

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Lyon Conference Room  
November 6, 2012**

**Commissioners present:** Chair Richard Saunders, Chuck Paulsen, Chuff Barden, Doug Gochanour, Debra Born, Mark Phillips

**Commissioners absent:** Vice Chair George Piano, Ray Holmdahl

**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; Robert E. Lee, City Council Member; Andy Bates, Environmental Quality Commission; Johann Gascoigne, Student; Victoria Mocerri, Citizen; Pi Cheney, Citizen

**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. Gochanour moved to adopt the agenda as it stands. The motion was seconded by Cmr. Born and approved unanimously.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the October 9th regular meeting. It was noted On line 45, the word should be "enable" the city. On the second page, line 1 and line 4 have "Mr. Owen" not "Mr. Owens". On line 13, "Mr. Barden" should be changed to "Cmr. Barden". On line 33, it was "Frankie Craig" that made the comment and "Frank Craig" that was mentioned later on in that section of page 1.

Cmr. Born had asked why the Commission's discussion of whether or not the Planning Commission should have been involved planned park and ride on 44<sup>th</sup> was not reflected. The following was added: "Cmr. Born asked about the park and ride project that had been proposed for 44th Avenue NE. There was a discussion about when such issues should be brought to the Planning Commission since there was a land uses issue." There was a motion to adopt the minutes as revised. The motion was seconded and approved as amended unanimously.

**Public Comment:**

Andy Bates 3730 NE 187<sup>th</sup> street, a member of the Environmental Quality Commission extended a compliment on behalf of the commission for the work being done and keeping environmental issues on the forefront. He noted that although it may not be realistic, he asked if it would be possible to ask a developer to include solar power options in the design process. He also proposed that the Planning Commission encourage the developer to make one of the townhouses a test project with Seattle city light as well as adding an incentive for a "green roof".

**Old Business:**

Richard Saunders then opened the discussion regarding the Southern Gateway Sub Area Plan revised concept interim regulations and suggested the following organization of the discussion:

- Review the updated revised concept and make sure it reflects the feedback that we gave;
- Review the updated map that shows preferred alternative; and
- Have John Owen from Makers walk the Planning Commission through the draft interim regulations.

**Revised Concept for Elks Site** - Chair Saunders noted that Cmr. Holmdahl emailed comments. Chair Saunders stated that Cmr. Holmdahl felt that seven stories in the western sector is too high and has concerns about exacerbating the traffic problem. He wants the developer to consider more buffering. Since there are already traffic issues in the neighborhood, he asks whether the developers could consider additional ideas for mitigation. Discussion ensued regarding the definition and understanding of what buffering would be and a better understanding of Cmr. Holmdahl's comments in general. Cmr. Born stated that she supported Cmr. Holmdahl's views. Mr. Bennett clarified that traffic information from EIS will help make an informed decision about the mitigation that should be required of the developer.

There was also discussion regarding the reason that seven stories would be needed from a financial and historical perspective, as well as, discussion regarding underground parking vs. ground level parking. Cmr. Paulsen emphasized that we should be planning far ahead to give Lake Forest Park diversity in housing - something the community does not have. Mr. Bennett asked if there was a consensus on the design page or if there was wording that the Commission wanted to change. After some debate and discussion it was unanimously decided that the wording would be left as is.

**The Preferred Alternative Map** - Mr. Bennett noted that changes have primarily taken place mainly around the Elks property. A letter from a property owner in the north end of the sub area was discussed regarding changing the zoning of their property back to commercial zoning as it had been before annexation. The Commission agreed that including that property in the corridor interim zoning was appropriate since it was consistent with the comprehensive plan's current designation for other properties that were proposed for corridor zoning.

**Review of Draft Interim Code** - John Owen from Makers introduced the transition and corridor interim regulations. This would be a subset of existing zoning districts that would have a linkage to the design guidelines. Mr. Owen stated that this discussion is not intended to be about details, but would like to receive feedback on some higher level issues.

**Corridor Zone** - Mr. Owen stated that it reads like many other zones, addressing permitted uses which is already fairly standard within existing code. Mr. Owen requested that the commission revisit conditional uses. Regarding 18.46.050, Mr. Owen advised the commission not to allow driveways as a conditional use. It would impact the traffic even more. Cmr. Born suggested the possibility of a park and ride as a transit facility serving commuters. Cmr. Phillips asked why we would exclude pet sales. Discussion ensued briefly regarding this topic. Chair Saunders asked to make sure that outdoor eating was permitted when it is a part of an indoor facility. The understanding of uses vs. structure restrictions was discussed. Mr. Owen asked the commission if they want any other additional requirements during the plan review process. Discussion ensued regarding the public review process. Mr. Bennett explained the importance of making the review process transparent and clean so that the public can be involved.

**Design Guidelines** - Mr. Owen explained that the intention of design guidelines is to prevent poor design. Mr. Owen posed two questions to the commission: (1) how do regulations make design better; and (2) is there anything you want to prohibit? There was discussion about how other municipalities use design guidelines and examples provided regarding designing for human scale. For example, windows being placed at a height that makes a place inviting for the human use. Cmr. Born questioned building height

1 listed in the interim regulations. She stated that 75 feet was too high and may be a typographical mistake.  
2 Mr. Owen confirmed that this was a mistake and that it should be 45 feet. The correction was noted  
3 Discussion ensued regarding the creation of flexible, environmentally conscious design guidelines as well  
4 as options to incentivize development such as public rooms, open space, etc. Mr. Owen will prepare  
5 some alternatives for the commission to consider. Cmr. Born stated that the regulations should consider  
6 meeting ADA standards. Discussion ensued regarding meeting these needs and the practical applicability  
7 at various levels.  
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9 **Future Meetings for Draft Regulation Review**

10 Chair Saunders moved the discussion to scheduling additional meetings to complete the review of the  
11 draft regulations so they can be submitted to city council by mid-December. It was agreed that there  
12 could potentially be two meetings in December in order to provide a draft to city council in January.  
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14 **New Business: None**

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16 **Reports/Communications/Announcements: None**

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18 **Adjournment: 9:05 PM**  
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20 The next meetings are scheduled for November 27, 2012 and December 4, 2012  
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22 APPROVED:  
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Richard Saunders, Chair