

City of Lake Forest Park - Planning Commission
Regular Meeting Notes: February 13, 2018
17425 Ballinger Way NE—Forest Room

Planning Commissioners present: Chair Jon Lebo; Vice-Chair Joel Paisner; Connie Holloway; Richard Saunders; TJ Fudge; Ray Holmdahl; Rachael Katz; Ira Gross

Staff and others present: Semra Riddle, Council Liaison to Planning Commission; Steve Bennett, Planning Director; Ande Flower, Principal Planner; Lauren Hoerr, Assistant Planner

Members of the Public present: Mike Dee, resident; Mike Withers, resident

Planning Commissioners absent: None

Call to order: 7:00 PM

Chair Lebo called the meeting to order and asked Mr. Gross, a new Commissioner, to introduce himself and had other commissioners introduce themselves. He then recognized Mr. Withers as a candidate for Planning Commissioner.

Approval of Meeting Agenda:

Chair Lebo requested the addition of an update on Conservation Cluster Housing (CCH) under Reports and Announcements. Councilmember Riddle said she would provide any relevant updates from Council under Reports and Announcements. Cmr. Paisner moved to approve the meeting agenda as amended. Cmr. Holmdahl seconded the motion and it passed unanimously.

Approval of Meeting Minutes:

December 5, 2017

Cmr. Fudge noted that he was present at the December 5th meeting and requested that the minutes be changed to reflect that. Cmr. Holmdahl noted the need for a correction on page 2, Line 13 changing “business” to “businesses”. Mr. Bennett requested the removal of “(sp?)” from the minutes. Cmr. Paisner motioned to approve minutes as amended. Cmr. Fudge seconded the motion and it passed unanimously.

January 9th

Cmr. Holmdahl asked that page 1, line 23 be changed from “like” to “line” and that page 2, line 25 be changed from “m” to “moved.” Cmr. Saunders moved to approve the minutes as amended. Cmr. Holmdahl seconded the motion and it passed with one absention.

Next meeting:

The next regular meeting occurs on March 13, 2018. Cmr. Fudge, Cmr. Holloway, and Cmr. Holmdahl said they will not be present.

Public Comment

Mike Dee

Mr. Dee thanked staff for putting the agenda online but noted a delay in the minutes being available. He wondered if the policy to upload supplemental documents 24 hours prior to the meeting will be upheld as it has not been up upheld recently. Mr. Dee thanked Cmr. Holloway and Cmr. Holmdahl for their service and welcomed Cmr. Gross. Mr. Dee noted that the community has a number of concerns separate from the Big 6 projects, including the neighborhood business zone ordinance, Conservation Cluster Housing and Crane’s tree permit application.

Drew Whorley

Mr. Whorley has lived on 41st Ave NE for more than 10 years. He stated his concerns regarding the SR 522 expansion and said that the right of way setbacks align with his backyard fence line and the highway would be 25 feet from his home. Mr. Whorley requested that strong consideration be given to noise abatement when

1 Bothell Way is widened. He stated that he had measured an average of 72 decibels during rush hour on the
2 day of the meeting. Mr. Whorley stated he would like to see SR 522 widened to the smallest extent possible.

3
4 Sam Good

5 Mr. Good stated that his concerns regarding the expansion of SR 522 were similar to Mr. Whorley's. He
6 noted that the proposed 10 feet of sidewalks on each side seems unnecessarily large. He noted his concern
7 that new noise abatement work may be cancelled out by having to remove vegetation and then replace what
8 was existing even though the expansion would allow for more noise. Mr. Good recommended that the width
9 of the expansion be minimized and that noise abatement efforts include a sound wall.

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11 Chair Lebo asked Planning Department Staff to clarify where more information could be found. Mr. Bennett
12 clarified that the report for Safe Highways is available on the website.

13
14 Fredrick Anderson

15 Mr. Anderson asked for clarification on the best way to get updated information on the Safe Highways
16 project. Mr. Bennett said to keep track of the City Council's meeting agendas. Councilmember Riddle agreed
17 and mentioned that Mr. Anderson could also get in touch with state representatives and senators.

18
19 **Old Business:**

20 Subdivision Regulations Update—Title 17 and Ch. 18.05

21 Minor edits to Title 17 and Ch. 18.05 were discussed. Mr. Bennett distributed a handout summarizing edits to
22 16.16.180, which is related to the binding site plan edits made to Chapter 17.60.

23
24 Mr. Bennett distributed a draft resolution recommending adoption of the Subdivision Regulations Update to
25 Council and then provided an explanation of how the three separate sections code update is discussed in the
26 resolution. Minor edits were suggested. Cmr. Holmdahl moved to approve the resolution as amended. Cmr.
27 Katz seconded the motion and it passed unanimously.

28
29 **New Business:**

30 2017 Annual Report

31 Minor edits and additions were suggested. Cmr. Paisner committed to making those changes and presenting a
32 revised draft on the Thursday prior to the March meeting.

33
34 2018-2019 Work Plan

35 Mr. Bennett explained the draft work plan. Cmr. Katz was concerned that #1 did not mention the need to
36 follow up with amendments adding design standards to the Subdivision code. Mr. Bennett suggested to add it
37 as a #5 since the 20% currently allocated to #1 references time already spent on Subdivision code. Cmr. Katz
38 suggested that before doing draft language for design guidelines, there should be some presentation of ideal
39 design guidelines including pictures. Commissioners discussed reducing #1 to 10% and reduce PROS-T to
40 20% and give 20% to design standards. Cmr. Paisner moved to approve the work plan as amended. Cmr.
41 Holmdahl seconded the motion and it passed unanimously.

42
43 Cmr. Katz made a motion to recognize the tremendous contributions of Cmr. Holloway and Cmr. Holmdahl
44 to the City of Lake Forest Park. The motion was seconded by Paisner and passed unanimously. Cmr.
45 Holmdahl noted that, in his six years on the Commission, he only missed one meeting.

46
47 **Reports/Communications/Announcements:**

48 Mr. Bennett reported that Council had adopted a 90-day moratorium on the previous Thursday for new
49 applications for Conservation Cluster Housing. One complete application on 200th will not be affected by the
50 moratorium. The other application, which is still incomplete, will be subject to any changes proposed by
51 Council. Mr. Bennett explained that, given there are only 90 days, the focus will be on specific language
52 changes regarding what a conservation easement is and what activities are allowed in them.

1
2 Councilmember Riddle reported that a legislative agenda was presented in Olympia. Councilmember Riddle
3 said that the State budget had been approved the Friday prior to them going to Olympia so there are some
4 challenges in making any amendments, such as dollar amounts proposed for creeks. She reported that
5 Council took a position in favor of both Shoreline School District levies and noted that the vote closed the
6 following night. Councilmember Riddle said that the first Council meeting of February had a lot of public
7 comment, including concerns about the Crane property and the expansion of 522.
8

9 Mr. Bennett noted that there will be another public meeting on February 28th regarding Town Center
10 Visioning.
11

12 **Agenda for Next Meeting:**

13 PROS-T consultant, briefing on Town Center process, elections of Chair and Vice-Chair.
14

15 Cmr. Holmdahl moved to adjourn the meeting. The motion was seconded by Cmr. Holloway and approved
16 unanimously.
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18 **Adjournment:** 9:21 PM
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20 APPROVED:
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23 Jon Lebo, Chair