

**City of Lake Forest Park
Planning Commission
DRAFT Regular Meeting Summary
17425 Ballinger Way NE—Forest Room
February 12, 2013**

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

Commissioners absent: Doug Gochanour

Staff and others present: Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Stephanie Hansen, Perteet (Consultant); Dan Swallow, Intracorp; Jean Patterson, 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. Cmr. Holmdahl noted that the meeting date on the agenda should be changed from Wednesday to Tuesday. Cmr. Piano moved to adopt the agenda as revised. The motion was seconded by Cmr. Phillips and approved unanimously.

Approval of meeting minutes: No minutes were provided for review.

Public Comments: none

Old Business:

Debriefing From Council Meeting 2/10/2013

28 Chair Saunders asked Commissioners to give impression of the February 10 Council Meeting on
29 the Southern Gateway Subarea regulations.

30 Cmr. Piano and Cmr. Holmdahl agreed that the Council's response to the introduction of
31 Southern Gateway Subarea regulations was encouraging, as they were prepared and asked good
32 questions. Cmr. Piano voiced his belief that the regulations were on track for acceptance. Cmr.
33 Holmdahl concurred. Chair Saunders reminded the Commission that there was specific feedback
34 given by Councilmembers to consider the issue of window alignment, and a request for a
35 definition for "feasible" regarding LID drainage.

36 Cmr. Holmdahl reminded Commissioners that the SG design guidelines would be presented to
37 the Council on the 25th, which will potentially be more challenging. There was discussion about
38 the Council's commitment to the schedule and additional remarks regarding the language
39 addressing windows to encourage privacy. Cmr. Born also spoke about the liability of requiring
40 specific strategies with LJD.

1 There was discussion about Council meeting on Thursday, February 14th, which would be
2 focused on the public hearing for the SG moratorium extension and an introduction of adopting
3 ordinances.

4 **Draft EIS**

5 Chair Saunders introduced the discussion of the Draft Environmental Impact Statement on the
6 SG Subarea Plan and regulations by remarking that his expectation was that specific solutions
7 would be provided to anticipate problems and that he found, instead, the EIS presents
8 generalities. Ms. Hansen, consultant, pointed out that it is difficult to be very specific about
9 impacts of development when it is not clear what actually will be proposed by property owners.
10 When a specific proposal with a lot of detail is presented in the middle of neighborhood
11 planning, she said, it can confuse expectations for the public if it does not turn out that way.

12 Ms. Hansen stated that specific analysis was provided in the EIS with regard to the major
13 intersections. She brought up the left-turn traffic on 147th, and it was stated that mitigation would
14 be necessary. Cmr. Phillips mentioned that he is optimistic that changing the timing on NE 145th
15 Street & Bothell signals could make a big difference. Ms. Hansen added that balancing an
16 intersection can make it flow better, which has been shown with modeling. Individual turn
17 movements may need to be addressed. There was further discussion about levels of service and
18 that larger issues exist on Bothell Way NE that will require working with regional partners,
19 WSDOT, METRO, and coordinating with neighboring cities. In response to questions on traffic
20 impact, Ms. Hansen stated that preferred alternative for the subarea plan would add only a fifth
21 to an eighth to traffic levels south of NE 145th Street.

22 There was discussion about the truck route designation on NE 37th Avenue and whether removal
23 of the truck route designation would improve the traffic by taking more vehicles out of the
24 neighborhood. Cmr. Holmdahl stated he was concerned that there are mitigation measures listed
25 in this EIS, but not solutions. Ms. Hansen reminded the Commission that it is a neighborhood
26 plan and that specific development will be responsible for specifically mitigating the traffic they
27 bring. Mr. Bennett also raised the point that there are both existing problems and new problems,
28 and it is important to differentiate that developers generally can only be required to address the
29 potential problems that may be created by the development. Ms. Hansen also mentioned that it is
30 better that we don't prescribe what a development will have to do because this plan should last
31 20 years and in year 18, there may be very different conditions than those we anticipate today.

32 Cmr. Holmdahl raised the issue of the connector street being described in the EIS for what it is,
33 not as a thoroughfare. There was discussion about the goal that the street is not to become an
34 arterial; rather it is intended to contain traffic in that area. Chair Saunders said that he hoped the
35 goal would be to prevent traffic from bleeding into other areas. There was no objection when
36 Chair Saunders asked for feedback on this comment.

37 Ms. Hansen said she considered signage, as a traffic-calming solution, to be ineffective. There
38 was a discussion about the partial closure of streets similar to the "goat trail." Mr. Bennett
39 mentioned that there are a lot of measures that could be considered to make it look less appealing
40 for cut-through including meanders with raised pedestrian bump. Ms. Hansen mentioned that
41 these measures are usually implemented after the fact, when things don't go well, but they could

1 be required. Cmr. Piano believes that if the 35th Ave NE connector was designed properly, it
2 could successfully deflect cut-through traffic.

3 Ms. Hansen said that real mitigation requires the developer to have site specific analysis as
4 required by the SG regulations. This process enables the calling out of "land-mines", or areas
5 that are in need of some traffic calming measure. Perteet has factored in the mitigation integrated
6 with the SG design guidelines when they were assembling the EIS.

7 Cmr. Born asked to talk about safety. There is concern that though the numbers may not reflect
8 the lack of safety along Bothell Way NE. Cmr. Phillips said he thought the numbers were low for
9 the number of cars. Both Commissioners stressed that it is a very unsafe street and they would
10 like to see something in EIS about working with WSDOT to reduce speed along Bothell Way.
11 Mr. Bennett also said that in the long run, a reduction of speed in the corridor is an important
12 goal. Ms. Hansen stated she would acknowledge both items in the FEIS. She also mentioned that
13 having it included in our plan is the best way to get the process started with other agencies.

