

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

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

Commissioners absent: None

Staff and others present: Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Pete Rose, City Administrator; Mayor Mary Jane Goss; Catherine Stanford, City Council Member and Liaison to Planning Commission; John Owens, MAKERS; Dan Swallow, Intracorp; Lisa Folkins, Intracorp consultant with Communita Design; Andy Bates, Environmental Quality Commission (EQC); Victoria Moceri, resident; Myra Gamburg, resident; Erin Frobenius

Call to order: Chair Saunders called the meeting to order at 6:00 pm.

Approval of Meeting Agenda:

The Planning Commission reviewed the draft agenda. There were no additions. Cmr. Gochanour moved to adopt the agenda as presented. The motion was seconded by Cmr. Born and approved unanimously.

Approval of meeting minutes:

No draft meeting minutes from the prior meetings were ready for the Planning Commission review.

Public Comment:

EQC member, Andy Bates commented that he would like to see encouragement and/or incentives in these regulations for green roofs. He cited studies that prove 60-100% of run-off water can be mitigated with green roofs, as well as carbon sequestration. The website Mr. Bates cited for his statistics in written submittal is www.hrt.msu.edu/greenroof. Mr. Bates would like to see rain gardens, swales and green roofs in B.6.1 in Design Guidelines for SG-SFR, and permeable paving as requirements in B.6.2 in Design Guidelines for SG-SFR. As a representative of the EQC, he commends the many mentions of trees within the current draft documents. He also reminded the Commission that a massing of trees at near 145th was a popular gateway symbol.

Victoria Moceri lives near the site and is concerned about traffic. She suggests that 145th will be heavily used and that it is presently congested.

Erin Frobenius stated that she is also concerned about the impact on traffic that the new development might have. Ms. Frobenius wants to know more about setbacks. She stated concern about the setbacks and for the narrowness of the existing road.

Chair Saunders clarified that the Commission is working on the regulations for the area and that this Commission is not the party developing the property. Steve mentioned that mitigation measures regarding traffic concerns will be brought forward with the EIS, and that might be a better vehicle to discuss some of the issues brought by citizens.

1 **Southern Gateway Documents Reviewed**

2 • Design Guidelines for Southern Gateway- Single Family Residential Zone, draft 11/30/2012, with
3 12/10/2012 revisions
4 • Chapter 18.45 SG-SFR, Southern Gateway- Single-Family Residential Zoning, draft 12/10/ 2012
5 • Supplemental graphic from Makers: Setback diagram

6
7 **Building Envelope**

8 John Owen of Makers passed out a supplemental graphic to help define the allowable heights on the
9 corner of 145th and Bothell Way relative to the setbacks from neighboring properties. Mr. Owen met with
10 Intracorp since the prior meeting, December 4, 2012, to best match needs.

11
12 John Owen stated that townhouses should be added to 18.45.010 SG-SFR permitted uses. Cmr. Holmdahl
13 suggested an increase of density within the development, with Single Family required on the perimeter
14 and proposed that townhouses be permitted with the provision that they cannot be built along the
15 perimeter, not facing a street or property line.

16
17 Language was added to 18.45.070, Building Height Limit. Mr. Owen explained that for buildings not
18 facing the street or an existing Single-Family home, that there should be a relaxation of height standards
19 for pitched roofs. The new language states that with these provisions, “the maximum height of the
20 building may be measured to the mid-point between the peak of the roof and the bottom of the eave – that
21 is, half way up the slope.” This allows for three full stories of structure, with dormers allowed. All Cmr.s
22 agree with the changes.

23
24 **Low Impact Development**

25
26 Pervious surface included in 18.45.080 was introduced by Mr. Owen. The limit proposed for impervious
27 surface is 60%, relative to the 40%-50% that is allowed for single-family for lot areas with a minimum of
28 7,200 sf, where 6-8 units are allowed per acre. With the current regulations, when a developer creates an
29 impervious surface, they get a bonus, or discount.

30
31 Cmr. Piano wanted to make it clear that the Commission does not want to push off LID decisions, noting
32 that references to LID are found repeatedly in the Legacy Plan and that the Legacy Plan will next be
33 incorporated into our Comprehensive Plan. He would prefer to have strong language included at this point
34 with specific requirements, which will then be edited. He stated that he wants these criteria to be included
35 in these Design Guidelines and he is concerned that several changes in the SG-SFR regulations seem to
36 cater to the developer.

