

City of Lake Forest Park - Planning Commission
Regular Meeting Notes: April 26, 2017
17425 Ballinger Way NE—Forest Room

Planning Commissioners present: Chair Jon Lebo, Vice-Chair Joel Paisner, Rachael Katz; Richard Saunders; Ray Holmdahl

Staff and others present: Steve Bennett, Planning Director; Ande Flower, Principal Planner; Jake Tracy, Assistant Planner; Mike Dee, resident

Planning Commissioners absent: Connie Holloway and T.J. Fudge

Call to order: 7:00 PM

Approval of Meeting Agenda:

Cmr. Paisner moved to approve the meeting agenda. The motion was seconded by Mr. Katz and passed unanimously.

Approval of Meeting Notes:

March 14, 2017

Mr. Holmdahl moved to approve the minutes. The motion was seconded by Mr. Katz and was approved unanimously.

Next meeting:

The next regular meeting is cancelled and will be rescheduled for late May.

Public Comment

Mike Dee

Mr. Dee stated that he was glad that the re-scheduled Planning Commission meeting did not conflict with other events. He also stated that he was happy to see that the Comprehensive Plan was being used as a basis for the subdivision code update. He also encouraged opportunities for open workshops on the update. Finally, he stated that he hoped the re-scheduled date for the May Planning Commission meeting would be made public as soon as possible.

Old Business:

Subdivision Code

Jake Tracy introduced the Potential Subdivision Map. He explained that this map was based solely off of lot size and did not take into account critical areas, frontage requirements, or other restrictions.

Steve Bennett then showed examples of how lot size averaging and native growth protection areas could allow development while preserving openspace. Examples of subdivisions in Duvall were shown that provided examples of development before and after requirements for native growth protection areas and street trees were adopted. Cmr. Paisner stated that provisions such as these, allowing for alternative methods of development, seem warranted but he was concerned about the size of the dwellings as compared to the size of the lots. Cmr. Saunders commented that the Duvall design guidelines were well done. Cmr. Katz noted that transit facility concurrency should be considered when allowing for increased density as well.

The issue of fee-simple lots vs. condominiumized development was discussed. There was discussion about why fee-simple lots were more easily financed and, therefore, easier and less expensive for both buyers and developers.

Ms. Flower then introduced the document showing the main points of discussion for the subdivision update, and highlighted potential linkages to the comprehensive plan. Chair Lebo stated that Commission should think about what the goals are for the project. He stated that development is going to happen, and that

1 preserving the community's essential character through that development should be the main goal. At the
2 conclusion of this discussion, Cmr. Saunders asked what the Commission's next steps would be. Mr. Bennett
3 stated that the Department will focus first on legal requirements and seek the Commission's guidance on
4 design standards. Cmr. Katz suggested that there should be a more basic summary of each discussion point.
5

6 **New Business:**

7 Cmr. Katz stated that the leaders of the Five Acre Woods Park project were interested in making a
8 presentation. The Commissioners agreed to set up such a presentation for the next meeting.
9

10 **Reports/Communications/Announcements:**

11 Chair Lebo stated that he attended a land use boot camp with planners from all over the state. He stated that
12 the main topics of discussion surrounded Washington's unique vesting laws, sign code, and homelessness.
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14 **Agenda for Next Meeting:**

15 Update to subdivision code, Five Acre Woods Presentation.
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17 **Adjournment:** 9:00 PM
18

19 APPROVED:
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22 _____
23 Jon Lebo, Chair
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