

**City of Lake Forest Park - Planning Commission**  
**Regular Meeting Notes: May 23, 2017**  
**17425 Ballinger Way NE—Forest Room**

**Planning Commissioners present:** Chair Jon Lebo, Rachael Katz; Richard Saunders; T.J. Fudge; Ray Holmdahl

**Staff and others present:** Steve Bennett, Planning Director; Jake Tracy, Assistant Planner; Mike Dee, resident; Brad Keefe, resident, Max Beuter, resident

**Planning Commissioners absent:** Vice-Chair Joel Paisner, Connie Holloway

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

**Approval of Meeting Agenda:**

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

**Welcome of new Planning Commission Member**

Chair Lebo welcomed Cmr. Fudge. Cmr. Fudge briefly introduced himself to the other commissioners.

**Approval of Meeting Notes:**

April 26, 2017

Principal Planner Ande Flower noted she had attended that meeting and that her name was not included in the “Staff and others present” section of the summary. Cmr. Saunders moved to approve the minutes as amended. Cmr. Holmdahl seconded the motion and it passed unanimously.

**Next meeting:**

The next regular meeting is scheduled for June 13, 2017. Cmr. Fudge stated that he would not be available.

**Public Comment**

Mike Dee

Mr. Dee stated that he was glad to see Five-Acre Woods on the meeting agenda. He suggested that a subdivision map be available online as it has potential to impact the whole City. He also mentioned that Council is working on a Town Hall for the Big Five projects. He suggested that the Commission get involved with public input on the Big Five projects, and encouraged more public comment opportunities generally. He encouraged the commissioners to save Cedarbrook and the Lake Haven property.

Max Beuter

Mr. Beuter encouraged the City to buy the Lake Haven property. He stated that he wants to make sure that the residents are considered during the planning process. He further stated that it doesn’t seem that there is much communication yet with the residents on the Big Five projects and is looking forward to more public input.

**Five Acre Woods Presentation:**

Brad Keefe gave a presentation about the current status of the Five-Acre Woods project and asked the Planning Commission for their support. Commissioners discussed whether they should take any action on the project, and if so, what it would be. Cmr. Katz made the following motion: The Planning Commission recommends to the Council that they contact SPU to request that it postpone the sale of Five-Acre Woods property in order to allow the City to complete its PROST Plan process and to discover outcomes of current grant opportunities. Cmr. Fudge seconded the motion. The motion passed unanimously.

The commissioners also agreed that Cmr. Katz should draft a letter to Council for review at the next meeting.

1 **Old Business:**

2 Subdivision Code Update

3 Planning Director Steve Bennett explained that the subdivision update consists of three parts: short  
4 subdivisions, subdivisions, and land use decision procedures. He further explained that the draft language that  
5 was presented at the meeting pertained to the short subdivision process. He stated that the goal for now is to  
6 bring code into compliance with state law. The Commission would then come back as time allows and add in  
7 design standards and other regulations.  
8

9 Chair Lebo asked about the timeline for review, and what would occur at next meeting. Mr. Bennett stated  
10 that the Commission would have the subdivision and land use procedures to review in that meeting. He  
11 stated that commissioners would ideally be done by September so that they could move on to work on the  
12 PROST Plan and Sub-area Plan. Chair Lebo asked whether a public hearing would be appropriate. Mr.  
13 Bennett stated that it would be up to the Commission, but a public hearing would definitely be held by City  
14 Council as part of their review.  
15

16 Mr. Bennett then gave a brief overview of each section of the regulations.  
17

18 Lebo asked if a timeline should be put in for inactive applications. Discussion ensued. Mr. Bennett noted that  
19 one issue could be that if regulations change, the old applications could remain in limbo for an extended  
20 period of time. Staff will come back with a recommendation.  
21

22 Cmr. Katz asked for clarification that, if same property owner owns multiple contiguous properties, they  
23 would have to go through the full subdivision process rather than the short plat, if they intend to create more  
24 than four lots.  
25

26 Cmr. Fudge asked about a definitions section. Bennett stated that this will be included with full option.  
27

28 Cmr. Katz suggested adding language to 17.12.020(B) regarding the tree regulations. Principal Planner Flower  
29 suggested "Tree Canopy Preservation and Enhancement" as a title.  
30

31 Cmr. Saunders asked if a table showing that each of the gaps in the gap analysis is addressed would be  
32 provided to the commissioners. Staff agreed to look into whether that could be done.  
33

34 **New Business:**

35 Mr. Bennett gave an overview of the planned commercial air service coming to Paine Field. Commissioners  
36 discussed the potential for noise impacts. Cmr. Fudge and Katz expressed support for the commercial  
37 service. There was agreement to place the issue on the agenda for the next meeting.  
38

39 **Reports/Communications/Announcements:**

40 Chair Lebo asked about the current projects going on with Council. Bennett gave a brief explanation of the  
41 Big Five projects and their timelines.  
42

43 **Agenda for Next Meeting:**

44 Update to subdivision code, Paine Field, Letter on Five Acre Woods.  
45

46 **Adjournment:** 8:41 PM  
47

48 APPROVED:

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52 Jon Lebo, Chair