

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Forest Room  
August 7, 2012**

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

**Commissioners absent:** Mark Phillips

**Staff and others present:** Steve Bennett, Planning Director; Jennifer Franich, Assistant Planner; Pete Rose, City Administrator; Mayor Mary Jane Goss; Catherine Stanford, City Council Member and Liaison to Planning Commission; Greg Easton, Rachel Miller, MAKERS; John Foy\_\_, resident.

**Call to order:** Chair Saunders called the meeting to order at 7:00 pm.

**Approval of Meeting Agenda:**

The Planning Commission reviewed the draft agenda. There was one addition under Reports and Announcements. Cmr. Paulsen moved to adopt the agenda as revised. The motion was seconded by Cmr. Holmdahl and approved unanimously.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the July regular meeting. It was noted that there were two typographical errors. Cmr. Paulsen moved to adopt the minutes as written revised. The motion was seconded by Cmr. Barden and approved unanimously.

**Public Comment:**

John Foy\_\_? commented that Lake City has been working with University of Washington students to redevelop thirteen acres of now vacant auto lots in Lake City, which may impact the Southern Gateway project.

**Old Business:**

**2013 Work Plan: Review and Approval**

Chair Saunders introduced the draft work plan for the Planning Commission for 2013. He said that for the Planning Commission, this is a straightforward exercise. He and Vice Chair Piano are working on articulating any funding requirements and how we word parts of the plan. Staff hours are not included under the request for staff time, since the Planning Department is staffed for these projects. In a response to a question from Piano, Dir. Bennett said that it is premature to include a budget for consultants in the work plan, since it will be included in the Council-approved budget. In a response to Cmr. Stanford, the PC made a change to the work plan dates, from 2012-2013 to 2013-2014. Discussion ensued regarding the work plan. Cmr. Holmdahl said that the Comprehensive Plan should be first on the list and the Southern Gateway subarea plan should follow. Cmr. Paulsen said that he would like to see an estimate of the budget for each project. Paulsen moved to approve the work plan contingent upon having budgetary values plugged in for this work plan by the next meeting. Piano seconded. Saunders, Piano, Paulsen, Barden, Gochanour, and Born voted in favor of approval, Holmdahl opposed.

**Southern Gateway Subarea Plan: Intracorp Proposal**

Director Bennett provided a Subarea plan Environmental Impact Study (EIS) update. MAKERS consultant Rachel Miller provided an update on the Aesthetics portion of the Existing Conditions, which

describes buildings and streetscapes. Drafts of the Existing Conditions portion will be sent to the Planning Commission prior to the next meeting. Bennett also showed a Comprehensive Plan map and identified two parcels that the Commission may want to include in the rezone as well as the Comprehensive Plan update. Discussion ensued, but no decision was reached on the matter.

Bennett introduced the Intracorp proposal for the Elks site, which involves some attached townhouses and some small detached single-family houses, as part of a multi-family development.

#### **Southern Gateway Subarea Plan: Alternative Refinement Discussion**

In response to the pending Intracorp proposal, Dir. Bennett outlined two options for the preferred alternative: 1) Include new zone for denser single-family, or multifamily at the R-2400 level in the area, or 2) Recognize that the redevelopment to the West will eventually happen and push the plan for mixed use and higher intensity to the West, planning for cohesion between the two sides of the proposed extended 35<sup>th</sup> Avenue.

Economic analysis consultant Greg Easton introduced economic analysis of the Intracorp change. He was asked to answer a question regarding how this proposal compares with the preferred alternative as it reads now, especially with respect to strengthening the tax base. He concluded that tax revenue generated by the plan for mixed use will greatly exceed the revenue generated by the Intracorp proposal's projected property taxes. Discussion ensued regarding which option would be best for the City and what is feasible fiscally, with regard to housing types, shifting the single-family buffering problem to the west and intensifying it, and the lack of amenities and a gateway into LFP.

#### **Southern Gateway Subarea Plan: Next Steps**

After a suggestion by Chair Saunders, the Commission decided to schedule a walk-around prior to the September meeting to get more familiar with the Elk's area and visualize the Intracorp plan, higher density areas to the West, and the proposed parks graduated heights in the western portion. Dir. Bennett said that Intracorp will speak at the next meeting regarding the proposed plan for the Elks site. In response to a question from Piano, Rachel Miller, said that she and the others at MAKERS cannot move forward without direction from the Commission, so the consultants' work is at a standstill. The Commission requested a copy of the existing conditions portion of the EIS from staff prior to making a decision about the Intracorp proposal.

#### **Comprehensive Plan Update: Strategic Discussion**

Chair Saunders said that after some discussion with Vice Chair Piano, it was decided that the Commission needs more information before deciding on a process. Saunders will ask for guidance from past Planning Commissioners, especially with regard to the visioning component.

#### **Comprehensive Plan Update: Schedule Review**

Chair Saunders proposed adding additional meetings to the Planning Commission calendar so that each meeting could specifically focus on either the Southern Gateway or the Comprehensive Plan update. The Commission was open to additional meetings and will work on deciding days, such as the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month. Specific dates are to be decided.

**New Business:**  
None.

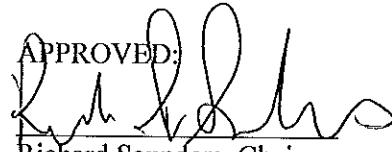
**Reports/Communications/Announcements:**

Assistant Planner Jennifer Franich is leaving her position to pursue a Masters degree in City and Regional Planning. She thanked the Commission for being great volunteers and providing a positive learning experience.

Commissioner Born offered copies of the Mount Lake Terrace redevelopment plan to the Commission for review.

**Adjournment: 9:15 PM**

The next meeting is scheduled for September 11, 2012.

APPROVED:  
  
Richard Saunders, Chair