

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Forest Room  
Date January 16, 2013**

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

**Commissioners absent:** Chuff Barden, Catherine Stanford, City Council Member and Liaison to Planning Commission

**Staff and others present:** Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Mayor Mary Jane Goss; John Owen, MAKERS; Dan Swallow, Intracorp

**Call to order:** Chair Saunders called the meeting to order at 7:10 pm.

### **Approval of Meeting Agenda:**

The Planning Commission reviewed the draft agenda. There was a motion by Cmr. Gochanour to discuss the current state of the Bypass at the end of the meeting. Cmr. Saunders moved to adopt the agenda as revised/it stands. The motion was seconded by Cmr. Piano and approved unanimously.

### **Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the December 11, 2013 special meeting to review the Southern Gateway Interim Regulations. It was noted that some minor grammar changes and citations corrected with the minutes. Cmr. Saunders moved to adopt the minutes as revised. The motion was seconded and approved unanimously.

### Public Comment:

Dan Swallow from Intracorp asked for a follow-up from the hand-out he shared at the Planning Commission meeting on January 8, 2013 concerning section 18.45.110. Mr. Swallow was told consideration would be granted.

### Calendar Review:

In reviewing the calendar, the goal for the night's meeting is to make a pass through the design guidelines. Forty-five minutes at the end of the meeting was reserved to review worksheets provided by Mr. Owen. All final interim regulations prepared for meeting on Feb 5<sup>th</sup> to give to Council as recommendation.

Cmr. Piano asked if Commissioner is not present, are they able to vote by proxy. Mr. Bennett said no and stressed how important it is for all Cmr.s to be present on 2/5/2013.

Cmr. Born asked about how the EIS dovetails and involves public comments. Mr. Bennett's response was that the Planning Commission recommends the draft interim regulations, the

1 Council approves them and considers the public feedback from the DEIS during their process.  
2 Mitigations from EIS not in the regulations yet, and will be included via the Council.

3  
4 If there are things Commissioners want to add via mitigation into the plan, the EIS is for  
5 Planning Commission use and public use to understand impacts for no action versus proposed  
6 action.

7  
8 **Southern Gateway Documents Reviewed**

9 • Design Guidelines for Southern Gateway- Corridor & Transition Zones, draft 12/19/2012  
10 • Design Guidelines for Southern Gateway- Single Family Residential Zone, draft 11/30/2012,  
11 with 12/10/2012 revisions  
12 • Chapter 18.45 SG-SFR, Southern Gateway- Single-Family Residential Zoning, draft 12/10/  
13 2012  
14 • Lake Forest Park Planning Commission Incentive Table  
15 • Supplemental documents from Makers: LID Worksheet, Bel-Red Incentive notes, Parking  
16 regulatory examples

17  
18 **Design Guidelines for SG- Corridor & Transition Zones (Gateway, Service Areas)**

19 Mr. Owen introduced gateway feature that has been discussed as an incentive, now included as a  
20 requirement within the design guidelines, B.1.1. k. Cmr. Piano asked about existing corner  
21 language, asked if it covers our goals. Mr. Owen said it's a matter of scale and the result may not  
22 be in line with our goal. This is not a taking, but a required trade-off. Because it is difficult to  
23 address the particulars, the responsibility falls on Director at the direction of hearing examiner.  
24 This would bump incentive #6 into regulations. Cmr. Born asked about criteria, and Mr. Owen  
25 emphasized the role of the city through the process.

26  
27 Cmr. Saunders reminded the group that this was brought up before and he likes it better as an  
28 option, as part of the menu of incentives. Cmr. Paulsen sees it as a one-time chance to effect this  
29 gateway option. Mr. Bennett reminded the group of the suggestion to plant a double row of trees  
30 as a gateway element that had been encouraged by the public.

