

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Council Chambers  
April 10, 2012**

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

**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; Scott Gochanour, Economic Development Commission; Charlie Heffernan, Civil Services Commission; Resident Scott Campbell.

**Call to order:** Chair Saunders called the meeting to order at 7:06 pm.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the March regular meeting. It was noted that there were three errors. Cmr. Barden moved to adopt the minutes as revised. The motion was seconded by Cmr. Phillips and approved unanimously.

**Old Business:**

**Southern Gateway Consultant Work Status Report**

Dir. Bennett said that Stephanie Hanson from Perteet will be the lead on the EIS aspect of the plan. They will be doing background research on infrastructure, utilities to get a baseline of what is out there and what needs to be improved. MAKERS will start setting up small meetings with neighbors, property owners, and business owners to set the ground work for the scoping meeting. The Commission will need to set a date in late May or early June for the next Open House. The format will include a number of stations, and most likely not a presentation to the whole group. This will be the first time that the public will see the proposed zoning changes, so we will try to get some comments verbally or in written form. Out of that, we will have a set of concerns and perceived impacts to address as part of EIS.

Chair Saunders asked how this is different than the earlier events, and what the public will have for visual reference. Dir. Bennett said that this will be a time to voice any concerns about anything that might happen there as well as focusing on what they think might happen as a result of the redevelopment. Scenarios we put together at the stations to show the potential new zoning. Break it down according to working with MAKERS to establish a format. Councilmember Stanford asked if there also would be examples for what would happen if you leave it as existing zoning, since we are looking at two different “bookends” through the SEPA process. Dir Bennett explained that the zoning in that area ranges from the highest intensity of multifamily to the lowest. We don’t know the history of why that was zoned the way it was (it was unincorporated King County). The community did try to address this 10 years ago with the senior housing overlay, and what that allows will be reflected.

**Southern Gateway Study Communications Strategy**

Chair Saunders said that a major goal for the Southern gateway project was to keep the public informed, and he was looking for additional ways to communicate with the public. The strategy should look at how we get as many people informed of meetings, plans, and what tools we have. Councilmember Stanford said that Council created a new Communications and Technology Committee, and suggested contacting Tom French about it. Dir. Bennett said that the City will be restarting the Town Crier, and we could potentially provide notice of the open house in the upcoming issue. There is some information in the draft that explains the project and the preferred alternative. Commissioners should help with engaging the apartment-dwellers. The Commission may also want to contact Shoreline and Seattle to engage between the cities, which may be a good precursor to talking about their city plans for the close areas. We will also add people that represent the community to the mailing list, i.e., the Lake City Chamber of Commerce. Cmr. Holmdahl suggested that the input be split into those from the wide girth and those that live closer. People in the neighborhood might have some more direct insights into what might work there.

### **Summary of Economic Analysis**

Chair Saunders said another major goal for the project was to have an economic and feasibility component that would enhance the draft plan. MAKERS actually wants the Commission to look at the draft economic component and decide what we want pulled out of this document and put into the plan. Dir. Bennett said that the commission should mark what is an important aspect of this analysis that would fit into the plan. Chair Saunders said that there is a need to provide good information in the plan that summarizes the feasibility component, which the public may find useful. Cmr. Paulsen said that the documents may be too technical, and is light on the do-nothing scenario. The report needs to have good visuals and explain the analysis that he did, since that is the important part of this study. Vice Chair Piano suggested that the document be condensed into a two page document that explains the outcomes, but leaves the bulk of information for the appendix. Discussion ensued regarding what pieces may be missing in the draft plan and what would be best left for the appendix.

Cmr. Holmdahl asked what we can do differently to make sure that we do not put in place things that Lake City has, so that we don't end up with an extension of that type of development. Mayor Goss said that if you look into the Seattle Department of Neighborhoods, you will find that Lake City is not specifically addressed. You can Google Lake City Neighborhood Association, who is very concerned that no attention is being paid to that area in terms of economic development. We should also work with Shoreline to create some public amenities that are to the mutual benefit of the cities. There may be a neighborhood association in that area. Councilmember Stanford said that once we have a plan we can have that conversation with Shoreline and Seattle.

### **New Business: Medical Marijuana Regulations**

Dir. Bennett presented a document from MRSC, which he said would help the Commission recommend some interim regulations to City Council for adoption prior to July. He provided some background: after discussing a bill with the federal government to determine the legality of Initiative 692, the Governor left in the provisions for collective gardens that leaves out the commercial aspect of these regulations. I-502 may pass in the late Fall, and in that case the regulations would again fall to cities and counties. We need to create a situation or place where these gardens can occur, but not get the City involved in any kind of permitting process. The moratorium was put in place to give us time to come up with regulations. Councilmember Stanford added that the Council needs draft regulations from the Planning Commission. After some discussion, the Commission decided that more input from the City Attorney would be needed to proceed.

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

Chair Saunders reported on the Quarterly Chair Meeting. There will be an Open House for candidates on April 16th that is open to the public, to meet potential new City Administrators. We also went through the list of Council goals. Councilmember Stanford said that the Council goals follow a three-year plan to coincide with the Biennial budget process. Lauren Broudy will be updating the Commissioner packet for new commissioners.

**Public Comment:**

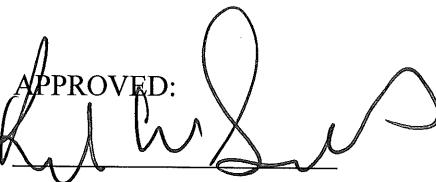
Resident Scott Campbell asked for a clarification on the feedback opportunities. Dir. Bennett said that in May, smaller meetings with interested groups will be happening. Resident Scott Campbell also said that with regard to the comments about Lake City Way, a new Public House at 125<sup>th</sup> just opened up, changing the entire block. There is now a café, brewing company, and businesses are putting the effort in, which is encouraging. If the Southern Gateway is done right, the right businesses could come in and this could also happen in our community. Regarding the economic study, what was factored in? We need to take a hard look at what is happening. As a finance manager, this proposal would not even come to his desk for approval. He suggested that the Finance Department, or some of the Commission if they are business men, take a look.

Dir. Bennett said that at the Council meeting on April 26<sup>th</sup>, the Chickens and Bees Ordinance, plus the Wildlife Task Force changes to that section of code, will be introduced to Council.

Vice Chair Piano introduced new Planning Commissioner, Deborah Born.

The next Planning Commission meeting is scheduled for May 8, 2012. A special meeting is scheduled for April 24<sup>th</sup>.

**Adjournment: 8:58 PM**



APPROVED:

Richard Saunders, Chair