reviewed the draft minutes from the April 10, 2012 regular meeting. It was noted that there were three errors. Cmr. Paulsen moved to adopt the minutes as revised. The motion was seconded by Cmr. Gochanour and approved unanimously.

Public Comment:

Gretchen Bennett, resident, said that it is not the most effective to have public comment at the beginning of the meeting. She also said she cannot find a map of the McKinnon Creek Trail on the website. She said that the residents should be encouraged to invest in the community through small projects.

Old Business:

Southern Gateway Project: Economic/Feasibility Study

Chair Saunders introduced a summary from the economic feasibility document for the draft report. He put this together to try to summarize what we were trying to extract from the economic analysis appendix. The summary explains what developers look at for investment potential, the preferred alternative's strengths and weaknesses, and what the City can do to shape the environment to encourage development. Cmr. Phillips clarified that this will not replace the appendix. Discussion ensued regarding potential extra information to be included in this portion of the report.

Southern Gateway Project: Public Meeting—Town Hall/Scoping Meeting

Dir. Bennett said that the public meeting is scheduled for June 5, possibly in the Third Place Commons. This location might bring out those that might not come to City Hall or the Elk's Club. The Commission discussed the idea and determined that the date will be given priority, but we will try to schedule the Commons. Four-to-five stations will be set up, with the availability to make written comments. There will be no presentation to the whole group. Commissioners, staff, and consultants will be at the stations to explain what the no-alternative action is and what the impacts of that might be, as well as the preferred alternative and what impacts might arise from that. We need written comments from people about their concerns so that we can address these in the EIS. Chair Saunders said as a point of clarification that the scoping process is about the scope of the issues. He said that one concern that we hope a station will address is the comparison with Lake City. The Commission discussed how to present the comparison at the Town Hall.

Chair Saunders introduced the draft scoping document from MAKERS. The Commission discussed the best way to present the information to inform the community and keep interest in the project. Feedback and concerns with the draft and the plan for the meeting will be provided by the Commissioners to MAKERS for editing. Dir. Bennett said that the draft scoping document will be accompanied by a map and a cover sheet in a format that will inform those who are not familiar with the project. Notice will be posted in the Seattle Times, and a mailer will be sent to everyone in the vicinity as well as those on the mailing list. The Commissioners will send Dir. Bennett changes to the document by the end of the week.

Dir. Bennett said that MAKERS will begin meeting with property owners, residents, and real estate representatives for the Elks Club and Boyer property site to give these groups a chance to talk about their specific concerns. The Commission added apartment dwellers, business owners in the area, and condominium owners to this list.

Southern Gateway Project: Reengaging Other Commissions

Chair Saunders said that other Commissions' representatives attendance has died down since the Southern Gateway Project has been less active. The Planning Commission will get in touch either by talking with commissioners or by email.

Medical Marijuana Regulations Recommendation:

Dir. Bennett said that after his discussion with the City Attorney, it seemed that the work plan is too ambitious to get drafts regulations from Planning Commission and then to council to pass. Given the complexities and contradictions between laws at the federal and state level, were recommending sending this to the Council. This resolution recommends that the council move forward without further recommendation to the Planning Commission. Councilmember Stanford said that once the legal issues have been resolved at the federal and state level, the council will be interested in feedback from the community and would like the Planning Commission's input. Discussion ensued regarding the resolution. Cmr. Gochanour moved to vote on the resolution. The motion was seconded by Cmr. Born. Five commissioners voted to pass the resolution and four opposed; the resolution passed 5-4.

New Business:

Discussion of Comprehensive Plan Update Process

Chair Saunders said that though an updated Comprehensive plan is not due for several years, the update is a complex process. Dir. Bennett said that the City needs to take action to adopt by 2014. The City has adopted the Community Forest Management Plan, Legacy Plan, and soon will have the Subarea Plan, so the Comprehensive Plan will need to be reviewed and updated for consistency. There is also discussion at Council of enacting a Strategic Plan. Mayor Goss said that there are grant opportunities that could be taken advantage of for the Transportation element in particular. The other area to look at would be economic development outreach, as it is difficult to know what the limit of tolerance for development is in the community. Councilmember Stanford said that it has been a long time since the City has conducted significant outreach, which is important to her as a councilperson. The Commission discussed strategy for the update. In the following meetings, the Commission will do consistency analysis, get copies of the current plan to everyone, look at the Legacy Plan for ideas about public participation and process, and review the Land Use, Environmental Quality, and Parks and Recreation elements.

Next Meeting Discussion

Following the Town Hall, the next Planning Commission meeting is scheduled for June 12, 2012.

Reports/Communications/Announcements:

Vice Chair Piano announced that there will be a Cedarbrook Park clean-up party May 19, from 9 AM to Noon.

The next Planning Commission meeting is scheduled for June 5, 2012 (Town Hall).

Adjournment: 9:19 PM

APPROVED:

Richard Saunders, Chair