

City of Lake Forest Park - Planning Commission
Regular Meeting Notes: January 9, 2018
17425 Ballinger Way NE—Forest Room

Planning Commissioners present: Chair Jon Lebo; Richard Saunders; TJ Fudge; Ray Holmdahl, Rachel Katz

Staff and others present: Semra Riddle, City Councilmember; Steve Bennett, Planning Director; Ande Flower, Principal Planner; Lauren Hoerr, Assistant Planner

Members of the public present: Mike Dee, resident; Steve Morris, resident; Ira Gross, resident

Planning Commissioners absent: Vice-Chair Joel Paisner; Connie Holloway

Call to order: 7:00 PM

Chair Lebo called the meeting to order and allowed Mr. Morris and Mr. Gross to introduce themselves as candidates for the Planning Commission.

Approval of Meeting Agenda:

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

Approval of Meeting Minutes:

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November 15, 2017

Mr. Holmdahl asked to edit pg 3 line 26 by adding "was". Mr. Katz asked to edit pg 1 line 21 by changing "ask" to "asked". Mr. Saunders moved to approve the minutes as amended. The motion was seconded by Mr. Fudge and passed unanimously.

Next meeting:

The next regular meeting occurs on February 13, 2018. No known conflicts arose at the time.

Public Comment

Ray Holmdahl

Mr. Holmdahl stated that he was speaking on his own behalf and not as a Planning Commissioner. He went on to say that he lives near 12 Degrees North and has not had the best experience. He said that there will be a new project by the developer to build a single family home behind the 12 Degrees North subdivision and they plan to remove 14 trees and replace them with 4. Mr. Holmdahl stated that he submitted a public comment regarding the Notice of Application and received a response from the Planning Department. Mr. Holmdahl is concerned that the developer's lack of response to landscape requirements to 12 Degrees North will be replicated in this new development. Mr. Holmdahl summarized that the Planning Department replied that they cannot base approval or denial based on previous history of the applicant. Mr. Holmdahl said that he thinks this is a weakness in our code.

Chair Lebo asked Mr. Bennett if the code could be revised to address prior history of an applicant. Mr. Bennett explained that such a revision might be inadvisable but he would ask the City Attorney if there could be a revision related to a threshold of prior noncompliance. Mr. Bennett clarified that staff would look into the landscape buffer issue of 12 Degrees North but noted that the project is still in process.

Mike Dee

Mr. Dee stated that the revised agenda and minutes were not online. He also noted that the City of Lake Forest Park has been divided into nine neighborhoods for the PROST plan to look into making sure that geographic representation is met in citizen input. Mr. Dee noted concerns about the neighborhood business amendment having the subject of a non-project DNS. He noted that one of the City vehicles continues to park in the parking spaces reserved for users of the Lyon Creek Preserve.

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2 **Old Business:**

3 Subdivision Regulation Update—Title 17 and Ch. 18.05

4 Ms. Flower explained that changes have been made to Title 17 and 18.05 since the last meeting based on
5 feedback from PACE Engineers and the City Attorney. Ms. Flower and Mr. Bennett explained the reasoning
6 behind the Attorney's suggested edits to 16.16.180, a sub-section of the Critical Areas regulations regarding
7 conservation easements and clarified the meaning of the edits.

8 Cmr. Fudge requested clarification on when vested rights occur. Cmr. Fudge was worried that by requesting
9 neighborhood meetings prior to an application being deemed complete and therefore vested, residents could
10 lobby to change the code in order to make a property owner's project infeasible or fit their needs. After a
11 lengthy discussion, there was not a motion to change the relevant provisions on page 5 of the 18.05
12 document.

13 Ms. Flower explained other suggested edits and discussion occurred among Commissioners to clarify, modify,
14 or approve those edits.

15 Chair Lebo stated that he was concerned about time, since it was 8:45pm and there was still a substantial
16 amount to review. Cmr. Saunders made a motion to table further discussion of Subdivision Code and move
17 on to new business. The motion was seconded by Cmr. Fudge and approved unanimously.

18 **New Business:**

19 Planning Commission Representative for Town Center Subarea Planning Task Force

20 Councilmember Riddle explained that the task force will last 3-4 months, with one meeting a month. Cmr.
21 Katz volunteered to participate. Cmr. Holmdahl moved to nominate Cmr. Katz as the task force
22 representative and to nominate Cmr. Saunders as back-up in case Cmr. Katz cannot attend a meeting. The
23 motion was seconded by Cmr. Fudge and approved unanimously.

24 2017 Annual Report

25 Ms. Flower distributed several copies of a draft 2017 Annual Report and explained that a volunteer is needed
26 to complete the draft, which should be completed within the first few meetings of the year. Chair Lebo
27 volunteered to ask Vice-Chair Paisner if he would be willing to write the 2017 Annual Report.

28 **Reports/Communications/Announcements:**

29 Councilmember Riddle reported that four Councilmembers who were up for re-election in December were
30 reinstated in a Monday night ceremony.

31 Mr. Bennett reported that the interview process for City Administrator will start next week. Mr. Bennett also
32 provided an update on the process and timeline to elect Planning Commissioners.

33 **Agenda for Next Meeting:**

34 Continue discussion of Subdivision Code revisions. Mr. Bennett will bring a draft resolution for Council
35 including statements of key revisions.

36 Cmr. Katz moved to adjourn the meeting. The motion was seconded by Cmr. Holmdahl and approved
37 unanimously.

38 **Adjournment:** 9:00 PM

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