

**City of Lake Forest Park
Planning Commission
Regular Meeting Summary
17425 Ballinger Way NE—EOC
January 8, 2013**

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

Staff and others present: Steve Bennett, Planning Director; Ande Flower, Assistant Planner; John Owen, MAKERS; Dan Swallow, Intracorp; Bill Leon, EQC

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. Cmr. Paulsen moved to adopt the agenda as it stands. The motion was seconded by Cmr. Barden and approved unanimously.

Approval of meeting minutes: There were no minutes reviewed.

Public Comment: Mr. Swallow asked about the SG guidelines for parking. A discussion followed about whether all required parking would have to be garaged or if there could be flexibility.

Mr. Leon commended the idea of incentives for green measures in the regulations and suggested that LID (Low-impact development) and green roofs should become requirements.

Old Business:

SOUTHERN GATEWAY SUBAREA PLAN

Debrief on January 7, 2013 Council Study Session

Mr. Holmdahl said he thought the Study Session went well, that there were good questions, good responses and that the Council was interested in the details.

Cmr. Gochanour raised the issue of LID. Mr. Owen reminded the Commission of the LID measures that are included, that to go to the next level would mean to involve experts and become more prescriptive, which he said is inherently problematic. He also said that if the SG regulations required more LID than is currently in place that it could make the regulations internally inconsistent since much of the guidance (such as parking) will maximize coverage and LID is based on filtration through open space. Cmr. Piano reminded the Commission that the storm water must be retained on the site, whether it is LID or not, that whatever is developed will have better drainage than the existing parking lot.

Cmr. Holmdahl raised Councilwoman Sandy Koppenol's question about traffic volume, which she brought up the night before at the Council meeting. Mr. Owen offered that he could add language in the regulations that gives the Planning Director more authority during the permit

1 process. Mr. Bennett added that the traffic plan would then be subject to the Hearing Examiner's
2 decision.

3 There was discussion about whether the Deja-Vu site could be developed to 7 stories under these
4 regulations. Mr. Bennett explained that adult entertainment is not listed as a legal use for this
5 zone and it would therefore be a non-conforming use.

6
7 There were questions about Councilman Bob Lee's comments that he made the night before at
8 the Council meeting about long-term maintenance for the site. Mr. Bennett responded that
9 generally home owner association by-laws are submitted for review by the planning department
10 for a subdivision. He also mentioned that there is some language in the landscaping section of
11 regulations that addresses maintenance.

12
13 **Southern Gateway Interim Zoning and Design Guidelines**

14 **Review of Incentives**

15 There was discussion about which incentives could become part of the required guidelines, such
16 as the internal dumpsters, and whether any become a disincentive. Mr. Owen offered to have
17 Greg Easton review the list and share the advice.

18
19 **Corridor Zoning**

20 Minor revisions were outlined and a discussion about appropriate canopy coverage for the
21 corridor zone followed. There was further discussion about whether canopy coverage should be
22 measured independently or in tandem with a street tree, or landscape requirement.

23
24 **Transitional Zoning**

25 Minor adjustments were made to better represent the Planning Commission intentions.

26
27 **Single-Family Zoning**

28 Flexibility for parking was discussed. Cmr. Born expressed her concern for ADA accessibility
29 with remote parking. Mr. Owen said he would try to suggest a standard that would bridge the
30 opposing goals for more open, green space and for parking requirements.

31
32 **Next Steps**

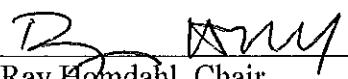
33 Mr. Bennett reminded the Commission that they have two more meetings to review the SG
34 regulations before the deadline the Commission scheduled for voting on a recommendation to
35 the Council.

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37 **Reports/Communications/Announcements:** none.

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39 **Adjournment: 9:00 PM**

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41 The next meeting is scheduled for January 16, 2013.

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43 APPROVED:

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46 Ray Homdahl, Chair