

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Council Chambers  
June 12, 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 Frankie Craig and Scott Campbell, residents.

**Call to order:** Chair Saunders called the meeting to order at 6:58 pm.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the May 8, 2012 regular meeting. It was noted that there were four errors. Cmr. Paulsen moved to adopt the minutes as revised. The motion was seconded by Vice Chair Piano and approved unanimously.

**Public Comment:**

Frankie Craig, resident, said she was concerned about the effects of the Gateway Subarea Plan on the speed and quantity of traffic in the neighborhood. She was also concerned about property being taken for the sidewalk along 37<sup>th</sup> Avenue, and the cost of the sidewalk to the taxpayers.

Chair Saunders said that the path is a concept at this point. Vice Chair Piano said that the commission needs to communicate better that the City is not purchasing the property or paying for the developments.

Scott Campbell, resident, said that the Southern Gateway neighborhood meeting was well attended, that the neighbors appreciated it, and that it brought up traffic issues and other issues that Makers, the City's consultant, was not aware of previously.

**Old Business:**

**Southern Gateway Project: Meeting Debrief-neighborhood**

Cmr. Holmdahl provided an overview of the meeting with John Owen. He said that it was a positive meeting. The specific concerns that came up included that sidewalks in the area were not considered, and that concerns about new developments' setbacks and building heights had to be reiterated.

Cmr. Paulsen and Vice Chair Piano voiced concerns about the commission being notified that the neighborhood meeting was happening and the need to have a second commissioner present at future similar events for the sake of transparency.

**Southern Gateway Project: Meeting Debrief—June 5<sup>th</sup> and 6<sup>th</sup>**

Chair Saunders opened the discussion of the Open House events by thanking staff and commissioners for their efforts. Discussion followed regarding the reception and concerns of the participating public. Traffic,

drainage, and the walking path, especially for people along the proposed route, were the major concerns. Mayor Goss said that she heard comments that there was not enough public outreach and a want for more detailed information. Mayor Goss also heard that the 7-story height limit was concerning and that citizens felt that those concerns had been minimized throughout the process. Cmr. Gochanour said that he witnessed some concern with the term "preferred alternative," and that he thought there was an issue with images and graphics misrepresenting the concepts.

Dir. Bennett said that the traffic impact analysis, included in the EIS process, will establish a baseline and representation for what the impacts of new development will be. The preferred alternative is actually the worst case scenario in a sense, because developers could do something less than what the study covers, but analyzing the greatest extent of potential development ensures that the city has the ability to mitigate as needed.

Tom Hazlet, Economic Development Commissioner, said that it may be helpful to let people know why we are doing an analysis of only the two alternatives, and consider including another alternative.

Mayor Goss said that the neighborhood plan in Lake City has not been updated recently, and concerns there are not being addressed by the City of Seattle. Dir. Bennett said that the process is coming to a point where it will be possible to present the plan and coordinate with Shoreline and Seattle plans. These conversations should be driven by policy makers.

#### **Southern Gateway Project: Schedule Review**

Chair Saunders presented the next steps. Makers is taking the comments submitted and will meet with Staff. At the July meeting, the Commission will have products to review, including a list of elements to analyze in depth, as well as transportation analysis information. The consultants may or may not be there. The Commission will be talking about EIS and plan integration at the staff/consultant meeting, as well as what the next public meeting will entail, which is tentatively scheduled for September. Cmr. Paulsen requested a budget update.

#### **Comprehensive Plan Update: Schedule Overview**

Chair Saunders provided an overview of the Comprehensive Plan update process. He said that Planning Commissioner education and preparation will start today, and update work including public hearings and council presentations will begin in the Spring of 2013. A consultant will then come on board to bring a draft to council by June 2014. The state deadline for adopting the new plan is the end of 2014.

#### **Comprehensive Plan Update: Worksheet Discussion**

Chair Saunders presented a worksheet for beginning the Comprehensive Plan revision process. Discussion followed regarding potential areas for review and analysis, and external consistencies, which refers to state requirements in the plan. Cmr. Phillips said he was pleasantly surprised that areas of the current comprehensive plan had been fulfilled by the City since the adoption of the plan. Mayor Goss said that there may need to be more emphasis on jobs and how to develop them, under the Economic Development element.

Regarding the Visioning Statement, Cmbr. Stanford said that she would like to see a community-wide visioning process, beginning next year, as part of the comprehensive plan process. Other areas that were discussed as topic to focus on included population retention and age diversity, community resources and livability, safety and security.

Chair Saunders summarized the Commission's decision that all Planning Commissioners will work on the worksheet individually for review at the next meeting. Throughout the process, the Commission will decide on one or some topics for discussion for each meeting.

#### **Comprehensive Plan Update: Next Steps**

Chair Saunders recommended and the Commission agreed that all Planning Commissioners should read through the Comprehensive Plan to become familiar with it. They will also look at the Legacy Plan proposed amendments, which were outlined as changes for more concurrency with the Legacy Plan, and to get an idea of where the process is headed.

#### **New Business:**

There was no new business.

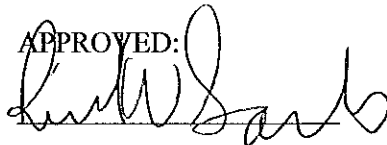
#### **Next Meeting Discussion**

The next Planning Commission meeting is scheduled for July 3, 2012.

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

Cmr. Gochanour informed the Commission of a Flood Control plan for Lyon Creek that the City had been working on. Aaron Halverson, Environmental Programs Manager, spoke on the issue at the last Civic Club meeting. The City would need an easement through the Civic Club property for part of the project. The Lake Forest Park Stewardship Foundation is aware of the proposal and is encouraging the citizens of Lake Forest Park to become aware of it. After some discussion, the commission decided to ask Mr. Halverson to attend a meeting in July or August to inform the Commission about the proposal.

**Adjournment: 9:17 PM**

APPROVED: 

Richard Saunders, Chair