

**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. Cmr. Holmdahl proposed adding some language that would summarize additional information from the economics/feasibility appendices. He said he would provide the language by email to Chair Saunders for future consideration by the Planning Commission.

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

Dir. Bennett said that the next public meeting is tentatively scheduled for June 5 at City Hall. There is a possibility that the event could take place at the Third Place Commons but it may not be available on the 5th. This location might bring out those that might not come to City Hall or the Elks Club.

The Commission discussed the idea and determined that the date will be given priority, but the effort to schedule the event at the Commons should be pursued.

Dir. Bennett went on to describe the event. He stated that four-to-five stations will be set up. There would be no formal 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 would encourage written comments from people about their concerns so that they can be addressed 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 meeting announcement. The Commission discussed the best way to present the information to inform the community and keep interest in the project. Chair Saunders encouraged Commissioners to provide feedback on with the draft announcement and the plan for the meeting by email. Dir. Bennett said that the draft scoping document will be accompanied by a map of the preferred alternative and additional information that intended to 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 were encouraged to send Dir. Bennett comments on 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 in order to give these groups a chance to talk about their specific concerns. Commissioners requested that apartment dwellers, business owners in the area, and condominium owners be added to the list.

Southern Gateway Project: Re-engaging Other Commissions

Chair Saunders said that the attendance of representatives from other Commissions has died down since there is less discussion of Southern Gateway Project at Planning Commission meetings. It was agreed that Planning Commissioners should 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 conduct a review and develop recommendations from Planning Commission prior to the end of the current moratorium. Given the complexities and contradictions between laws at the federal and state level, we are recommending sending this to the Council. This resolution recommends that the Council move forward without further recommendation from 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. The resolution passed with five votes in favor and three opposed.

New Business:

Discussion of Comprehensive Plan Update Process

Chair Saunders said that, even though an updated Comprehensive Plan is not due for several years, the update is a complex process. Dir. Bennett added that the City needs to take action in updating the Plan by the end of 2014. The City has adopted the Community Forest Management Plan, Legacy Plan, and soon may be adopting 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 in to consideration in the update of 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

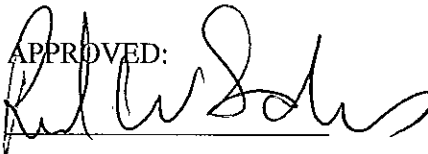
Following the Town Hall meeting, the next Planning Commission meeting is scheduled for June 12, 2012.

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/EIS Scoping meeting).

Adjournment: 9:19 PM

APPROVED: 

Richard Saunders, Chair