

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—Lake Forest Room  
Date: June 17, 2014**

**Commissioners present:** Chair Ray Holmdahl; Vice-Chair Jon Lebo; Doug Gochanour; Joel Paisner; Jean Maixner; Semra Riddle; and Richard Saunders

**Staff and others present:** Catherine Stanford, Council Liaison to Planning Commission; Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Deborah Munkberg, 3MW Consultant; Bob Henderson, Chair of the Economic Development Commission

**Commissioners absent:** Connie Holloway

**Call to order:** 7:07 PM

**Approval of Meeting Agenda:** Cmr. Gochanour made a motion to approve the agenda. Chair Holmdahl asked for additional time for public comments. The motion was seconded by Cmr. Saunders and approved unanimously.

**Approval of meeting minutes:** Meeting notes were reviewed for June 3, 2013. Cmr. Gochanour moved to approve the minutes. The motion was seconded by Cmr. Riddle and approved unanimously.

**Public Comments:**

Mr. Henderson introduced himself and discussed the Economic Development Commission's dedication to their role in the Comprehensive Plan Update process, and for changing the perceived negative impression of economic development in Lake Forest Park.

Cmr. Saunders asked for clarification regarding the phrase, "overall economic health." Mr. Henderson answered that this concept includes increasing employment opportunities and improving the value of homes. He shared that one idea has been to consider making LFP a model community for senior citizens. Cmr. Gochanour suggested the idea of a home-business jobs fair, and possibly a website directory for city businesses. Several Commissioners commended the EDC in their efforts.

**Old Business:**

Comprehensive Plan Update

Land-use Background Data Memo from Studio 3MW

Ms. Munkberg presented a slideshow describing the Comprehensive Plan update process according to the Growth Management Act. Ms. Munkberg raised a new consideration since our last update, to consider approaches to promote physical activity.

Ms. Munkberg briefly described the Vision 2040 Regional Plan and King County Countywide Planning Policies that include growth targets. For LFP, she stated that the target is 475 housing

units and 210 jobs as net new growth within 20 years. The City is required to demonstrate that we can provide the capacity for these growth targets. Land capacity analysis shows that LFP's capacity is 675 residential housing units, and LFP's employment capacity equals 380 jobs. Additionally, 50.8 acres are recognized as vacant and developable.

Ms. Munkberg stated that because LFP has the capacity for land-use growth targets, there is more flexibility to draft something that reflects what the community wants. Councilwoman Stanford suggested that a land-use topic such as housing diversity for young and elderly could be something that the Council would be interested in learning through community feedback what the public wants. Further, she said that asking about trade-offs could provide useful information, so that if the public has a vision for something, there is an opportunity to have a full discussion for how it may be possible. Councilwoman Stanford mentioned Council's appreciation and reliance on LFP Commissions.

Cmr. Paisner clarified that the PC is to lead in discovering the citizens' will for the next 20 years. EDC Chair Henderson asked how to arrive at an understanding of the citizen's will and how to ask open-ended questions that get people to contribute and relate to one another. Mr. Bennett suggested that the early stages of the outreach effort involves open questions and looking for patterns regarding ideas that are resonating in many areas of the city.

Ms. Munkberg reminded the Commission that the role of the PC is to look for preferences and priorities as part of gathering information that will lead to a vision. Also, there is a consultant group who is part of the team who will craft the surveys. Demographics will also be an important factor in considering how to move forward. The question for this moment in the process is, when you think about land use element in LFP, is there anything you know we need to address?

Cmr. Saunders asked about the bigger picture, when you look at us regionally, how do we compare to neighboring jurisdictions? Ms. Munkberg offered to include a more regional study. Cmr. Paisner asked about how we "bridge over" our state highways. Cmr. Riddle encouraged coordination among neighboring jurisdictions. Cmr. Maixner asked how we make LFP more of a destination for regional neighbors. Cmr. Riddle mentioned how many people come to the Farmers Market.

#### Farmers Market Visioning Activity on June 8<sup>th</sup>

Cmr. Riddle described her volunteer experience interacting with the public. Ms. Munkberg stated that these opportunities are geared toward getting the word out and to create some interest in the process. She said that a summary of feedback notes from the Farmers Market outreach will be available on the new Comp Plan update website (<http://www.lakeforestpark2035.com/>).

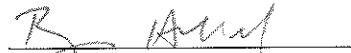
#### **Reports/Announcements:**

Mr. Bennett announced a Public Engagement Training for Commissioners for all City Commissioners on July 1 at 6:30, which will overlap into the Planning Commission meeting. Cmr. Saunders offered to videotape the training so that it may be available to those who cannot make it to the training. Cmr. Saunders reported on his meeting with CSC and that they have updated documents for goals and visions. He will review their current draft, and possibly send it out to PC members.

Mr. Bennett and Councilwoman Stanford shared Council feedback for the draft outreach plan. Mr. Bennett mentioned that an interest was expressed in making a special effort to reach residents from areas that were more recently annexed. Councilwoman Stanford mentioned that the Council is looking to increase communication to get a good picture of what people are thinking about in drafting the upcoming budget. For instance, Council might have quarterly Town Hall meetings.

**Adjournment:** 9:12 PM

APPROVED:

  
Ray Holmdahl, Chair