37
38 Mr. Owen mentioned that there will need to be a diversity of LID regulations according to the different
39 zones. He wants to offer meaningful, appropriate LID language which requires time for further research.
40 Cmr. Saunders asked about the idea of referencing best practices in our guidelines.

41
42 Mr. Owen stated that his research to learn the current LID approach with Nancy Rottle defines some best
43 practices, though nebulous as far as translating to regulations. It is suggested to do LID where practical
44 without a firm number or set of things that work. The research does not clearly define a public benefit.
45 One idea is to use the concepts as a menu like other areas of the Design Guidelines with options such as
46 requiring people to use buffers as rain gardens.

47
48 Cmr. Born asked if we could see comparisons with other cities who have taken lead in this approach,
49 perhaps Shoreline or Sammamish. Cmr. Phillips also stated there must be a set of model projects. Lisa
50 Folkins offered that she could share information from the project she was involved with in West Seattle,
 High Point.

1 **Tree Criteria**

2 For 18.45.090.B., Dir. Bennett explained his recommendation to Commissioners regarding the proposed
3 20% canopy coverage goal and exemption from the tree tract +5% requirement established by
4 16.14.080.A. within the SG-SFR zone. He explained that these percentage calculations encourage open
5 space and treed area. He stated that he requested that Intracorp analyze whether their site plan would meet
6 that criteria. Mr. Swallow said that they are near the 20% canopy goal. It was noted that RS-7200 requires
7 35% tree canopy coverage. The percentage will be a total for the full site, with the canopy determined for
8 the maturity of planned trees.

9
10 Cmr. Holmdahl asked if it was permissible to remove all trees from the site. It was mentioned that no
11 mechanism exists to give developers credit for saving trees. Developers are expected to plant trees enough
12 to fulfill the canopy requirement within 30 years. Once the development is established, they must comply
13 with the Tree Ordinance. While in the process of development, our Arborist determines trees worth
14 saving. Mr. Owen noted that clearing, grading, and building make it difficult for the trees' survival.

15
16 It was stated that the regulations in 18.45.090 are stronger than the Design Guidelines, all but the
17 exception. Chair Saunders was not sure about the new percentage, noting that the Tree Ordinance was
18 built on strong evidence. Cmr. Barden would like a reference for what 20% looks like on the ground. Dir.
19 Bennett cautioned that the 20% coverage proposed may be the highest amount of tree canopy possible for
20 this level of density. Mr. Bennett noted that the City overall has an average canopy coverage of
21 about 43%. The minimum tree canopy required for Multi-family is 15% and for Single-Family, 35%.

22
23 Cmr. Saunders asked how the Tree Ordinance will regulate with incremental development. Dir. Bennett
24 responded that, if a developer chooses to develop a more dense area of the site first, then a bond would
25 need to be set to cover the costs for planting trees in the future. The amount of the bond would today
26 equal \$300 per tree, plus a cushion for inflation.

27
28 **Parking**

29 There was discussion about how many parking stalls would be required per dwelling. The regulations
30 currently require two per dwelling, with the additional stall for visitors onsite, which can be in the
31 driveway or on the internal street. Councilmember Stanford asked the Intracorp representatives what the
32 market is for parking. Mr. Swallow replied that their plan for the site has more parking than what is
33 currently required by the regulations.

34
35 **Design Guidelines for Southern Gateway, Single-Family Residential (SG-SFR)**

36 Mr. Owen explained that the change in numbers for the open space requirements was a result of a
37 miscalculation of scale. All open space requirements have been reduced due to numerical error, but trees
38 have been increased. For the open space requirement per dwelling unit, B.1.1.d., the new amount equals
39 400 sq.ft. per unit, which is approximately 20' x 20' pad of shared space.

40
41 Cmr. Holmdahl has asked about the policing of parking for the interior streets which will be owned by a
42 condominium association. Cmr. Born has asked about the possibility to gate this community. Cmr. Piano
43 requested language prohibiting gates within this zone. All Commissioners were in agreement about this
44 addition to regulations.

45
46 Mr. Owen suggests a 60' min. building setback face to face, though in this plan the requirements are 70
47 feet, to which there was no objection.