31  
32 It was stated that everything has been coming back to corridor as incentives, and we must decide  
33 whether to require these things. We don't know what we'll get from the developers with a menu  
34 of incentives. To know what we're getting, it is essential to articulate. Cmr. Piano clarified, take  
35 these incentives out of the design guidelines and articulate as part of incentive list, then decide  
36 once it all stands together. Temporarily, the Commission agrees that B.1.1. k is not the  
37 appropriate place for the Gateway Element incentive.

38  
39 Mr. Owen asked if the dumpster areas should be required to all be interior. Mr. Bennett said it  
40 should be a requirement for Corridor, though not necessarily for the transition zone. Cmr.  
41 Paulsen mentioned that nearly every new store in West Seattle has designed for dumpsters  
42 internal to the buildings. Cmr. Piano suggested that it be required unless at the Director's  
43 discretion. The Commission agreed to have the internal dumpsters/service area topic continue to  
44 be an incentive for now.

1   **LID Worksheet B.6.3 proposed (MAKERS)**

2   For LID, Mr. Owen studied green-factor requirements where water quality is focus instead of  
3   landscaping, and can include green-walls. He also reminded the Commission that all cities will  
4   be required to come up with manuals for storm water management by 2016 and that we could  
5   leave the regulations open to these experts.

6  
7   Ideas from the LID worksheet for how to include this idea in regulations:

- 8   1. Defining a methodology that the applicant would have to do
- 9   2. Must use LID if deemed affordable
- 10   3. Pay in to a fund

11   This poses several questions, including whether it's legal. Cmr. Piano asked if we can ask  
12   residents to exceed the current manual. Mr. Bennett said we can require more than the State, but  
13   not less.

14  
15   The Commission questioned whether we would want to pioneer this regulation by weighing risks  
16   and gains. Cmr. Piano paralleled with early energy regulations he was involved with, became  
17   counter-productive. Chuck said he agrees, yet believes we'll never know if we don't try it.  
18   Here's an opportunity to do something that's ground-breaking and it can attract other like-  
19   projects. This would be potentially good for the developer and for the city. Someone, somewhere  
20   has to take that leap, why not us? The risk is that we could go overboard and end up with  
21   unintended consequences not in keeping with the City's goals. Mr. Owen would like to see it  
22   reviewed by the City Attorney.

23  
24   Mr. Owen offered to take proposed regulations (worksheet) to engineering consultants to ask,  
25   does this work at all? If LID is possible, then do. Consider as first alternative. Cmr. Saunders  
26   shares Cmr. Born's concern about getting too specific about the numbers. The risk is that we go  
27   overboard with unintended consequences not in keeping with our goals.

28  
29   It is decided that for now, this is the place-holder. Mr. Bennett asked if we get a similar  
30   placeholder for single-family and Transitional zones. Cmr. Gochanour mentioned a Federal EPA  
31   study that shows 17 of the 24 would be cheaper to do LID. Property owner gets many benefits,  
32   adding value to the project. We're asking for extra effort to study this one thing that is important  
33   to us.

34  
35   Cmr. Piano asks if developer should have to pay the 10% if not possible to do LID. He objects.  
36   Steve brings up the point of choice, change language to "chooses". Mr. Swallow was asked if he  
37   has a response to share, said that he will contact John after careful review.

38  
39   **Design Guidelines for SG- Corridor & Transition Zones (Pedestrian Access, Landscaping)**  
40   Bicycle facilities (C.1.3.), Mr. Owen mentions the amount is higher than average, and is accepted  
41   with no objection. Cmr. Born asked about benches. Mr. Owen offered to include benches or  
42   seating walls every 50 feet, also accepted without objection.

43  
44   Mr. Owen said that he included more landscaping language than is necessary for this sub-area so  
45   that it may be used by the City in the future.

1 Cmr. Born asked to include language: “the most current version” when referencing WSU or  
2 PSAT manuals. For C.3.3.c. it is confirmed to include “City Arborist”, and for D.2.1.e (2) for the  
3 height to be changed from 42” to 36”.