14 Chair Saunders referred to page 4-17 in the EIS, "Non-motorized System" and asked for more
15 information. Ms. Hansen explained the reasons for stressing the importance of tying in both
16 sides, especially over time if mixed-use buildings are developed. Chair Saunders then noted that
17 the last bullet point mentions concern about bicycles included in the pedestrian pathway and that
18 this was not in line with the Commission's intentions for the planned pedestrian pathway. Ms.
19 Hansen said she would address that in the final EIS.

20 There was a question about access to the Burke Gilman Trail, and Ms. Hansen said that the
21 inclusion in the report is not meant to say that we will be directing traffic to the trail, just that we
22 need a way-finding for people to find how to get to trail. Ms. Hansen also mentioned that the
23 function and value of access to trail will increase over time.

24 The following corrections were requested: make sure the drawing includes shadowing of both 5
25 and 7 stories on pages 4-48; and Cmr. Piano stated that on page 1-1 "provide diversified housing
26 alternatives" needed to be added to list.

27 There was discussion about the definition for treatments in Section 4 of the DEIS and which
28 stormwater manual would be in place when development occurred in the Southern Gateway area.
29 There was additional discussion giving credit to developers for creating on-street parking and
30 how parking requirements balance with limits on lot coverage.

31 Cmr. Born voiced concern about the lack of discussion of police protection and asked if that will
32 be added. Ms. Hansen responded that increasing dwelling units and number of people on the
33 street makes the area more attractive and the value of units will rise. The idea is that this will
34 help to self-regulate crime. Chair Saunders asked whether there would be a place for discussion
35 of this in the EIS. Mr. Bennett stated that similar formal comment had been received and
36 suggested that this issue could be included as feedback from the Commission and added to the
37 list of things to incorporate into the Final EIS document.

38 Chair Saunders asked if we need to package the Commission's recommendations up formally. It
39 was agreed that Chair Saunders will e-mail a list of what has been discussed in today's meeting
40 for confirmation among the Commission and then sent to Ms. Hansen.

1 **Memo to Council**

2 Chair Saunders stated that the intention behind the memo is to explain the concerns that were
3 raised through the Commission's process of reviewing and discussing the Southern Gateway
4 regulations. Cmr. Paulsen stated that he did not support the memo and feels it is essentially a
5 minority report which emphasizes the dissenting points of view. He believes it will confuse the
6 Council since the official action of the Comission was to recommend adoption of regulations
7 and design guidelines.

8 Cmr. Born asked if Cmr. Paulsen would be more comfortable if her comments weren't included
9 in the letter verbatim, as her e-mail was intended to be internal to the Commission and was not
10 necessarily prepared for public consumption. Cmr. Piano said he would feel more comfortable if
11 Cmr. Holmdahl and Cmr. Born's comments could be summarized.

12 Cmr. Piano said that the voices of dissent can be helpful and that Council being aware there were
13 dissenting opinions could be informative for the Council. Cmr. Holmdahl said he believes that
14 the presentation being done by Mr. Owen is the majority report and that this memo is not going
15 into the code, but that this gives background to the Commission's process, and that he
16 appreciated Cmr. Piano's statements.

17 Cmr. Phillips said he did not like comments such as "it will be a bad influence", that "seven
18 stories will ruin the character of the neighborhood" and that "it's just plain bad planning." Cmr.
19 Born stated she would like to rewrite her comments, as she did not expect her e-mail to be
20 published; she just wanted to share ideas with the Commission.

21 Chair Saunders stated that the memo is an important document, that this has been a momentous
22 task and that he thought these statements are expressive of the things the Commission has
23 grappled with. He also shared that Council already knows we support the plan, and that they
24 want to see this (some details aside).

25 Chair Saunders said that one Council person asked if we would be providing something like this,
26 to which he said yes. He then said that he thought the Council is capable of putting together
27 contexts and differing points of view. Chair Saunders added that this memo does not just discuss
28 the concerns, but also methods for addressing the concerns and that it allows for some insight
29 into the deliberations. In the end, the dissent was not on entirety, it was on specifics and those
30 need to be expressed.

31 Cmr. Paulsen said that through the process he has been concerned with many of the same things
32 that Cmr. Holmdahl and Cmr. Born included in their draft memo and he would be supportive of
33 the memo if they would consider re-wording. Mr. Bennett said that he thought the memo was a
34 good first draft and that it's hard to write something by committee. He went on to say that he
35 thought the next draft would probably get closer to something the whole commission would be
36 more comfortable with. Cmr. Holmdahl said that he was willing to take out certain statements.

37 Cmrs. Paulsen and Phillips brought up a concern about the word "potential" in reference to an
38 increase of vehicular traffic for the memo. Cmr. Piano said that, when he read the EIS, it said
39 that there would be an increase in traffic (on 522), but the impact would be minimal. There was
40 agreement that the word potential would be struck from the memo.

1 Chair Saunders stated that he planned to send the memo out via e-mail for Commissioners to
2 have an additional chance to comment on the revisions and that it will then be shared with the
3 Council as a consensus document.

4 **Reports/Communications/Announcements:**

5 Council has public hearing on Thursday, February 14th and a Work Session on Monday,
6 February 25th.

7 **Adjournment: 9:00 PM**

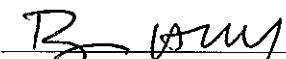
8 The next meeting is scheduled for March 5, 2013.

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10 APPROVED:

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Ray Holmdahl, Chair