48
49 There was discussion about trading the measurements between the planting strip and sidewalk per B.1.2.
50 (Zone edges). Cmr. Born suggested four feet of width could be sufficient for a sidewalk and made an

1 example of the measurement. There was agreement that four feet was sufficient. Mr. Owen's proposed the
2 planting areas be six feet in width, to which there was no objection.
3

4 Cmr. Holmdahl asked about the screening density (B.8.2) for across the street. Dir. Bennett mentioned
5 that landscaping needs to take into consideration safety issues, therefore, it should not be expected that the
6 screening would be completely vegetated. Cmr. Phillips has asked about choice in landscaping for this
7 area. Mr. Owen recommended that trees every 30' plus groundcover is appropriate for the edge of the
8 street.
9

10 A buffer was unanimously desired for the 20' setback adjacent to existing single family noted in B.1.1.b.
11 It would be included as part of the full 20% canopy coverage required for the site. Certain types of
12 landscaping could be required. Cmr. Holmdahl mentioned that the idea of grass is not sufficient for that
13 area. There was no objection to Type 1 landscaping being required.
14

15 There was no objection to the suggestion of a 35' setback for a pedestrian corridor adjacent to the Déjà vu
16 site rather than 50' initially included.
17

18 Cmr. Born brought up a concern about the short length of required driveways. Mr. Owen raised the issue
19 that to require longer driveways, goes against many other desires of the Planning Commission. Cmr. Born
20 has asked for some examples prior to making a decision. Mr. Owen offered to review this issue and return
21 with information on best practices and examples. Shorter drives, would not necessarily increase dwelling
22 space, but might add more yard space. When you shrink lots, cars become a determining factor.
23

24 For B.1.2.C, alleys widths are reduced to 26 feet, measured building face to building face, which was met
25 with no objection.
26

27 Mr. Owen has offered to provide an improved graphic to replace B.2.3-1 to reflect that common open
28 space does not extend to the building.
29

30 Mr. Owen will augment B.6 with Low Impact Development Standards. He stated that he understands how
31 important this is to the Commission.
32

33 There was no objection to Cmr. Born's suggestion of including metal siding in a list of acceptable
34 materials. Cmr. Paulsen stated that he has reminded the Commission that we struck EIFS as a prohibited
35 material at our last meeting. There was no objection to being consistent in this document.
36

37 Dan Swallow from Intracorp stated that he is concerned with the limit of 4 by 6 foot porches. He
38 proposed an overall square footage rather than prescriptive measures, with a minimum of 16 sf. There was
39 no objection to including this flexibility.
40

41 **Incentives**

42 A discussion of incentives raised some new considerations, including solar for hot water and green roofs.
43 It was agreed that all service areas must be internal to building and that this should be mandatory. Dir.
44 Bennett proposed to assemble a list based on e-mail feedback where the Commissioners prioritize existing
45 incentive ideas and add to the list. The information will be tallied and brought to the next meeting for
46 further discussion.
47

48
49
50

1 **Timeline**

2 Staff will be sending out a complete set of draft zoning provisions and design guidelines to Council by the
3 end of next week so that they can review them over the holidays. January 7th at 6:30 is the scheduled
4 work session with Council. January 8th is the regular Planning Commission meeting. The idea is to
5 overlap the end of Planning Commission review and the beginning of Council review. The goal is to have
6 at least three opportunities for the Council to review the documents before moratorium ends.

7 Also, the EIS continues to be in process and may feed into mitigation and effect provisions for LID. We
8 have pieces coming in for the EIS. We will attempt to publish a draft before the holidays, with hopes to
9 have a formal presentation on the 15th or 16th of January. This will be held here, upstairs in the Council
10 Chambers. There will be a Public Hearing, plus 2-3 weeks for public comment. The Planning
11 Commission will reconvene on January 22nd or 23rd to finish its review process.

12 The Council would need a final draft by February 14th in order to have it included with the last regular
13 meeting before the moratorium. Dir. Bennett reminded the Commission that the EIS is a study, not a
14 legislative document. Comments from the public hearing will be reflected in final EIS.

15 There was a request for timeline to be shared among Commission as it becomes finalized.

16 It was noted that Planning Commission topics and purview will continue to be shelved.

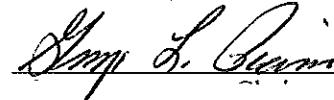
17 Breakfast at Third Place Books is planned for February 14th. A list of attendees was compiled by Vice
18 Chair Piano. Everyone who was included will now need to compensate George for their place at the table.

19 Cmr. Paulsen asked Dir. Bennett if we are keeping within budget with MAKERS. Dir. Bennett affirmed
20 that we are still working within the planned budget.

21 **Adjournment: 9:10 PM**

22 The next meeting will be held jointly with the City Council on January 7, and our monthly Planning
23 Commission meeting is scheduled for January 8, 2013.

24 APPROVED:



25 *George L. Piano, Vice Chair*