4  
5 Cmr. Saunders reminded the Commission about requiring underground utilities as a follow-up to  
6 the prior week’s Council meeting. Mr. Owen proposed that added to B.5. Cmr. Born asked about  
7 cellular towers and whether these regulations need to address this. Mr. Bennett said that where  
8 inconsistent, these interim zoning regulations supersede any other regulations. By not including it  
9 as an option, it is assumed that they would not be allowed, though we will check the legality,  
10 confirm and report to the Commission.

11  
12 **Design Guidelines for SG- Single Family Residential Zone**

13 Page 3, line 27 to add parentheses around (a) and (h). Mr. Owen plans to change graphics on  
14 pages 6-7 to reflect the recent changes. There was a question about the extent that overhangs and  
15 balconies can encroach the shared pedestrian corridors (B.3.2). Mr. Owen said that he would  
16 research and get back with the Commission. Mr. Owen said he would strike the word Amount  
17 from the title for B.5.2. Remaining edits were reviewed and accepted with no objection.

18  
19 **Zoning Regulations for SG- Single Family Residential**

20 The Commission addressed Mr. Swallow’s comment about 18.45.110, requiring two garage  
21 stalls per dwelling. Mr. Owen proposed to remove language “within a garage” and to remain  
22 “provide two stalls”. Mr. Owen drew a diagram to show stalls and advantage of flexibility,  
23 clustered housing to show a combination of two parking stalls, one onsite and one remote. There  
24 was no objection to this new language.

25  
26 **Comparison of Parking Worksheet (MAKERS)**

27 For guest parking, Mr. Owen suggests to think strategically, not design for cars. He suggested  
28 the neighborhood might agree to a shared parking concept with the local medical site. Cmr.  
29 Piano asked if we want to require one covered parking stall. Mr. Owen suggested that money is  
30 better spent in the design of the building. It was mentioned that the market will ensure that some  
31 number of covered parking would be available, but to be flexible allows for more creative  
32 solutions, and that in no area is there more than 8 cars allowed together.

33  
34 The current regulation requires one guest space per 5 units. Mr. Owen proposed that if  
35 development is phased that we could monitor and revise if there is a problem. Steve suggested  
36 being able to use on-street parking by developer as guest parking. Parallel parking can also be  
37 served along new streets. Steve proposed the conservative number of one guest space for every 3  
38 units and to give the developers credit for the all of the new street parking. The primary goal is to  
39 keep additional parking out of the bordering neighborhoods. With a total of 96 proposed new  
40 homes, 33 total guest stalls would be required. Cmr. Saunders proposed adding this language to  
41 which there was no objection.

42  
43 Cmr. Paulsen stated that he likes the new concept as a better blending of parking through  
44 diversity, not *Row-houses* with repetition in the design.

1 Cmr. Saunders also suggested that it may be counter-productive to require garages that don't get  
2 used by vehicles as there would be more cars not designated with stalls than anticipated and  
3 overcrowding could occur. Mayor Goss mentioned that with more density, it takes up more street  
4 spaces in the neighborhoods and we need to address that.

5  
6 Mr. Swallow mentioned Intracorp's intention to create new parking lanes on 147<sup>th</sup> and 145<sup>th</sup>.  
7 Mr. Bennett reminded the Commission of the current Design Guidelines that say that no more  
8 than 50% will be driveway & access. He then asks if we could set the curb-line to designate  
9 parallel parking for the remaining 50%. Mr. Owen said that he would make this more explicit in  
10 the regulations.

11  
12 **Bel-Red Incentive Example (MAKERS) & LFP PC Incentive Table**

13 On page 4 Gregg Easton said that developers are offered 1sq foot for every dollar invested in an  
14 amenity. If development costs are \$200, \$10 going into incentive (if profit margin is 10%, this  
15 5% is too risky). To tie it back to the investment like in Bel-Red. If you have an incentive that  
16 adds value, becomes cost-effective. = win-win, pay-off in the end.

17  
18 Mr. Easton thought affordable housing won't work in Lake Forest Park because you'd have to  
19 provide affordable housing based on King County number which would equal market rate here.

