

**City of Lake Forest Park
Planning Commission
Regular Meeting Summary
17425 Ballinger Way NE—Lake Forest Room
Date: August 19, 2014**

Planning Commissioners present: Chair Ray Holmdahl; Vice-chair Jon Lebo; Joel Paisner; Semra Riddle; Jean Maixner; Rocky Oliver; and Richard Saunders

Staff and others present: Pete Rose, City Administrator; Deborah Munkberg, Consultant from 3MW; Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Mark Phillips, Councilman

Planning Commissioners absent: Doug Gochanour

Call to order: 7:10 PM

Approval of Meeting Agenda: Cmr. Saunders motioned to approve the agenda. The motion was seconded by Cmr. Riddle and approved unanimously.

Approval of meeting minutes: Meeting notes were reviewed for July 1, 2014. Cmr. Riddle moved to approve the minutes. The motion was seconded by Cmr. Maixner and approved unanimously.

Presentation and Discussion:

Marijuana Regulations

Mr. Rose began by declaring that the City of Lake Forest Park recognizes I-502 as the law of the land. Mr. Rose then posed three specific questions that have been raised by the Mayor and Council for LFP Planning Commissioners to review during the moratorium:

1. **The Burke-Gilman Trail.** Whether or not it is appropriate to designate the Burke-Gilman Trail as a park or recreational facility given its multi-use nature.
2. **Neighborhood Business Zone.** Does the possibility of regional use such as medical or retail marijuana sales occupying the very limited locations for neighborhood-serving business undermine the purpose of the Neighborhood Business zone.
3. **Southern Gateway zoning.** Would allowing medical or retail marijuana sales in the SG Corridor zone undermines the ultimate purpose of the zone which is to encourage mixed-use where several floors of residential are built over a single story of commercial use?

Mr. Rose explained that for cities with a moratorium, ban, or regulatory impediments, the liquor board has taken those applications and put them on the bottom of the list for review.

Commissioners asked Mr. Rose clarifying questions, and discussed the three questions at length. There was discussion about whether the Montessori school on Ballinger Way would preclude the Neighborhood Business zone in the north of LFP from being legal locations for retail marijuana.

1 Cmr. Lebo noted that, if the City designates the Burke Gilman trail as a park, this will only deter
2 marijuana retail from being established on the east side of Bothell Way NE. There was
3 discussion about the fact that the park in the Southern Gateway area has not yet been dedicated,
4 therefore, a marijuana retail business could be allowed within the 1,000 foot buffer surrounding
5 the new development.

7 The middle of October was suggested as the deadline for the Planning Commission to forward a
8 recommendation. Commissioners asked if there were any pending applications for our city. Mr.
9 Rose replied that there are currently 4 applications, 3 of which may be dismissed out of hand due
10 to their proposed location on residential properties. He also pointed out that excise taxes are all
11 kept by the state. Mr. Rose stressed that the City would like to be in a position to enact any
12 proposed legislation prior to a lifting of the moratorium.

14 **Old Business:**

15 Comprehensive Plan Update

16 Consultant Munkberg presented Studio 3MW's recent draft of their Housing Element
17 Memorandum and Draft Goals and Policies. Ms. Munkberg mentioned the concept of clustering
18 as one of the outcome of the visioning, though the comments were more about how to allow
19 infill yet still protect the environment. Mr. Bennett described how the concept of clustering can
20 meet needs, but warned that this phrase has been controversial in the past.

22 Cmr. Saunders asked where we go from here. Ms. Munkberg explained that what has been
23 presented is intended as an outline for the forthcoming Housing Element. Cmr. Riddle mentioned
24 that the idea of neighborhood identity had been raised during her public outreach. Cmr. Saunders
25 noted some of the existing neighborhood organizations. Mr. Bennett suggested going back to the
26 Legacy Plan and to study whether the nodes expressed are actually reflective of the community's
27 ideas about identifiable neighborhoods. He then suggested that the Planning Commission give
28 some thought to the cultural centers of the city.

30 The concept of universal design was discussed as well as how the City might choose to
31 incentivize this idea.

33 Commissioners asked how this draft differs from the 2005 Comp Plan. Ms. Munkberg said that
34 her goal was to be more of aspirational, and less regulatory in focus. Mr. Bennett concurred and
35 added that it is important to be more general now to allow for more specific language to happen
36 through the process of developing these updates, with more efficient use of language (less
37 wordy). Ms. Munkberg stated her goal has been to capture the concept, then figure out how to
38 implement it as we go along.

40 A question was raised about the term "special needs" being associated with older adults. Chair
41 Holmdahl added that as we progress through the update process that we include language that is
42 unique and specific to Lake Forest Park.

44 Cmr. Holloway asked about demographic forecasting for Lake Forest Park. Ms. Munkberg
45 mentioned that there is information presented on the website: www.lakeforestpark2035.com.

1 Generally, Ms. Munkberg stated, we look to King County for income data related to affordable
2 housing needs.

3
4 **Reports/Announcements:**

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6 Relevant City Council agenda items and activities

7 Mr. Bennett briefly described the CBDG (Community Block Development Grant) agreement,
8 which was approved by Council.

9
10 Update for visioning public engagement

11 Ms. Munkberg announced that there have been 1700 unique visits to the website and 1800 page
12 views within the first month. The telephone survey results are scheduled to be reviewed by
13 Council on September 11. She also mentioned that the survey will soon be available online.


14
15 Update from Commission Liaisons

16 Cmr. Saunders reported that the CSC would like to know when to plan for a combined meeting
17 with the PC.

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19 Commissioners agreed to dedicate a half hour to each September meeting to discuss the
20 marijuana regulations.

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22 **Adjournment: 9: 05 PM**

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25 APPROVED:

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28 Ray Holmdahl, Chair
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