

**City of Lake Forest Park
Planning Commission
Regular Meeting Summary
17425 Ballinger Way NE—Lake Forest Room
Date: December 3, 2013**

Commissioners present: George Piano, Ray Holmdahl, Chuff Barden, Connie Holloway, Richard Saunders, Joel Paisner; and Jon Lebo

Commissioners absent: Chuck Paulsen

Staff and others present: Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Jennifer Martin, Records Management Specialist

Call to order: 7:05 PM

Approval of Meeting Agenda: Cmr. Holloway made a motion to approve the agenda. The motion was seconded by Cmr. Lebo and approved unanimously.

Approval of meeting minutes: none

Public Comment: none

Old Business:

Ms. Flower presented some basic information about the possibility for an inter-local agreement with King County.

Chair Holmdahl asked for an update for the Southern Gateway hearing. Mr. Bennett explained that the continued hearing began with the rebuttal stage. He recounted that most of the public comments involved concerns for traffic. Cmr. Piano mentioned that the hearing examiner had indicated that proposal met design guidelines to his satisfaction.

It was suggested that one of the lessons learned from the SGV process would be the need for powerful talking points to connect with the public during the Comp plan update process. It was suggested that someone could research new developments in Seattle to discover what the trade-offs are.

Discussion continued about the new development just south of the Elk's property, on Bothell Way NE. Cmr. Piano mentioned that higher density development is supported by rapid transit and connections to light-rail. Connection to the future light-rail was discussed and Cmr. Holloway suggested that there might be money available for areas to strengthen all modes of transit. Cmr. Lebo said that the Transportation Commission has discussed this and are focused on this possibility.

Comprehensive Plan Amendment Process

Mr. Bennett explained that the City will be collecting more information than most cities do for the Comp plan amendment process because we are using the process for strategic planning and infrastructure considerations. A Citizen Academy concept has been proposed by Finance Director, Steve Nolan. Initially open to the public, the objective would be to develop a focused group that over time could make up a financial task-force to contribute to the strategic planning. Discussion points could include land-use versus increasing taxes to support desired services. Consultants could incorporate information derived by the Citizen Academy into visioning events with the public.

Cmr. Paisner brought up the point that to consider doing nothing as part of the visioning process may not be an option. He suggested that it will be difficult to keep up the status quo because of the development of light-rail and other such changes. He said that he would support pro-active solutions as opposed to being reactive with outside pressures, and stressed the need to balance objectives.

Cmr. Piano urged members to keep open minds regarding the vision of the city and to spend some time reviewing the Legacy plan. Mr. Bennett suggested that the Commissioners also look at the Capital Facilities and consider its relationship to the Legacy Plan. Cmr. Saunders reminded the Commissioners that their task was to communicate all of these things, and to realize how these things are tied together. Chair Holmdahl mentioned how the SG subarea plan has been suggested in the Legacy Plan as a park area, but that was probably not financially realistic.

Chair Holmdahl asked about the timeline and if we continue to be on track. Mr. Bennett explained that what is required of the City regarding the update is still feasible within the timeline, but that the greater strategic plan and reality testing may extend past the June 2015 deadline. He further stated that placeholder policies can be part of the Update that require the City to consider whether further amendments are necessary once the task force has completed its process.

Mr. Bennett showed a video from AWC series entitled *Comp Plan Conversation Starters*, which discussed the Growth Management Act and budget decisions. Discussion ensued regarding how services are provided to the community and that the current model is under stress. It was suggested that the city could consider new service models, maybe phase out some services and that path ahead may involve hard conversations and tough choices.

Adjournment: 9:03 PM

The next meeting was scheduled for January 7, 2013.

APPROVED:

Ray Holmdahl
Ray Holmdahl, Chair