20  
21 During the discussion for viability of options for incentives, an agreement arose that if an  
22 applicant chooses to add two stories for a 5 story development to become 7 stories, the following  
23 would be required:

- 24 1. The building is set back at least 20 feet from the ROW and a Type I or Type II vegetated  
25 screen meeting the requirements of the Southern Gateway – Corridor and Transition  
26 Zones Design Guidelines is planted along the building face.
- 27 2. A public open space of at least 600 square feet and meeting the provisions of Southern  
28 Gateway – Corridor and Transition Zones Design Guidelines for pedestrian open space is  
29 provided. This space must be in addition to the space otherwise required by the design  
30 guidelines.
- 31 3. A Gateway Element must be integrated into the plan as approved by City (for the NE  
32 corner of Bothell Way and NE 145<sup>th</sup> Street.

33  
34 Mr. Owen will translate the public open space of 600 square feet into a percentage to better fit a  
35 variety of project scales.

36  
37 Cmr. Holmdahl stated that while he's still not happy with the height of 7 stories, he thinks it's a  
38 reasonable compromise. He thinks it will be more visually comfortable for people and that it  
39 makes it more of a multi-use area.

40  
41 Cmr. Saunders asked about the other incentives, if we can still communicate the concepts. He  
42 reminded the Commission that we've seen strong desires for these things. Mr. Owen said we can  
43 incorporate the remaining incentive language into the end of the Site Planning section (B) of the  
44 Design Guidelines titled something like Green Infrastructure where the developer is asked to  
45 choose from the list or some other demonstrated public benefit to ecology to be located. This  
46 would be part of the required checklist of the Design Guidelines.

1 There was no objection to this idea for the remaining incentives from the list.

2

3 **Next Steps**

4 Mr. Owen said he'll complete the documents. The Commission will get final drafts Friday before  
5 Feb 5 for meeting, or sooner. The plan is to come back with reactions to new language, possible  
6 omissions. Mr. Bennett suggested that our agenda can list the issues, rather than documents.

7

8 Mr. Bennett also encourages the Commission to continue to provide input regarding the EIS as  
9 appropriate. The EIS will be in Council's court, but anyone can make suggestions, or provide  
10 reasoning. There has been a loop coming back from Perteet via Makers, and the Commission has  
11 addressed many of the things already. There still may be something, and it's important to review.  
12 If we show that we're in agreement about a suggestion, which would be a powerful statement.

13

14 Ande will provide hole-punched paper copies available at the front desk or during the Public  
15 Hearing on Wednesday, January 30, 2013.

16

17 **New Business:**

18 Bypass: the City got the big grant as well as money from King County. Major construction will  
19 require EIS, public process, permitting process after some point in design, from LFP and State,  
20 corps of engineers, Department of Resources, Department of Ecology. Not just engineering. This  
21 will also trigger our sensitive areas, with the utility exemption going to the Hearing Examiner.

22

23 Cmr. Gochanour was concerned that there has not yet been much information as he is certain that  
24 the Streamkeepers and stewardship group concerned about the process and wants to know more  
25 about it. Mr. Bennett said that only 10% of the design has been complete for the grant threshold,  
26 and that there will soon be a RFP to select someone to do the remaining design work.

27

28 Aaron Halverson from Public Works is working on a page on a page dedicated to the project on  
29 our City website. The Planning Commission involvement will be tied to the timing of our  
30 involvement with the Comprehensive Plan updates. If it needs a permit, does not also go through  
31 the Planning Commission. Reminder of the public hearing on the 30<sup>th</sup> 9:10 adjourned.

32

33

34 **Adjournment: 9:10 PM**

35

36 The next meeting is scheduled for February 5<sup>th</sup>, 2013.

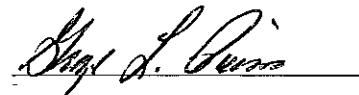
37

38 APPROVED:

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GEORGE L. PIANO, Vice Chair