

**City of Lake Forest Park - Planning Commission**  
**Regular Meeting Notes: December 2, 2014**  
**17425 Ballinger Way NE—EOC Room**

**Planning Commissioners present:** Vice-chair Jon Lebo; Semra Riddle; Richard Saunders; Rocky Oliver; Jean Maixner; Joel Paisner; and Doug Gochanour

**Environmental Quality Commissioners present:** Chair Andy Bates; Vice-chair Lisa Wathne; Carl Cook; David Farkas; Eva Kammel; Chris Lee; Bill Leon; Janet Norem; and Jean Thomas

**Staff and others present:** Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Carrie Lewith Trust Representatives: Gabby Gabbert; Dick Beresford; Rob Beresford; and William Beresford

**Planning Commissioners absent:** Chair Ray Holmdahl; Connie Holloway

**Call to order:** 7:00 PM

**Approval of Meeting Agenda:** Vice-chair Lebo proposed moving the review of meeting notes to the end of the agenda and having the EQC presentation prior to the Visioning Report discussion. Cmr Gochanour moved to approve the agenda as amended. The motion was seconded by Cmr. Saunders and approved unanimously.

**Approval of Meeting Notes:**

September 16, 2014

Cmr. Gochanour noted that his name should have been included with Commissioners present. Cmr. Paisner moved to approve the minutes as amended. The motion was seconded by Cmr. Gochanour and approved unanimously.

**Presentation and Discussion:**

Code Amendment Proposal from Carrie Lewith Trust Representatives

Mr. Bennett led the discussion with the following:

- One of the main roles of the Planning Commission in this review is to determine if there are any unintended consequences that would be detrimental if this amendment were to be adopted.
- This draft amendment is primarily intended to address the needs of one property, though, as written it could apply to all residential zones
- If adopted, the code amendment would mandate a Conditional Use process which requires a public meeting and approval by the City's Hearing Examiner.

Mr. Gabbert described how the new conditional use could be utilized for particular properties. He noted that it would allow a maximum of half the density otherwise allowable were it not for sensitive areas.

Vice-chair Lebo asked what the code amendment would allow that is currently not possible. Mr. Gabbert explained that, in the case of the Carrie Lewith Trust property, subdivision requirements cannot be met, so this proposed code amendment would allow more units to be built to serve the needs of their residents. The minimum buildable lot size for the zone precludes the ability to build several independent structures. The proposal requests allowing half the density for properties encumbered with more than 50% of sensitive areas. It would require that such development be grouped together outside of the sensitive area. Each structure for this proposed conditional use would be required to have a maximum area of 950 square feet.

Mr. Saunders stated that he believes the goals for this proposal are consistent with the Planning Commission discussions of the need for housing diversity, though he had some concerns for the specific language proposed. Mrs. Maixner and Riddle shared his concern, especially for future use and ownership.

Mr. Bennett explained that the required conditional use review process is similar to what a group would need to do in order to build a school or church within a single-family zone. He went on to state that the Commission's approach in this case should be similar to LFP's accessory dwelling unit standards, which is very restrictive in an effort to prevent unintended consequences. Mr. Riddle stated concern about allowing even half the density for a property that is 90% encumbered with sensitive areas and buffers. She wondered whether the regulations can avoid exploitation of the increased density allowance.

Mr. Bennett described the next steps in the process of code amendment adoption:

- Revisit this proposal for a couple more meetings
- Make a recommendation
- If the Commission chooses to recommend the proposal to the Council, Staff will initiate a SEPA threshold determination process
- One public hearing will be required. This is a legislative action with no specific time table, but for the benefit of the applicant it would be good to provide a timeline.

#### Comprehensive Plan Update: Environmental Element

Mr. Bates, EQC Chair, briefly reviewed EQC's revised proposal for updating the Environment Element of the Comprehensive Plan. He said their goal was to make this draft more assertive in response to comments from the Planning Commission during the initial review in June. The new draft includes a focus on Town Center to address the possibility of redevelopment.

Water Quality section: Mr. Kammel described the revisions to the Sustainable Alternative Energy section. He stated that LFP has a unique opportunity to be a role model in how it responds to climate change and to be more resilient in the future.

Air Quality and Noise Abatement section: Mr. Farkas mentioned the desire to limit wood burning due to the concern for micro-climates such as hollows, where poor air circulation intensifies the consequences of air pollution.

The following additional suggestions were offered for consideration:

- Inclusion of noise pollution policies addressing more than just airplane noise. Lawn maintenance should be included.
- Add policies encouraging the use of bicycles to this section.

Wildlife support section: Mr. Maixner suggested using a more inclusive word rather than rodenticides to address other equally dangerous products.

Forest Canopy section City Arborist, Mike Woodbury, described the importance of the Community Forestry Plan, the community support for our tree regulations, and a commitment to improving the current regulations. There was discussion about sharing our plan with neighboring jurisdictions so as not to have an isolated community forest.

The following additional suggestions were offered for consideration:

- Strengthen recycling language to match the 70% King County goal.
- Encourage recycling at multi-family home sites
- Include a ban on plastic bags for retail sales.
- Address dog waste's relationship to water quality issues. Mill Creek was mentioned as a great role model for how to increase education and peer pressure to pick up after pets and thereby reduce the potential for e.coli.
- Include goals for invasive species reduction.

Updates from Liaisons to other Commissions


Cmr. Saunders announced that the CSC has a revised draft for review. He will forward the draft and confirm the upcoming date for a joint meeting.

Visioning Report

Commissioners chose to table their review until the next meeting in order to allow more time for discussion of their experiences with community outreach and the report.

**Adjournment:** 9: 00 PM

APPROVED:

A handwritten signature in black ink that reads "Jon Michael Lebo". The signature is written in a cursive, flowing style.

Jon Lebo, Vice-chair