

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Lyon Conference Room  
September 11, 2012**

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

**Commissioners absent:** None

**Staff and others present:** Steve Bennett, Planning Director; Kharisma Montes de Oca, Interim Assistant Planner; Pete Rose, City Administrator; Mayor Mary Jane Goss; Catherine Stanford, City Council Member and Liaison to Planning Commission; Dan Swallow, Intracorp; Paul Bottse, Intracorp; Craig Krueger, Intracorp; Mike Lierman, Intracorp CEO; Stan Snow, Kidder Matthews/Citizen; Nick Hagan, Weisman Design Group; Gordon Stephenson, RPA/Citizen; Myra Gamburg, Citizen, Scott Campbell, Citizen; Andrew Tsai, Tiscareno Associates; Bob Tiscareno, Principal at Tiscareno Associates

**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 motion to accept the agenda. Cmr. Paulsen moved to adopt the agenda as it stands. The motion was seconded by Vice Chair Piano and approved unanimously.

**Old Business:**

**Lyon Creek Bypass: Next Steps – Presentation by Aaron Halverson, Environmental Program Manager for the City of Lake Forest Park**

Chair Saunders introduced Aaron Halverson, who was there to give a presentation on the proposed Lyon Creek Bypass project. Using visual aids, Mr. Halverson explained how the surface water balance in the urban watershed has changed. One of those changes includes the higher levels of impervious surfaces in the surrounding region affecting surface flow. The current infrastructure was intended for the surface flows that existed in the past, but cannot sustain the current flows. Mr. Halverson went on to state that flooding causes Lyon Creek to overflow its banks into other areas. To address this issue, the City collaborated with engineering and environmental consultants to study the problem and determined that a high-flow bypass is needed to capture and divert floodwater before it enters the floodplain. A bypass on Lyon Creek would provide many flood reduction and stream enhancement benefits including flood protection and reduced accumulation of sediment at the mouth of Lyon Creek.

Cmr. Paulsen asked about the financial implications of this project on other surface water priorities. Mr. Halverson stated that the funding is earmarked for the first two and most needed culvert replacements. The cost estimate for the bypass project is \$4.3 million. The City anticipates that federal and county funding will provide \$3.7 million toward design and construction of the project. Discussion ensued regarding the impact that Lake Forest Park has on the increased surface water flow compared to surrounding municipalities. Low Impact Development (LID) Policies and coordinating with other municipalities as well as the use of culverts were discussed.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the August 7<sup>th</sup> regular meeting. It was noted, that on the second to last page, Mountlake Terrace is two words, not one. Cmr. Paulsen moved to adopt the minutes as revised. The motion was seconded by Cmr. Phillips and approved as amended unanimously.

**Public Comment:**

None

**Southern Gateway Subarea Plan: Moratorium/Ordinance 1043**

Chair Saunders asked City Administrator, Pete Rose to provide a brief overview of Ordinance 1043. Mr. Rose stated that the 6 month moratorium gives everyone time to finish their work. After the public hearing on the 27<sup>th</sup> of September, the City will adopt findings not more than 60 days after the moratorium takes effect. Currently, City Council is trying to find an expeditious way to get this done within the six-month time frame.

**Southern Gateway Subarea Plan: Intracorp Discussion**

Mike Lierman introduced himself as the CEO of Intracorp. He stated that he wanted to share his vision not just for the proposed 7.5 acres, but for the 11 acres which includes the area that is surrounding and currently owned by other parties. That explained his approach to the project which included organizing an experienced team, respecting the process, incorporating the vision of the city into the plan and planning beyond the 7.5 acres in question. He then introduced, Bob Tescreno, Principal of Tescreno Associates. Mr. Tescreno began by referencing other projects his company has designed, including the Gateway project for Downtown Redmond, The Mill Creek Town Center, and others. He continued by explaining that his concept for the Elks site would include semi-private community oriented spaces, a new connection to 35<sup>th</sup> Street, and mixed use.

Chair Saunders inquired as to the height of the example structures on the West side of the site. CEO Lierman stated that it would be "5 over 2 with one floor of parking". Director Bennett asked if that would be only for one floor below grade. CEO Lierman confirmed that they were thinking that there would be 2 floors below grade, with one floor at street level for short term parking.

Mr. Nick Hagen was introduced as the landscape architect working with Intracorp. He stated that the goal was to create open space in an urban fabric that had meaning. He suggested creating a linear park with character making lights, benches and a lawn area for informal activities which would serve as a transition between retail and residential uses. Vice Chair Piano asked about building heights on the eastern boundary, to which Lierman responded that a stepping method using different roof angles and pitches would be implemented. Discussion ensued focusing on the difference between the Planning Commission's current vision for the site and the Intracorp vision. There was further discussion about the various methods of traffic impacts, property values and the types of housing being proposed. Cmr. Holmdahl shared emails he had received from citizens voicing their concerns regarding the proposed development and its potential outcomes in light of Ordinance 1043.

**2012-14 Work Plan**

Planning Director Bennett presented the Planning Commission Work Plan and went over the estimated staff and consultant costs for each area of work. Dir. Bennett added that the Planning Department anticipates most of the comprehensive planning consulting work to occur in 2013. The current estimate to conduct a visioning process and technical assistance will be roughly \$40,000. He then discussed the work related to completing Southern Gateway Sub Area Planning. The current estimate is that a cost of

the Final EIS and finishing the sub area plan will roughly be \$45,000. This would also include the cost of preparing interim zoning regulations.

Cmr. Born stated that citizens were asking her about the proposed Park'n Ride and she wondered whether this was going to be addressed by the Planning Commission. Chair Saunders clarified that the proposal was being reviewed by the Transportation Commission. Cmr. Born asked if there was a potential for outreach on the part of the Planning Commission. Dir. Bennett responded by providing his understanding of the history of the project and the process he thought it might go through from the present forward. A discussion ensued regarding the outreach process and methods of notifying the public of various municipal projects. This was concluded by Chair Saunders offering to follow up with public meeting dates at which point Cmr. Paulsen offered to follow up on Transportation Commission meeting dates.

Cmr. Piano made a motion to approve the work plan and budget. Cmr. Holmdahl seconded the motion which was approved unanimously.

### **Comprehensive Plan Update**

Chair Saunders discussed the education process for the comprehensive plan update. He stated that they were looking for speakers to educate the commission on comprehensive planning. Chair Saunders also discussed setting tentative dates for future planning commission meetings. The next date for an educational meeting on the comprehensive plan was tentatively set for 7:00 pm on the 25<sup>th</sup> of September.

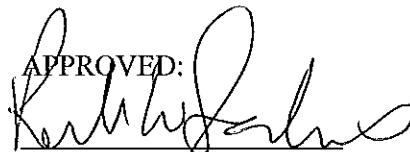
### **New Business: None**

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

Dir. Bennett stated that the findings for the preferred alternative would be complete very soon after some minor changes were made.

### **Adjournment: 9:30 PM**

The next meeting is scheduled for October 9, 2012.

APPROVED:  
  
Richard Saunders, Chair