

**City of Lake Forest Park - Planning Commission**  
**Draft Regular Meeting Notes: February 9, 2016**  
**17425 Ballinger Way NE—Forest Room**

**Planning Commissioners present:** Chair Ray Holmdahl; Vice-chair Jon Lebo; Semra Riddle; Connie Holloway (arrived at 8:00 PM); Doug Gochanour; Richard Saunders; Rocky Oliver; Joel Paisner  
**Staff and others present:** Steve Bennett, Planning Director; Ande Flower, Assistant Planner; Jake Tracy, Planning Technician; Mike Dee, Resident; William Beresford, Carrie Lewith Home; Rob Beresford, Carrie Lewith Home; Marlin Gabbert, Carrie Lewith Home  
**Planning Commissioners absent:** none.

**Call to order:** 7:05 PM

**Approval of Meeting Agenda:** Cmr. Holmdahl proposed to move the Chairs Meeting report to the beginning of the agenda. Steve Bennett proposed to add “agenda for next meeting” as the last agenda item. Cmr. Paisner moved to approve the agenda with these changes. The motion was seconded by Cmr. Gochanour and approved unanimously.

**Chairs Meeting Report**

Cmr. Holmdahl reported that the Mayor and Council plan to put all commissions except Planning and Civil Service on a three-month hiatus to determine how to make the commission system work better. He stated that Mayor Johnson had said that the commissions may be disbanded in favor of a task force system. There was discussion about whether the Planning Commission could have a joint meeting with the EQC on the tree ordinance. It was noted that EQC members may still attend as citizens.

**Approval of Meeting Notes:**

November 3, 2015: Cmr. Gochanour moved to approve the November 3<sup>rd</sup> notes as presented. The motion was seconded by Cmr. Riddle and approved unanimously.

December 1, 2015: Ande Flower recommended a grammatical edit. Cmr. Gochanour moved to approve the December 1 notes as amended. The motion was seconded by Cmr. Riddle and approved unanimously.

January 12, 2016: Jake Tracy noted that “2015” should be changed to “2016.” Cmr. Gochanour moved to approve January 12 notes as amended. The motion was seconded by Cmr. Riddle and approved unanimously.

Cmr. Riddle noted that she would not be able to attend the March 8, 2016 meeting.

**Public Comment:**

Mike Dee provided comments on the following:

- He was concerned about a potential conflict of interest with the City being the lead agency as well as the agency undertaking the action.
- He was concerned about the public notice process for public comments to the comp plan and the high cost of proposing comprehensive plan amendments.
- He noted the King County housing emergency and encouraged the City to participate in the one-night homeless count.
- He has heard that citizens are concerned that the suspension of commissions will reduce citizen input to decisions.

**Old Business:**

Carrie Lewith Zoning Code Amendment Proposal

Draft Amendment:

Steve Bennett introduced the track changes version of the ordinance and noted each change that had been made based on the last meeting's discussion.

Cmr. Holmdahl noted that there was an "is" missing in section H (line 81).

Cmr. Saunders noted that "and within" should be removed from D (4) (line 38)

Jake Tracy noted that an extra "is" was present in line G (line 76).

Cmr. Riddle suggested to change a semicolon to comma in D (7) (line 50).

Cmr. Riddle pointed out an extra "of" and "or" in H (line 80).

The commissioners agreed to all of the above changes, and also to change all semi-colons after sections to periods.

Rob Beresford expressed that Carrie Lewith's original intention was to have one story buildings allowed closer to the rear setback than 20ft.

The commissioners agreed to change D (2) to "There shall be minimum building setback from the property lines shared with adjacent properties that is equal to the rear yard setback for the underlying zone."

Commissioner Riddle asked if there should be a way to address the possibility of non-conforming structures being grandfathered in. Steve Bennett said that uses that don't conform to these setbacks would not be able to comply with this conditional use's criteria.

Draft Resolution:

Cmr. Saunders asked that Comp Plan references be added to the resolution including Policy H-1.5. Cmr. Riddle asked that the H-1 goal language be added as well.

The commissioners agreed to change "viable" to "effective" in line 36.

Cmr. Riddle noted that in Line 15 an additional "if" should be removed.

Cmr. Riddle made a motion to approve the Resolution 16-01 as amended. Cmr. Gochanour seconded. Seven commissioners voted to approve the resolution with Cmr. Holloway abstaining.

Tree Board's Recommendations on Updating Tree Regulations (LFPMC 16.14 and 16.16)

Steve Bennett stated that the Council will vote on Thursday February 11<sup>th</sup> on whether or not to have the Planning Commission to officially forward tree board's recommendation on updating the tree regulations.

Jake Tracy gave a presentation on the major issues that the staff hopes to address with the update, and possible solutions to these issues.

The majority of the commissioners' discussion focused on methods of ensuring tree replacement, including a tree voucher partnership with local nurseries.

Cmr. Lebo asked how view protection might be included in the regulations. Steve Bennett explained that this was considered in the last update but no regulatory language was added to address it.

**New Business:**

None.

**Reports and Announcements**

Chair/Vice Chair Election in March

Elections are next meeting. There are also a number of commissioners whose terms are up. These commissioners should verify their intent to run again if they wish to.

Cmr. Saunders announced that the Third Place Commons Annual Breakfast will take place on February 25<sup>th</sup>. The Planning Commission traditionally gets a table at the breakfast. Tickets must be bought in advance this year.

**Next Meeting Agenda:**

Approve February Minutes  
Election of Chair and Vice Chair  
Tree Regulations Update

Next meeting March 8, 2016

**Adjournment:** 9:06 PM

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Ray Holmdahl, Chair