

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

Planning Commissioners present: Chair Jon Lebo; Richard Saunders; Rachael Katz; Mike Withers, Steve Morris; Ira Gross

Staff and others present: Semra Riddle, City Councilmember; Steve Bennett, Planning Director; Lauren Hoerr, Assistant Planner, Sue Costa Paschko, ELM Consultant; Greg Murphy, ELM Consultant

Members of the Public present: Mike Dee, resident; Max Beuter, resident; Tony Aurilemma, resident; Levi Jette, resident

Planning Commissioners absent: Vice-Chair Joel Paisner; TJ Fudge

Call to order: 7:00 PM

Chair Lebo called the meeting to order and allowed Cmr. Gross, Cmr. Morris and Cmr. Withers to introduce themselves as new Commissioners.

Approval of Meeting Agenda:

Under Reports and Announcements, Chair Lebo requested an update on Conservation Cluster Housing (CCH) under Reports and Announcements. Councilmember Riddle requested to add Council updates, and Cmr. Katz requested to add a Task Force update. Cmr. Saunders moved to approve the meeting agenda as amended. Cmr. Katz seconded the motion and it passed unanimously.

Approval of Meeting Minutes:

February 13th

Mr. Katz asked that her name in the attendance section be spelled "Rachael" not "Rachel." Mr. Katz moved to approve the minutes as amended. Mr. Withers seconded the motion and it passed unanimously.

Next meeting:

The next regular meeting occurs on April 10, 2018.

Public Comment

Mike Dee

Mr. Dee noted that this meeting and the Task Force meeting were not on the Calendar online, but the agenda was posted on the website. Mr. Dee said that the Crane property project is still a concern to community members and that there was a lakefront property for sale which would benefit the community with more shoreline access if it was bought by the City.

Old Business:

Old Business: Subdivision Regulation Update—Title 17 and Ch. 18.05

New Business:

PROST Presentation

ELM consultants presented a summary of the methodology, findings, and recommendations for the City's PROST plan. Commissioners asked clarifying questions and ELM consultants provided answers. ELM requested that after more thoroughly reviewing the documents that if Commissioners had additional feedback to provide it to Aaron Halverson who would pass it along to ELM.

Election of Chair and Vice-Chair

Chair Lebo was nominated for re-election as Chair and was re-elected unanimously. Cmr. Paisner was nominated for re-election as Vice-Chair and was re-elected unanimously.

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2 Annual Report

3 Chair Lebo suggested that this agenda item be postponed until next meeting since Cmr. Paisner was absent.

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5 **Reports/Communications/Announcements:**

6 Councilmember Riddle reported that Council received the Safe Highways report last week for discussion.

7 There was not a council vote, so it has not yet been approved.

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9 Cmr. Katz reported on a Town Center Subarea Task Force meeting she attended. The main goal of the
10 meeting was to draft a concept of the possibilities for Town Center, which was the subject of a public
11 meeting the next day. Cmr. Katz said that the options included discussion of ST3, such as where a garage
12 could be located with mixed-use buildings or open space and that there was some talk of doing a pedestrian
13 bridge over or under 522 to help transit riders cross safely. Cmr. Katz noted that there were five different
14 public meetings held to help get good quality feedback through small group discussions. Cmr. Katz also said
15 that she would be attending a Task Force meeting in early April where Merlone Geier would be present. She
16 reported that they know that Merlone Geier is limited in their ability to do short-term improvements to the
17 shopping area due to long-term leases with businesses. Councilmember Riddle said she was the Council
18 Liason for the Task Force and noted that the documents the Task Force was shown were presented to
19 Council at a prior meeting. Councilmember Riddle echoed Katz's remark that there will need to be a balance
20 between the short-term possibilities and long-term possibilities of Town Center, Merlone Geier, and ST3.

21
22 Questions were asked by Commissioners about their role and the timeline of presenting a framework to
23 WashDOT, Sound Transit, and Merlone Geier. Mr. Bennett and Councilmember Riddle answered questions
24 and helped clarify the role of the Planning Commission.

25
26 Mr. Bennett explained the rationale for the draft ordinance 1174 on Conservation Cluster Housing.
27 Commissioners stated concerns that they would not have enough time to review the ordinance under the
28 current 90 day moratorium. Discussion was had among Commissioners, Mr. Bennett, and Councilmember
29 Riddle. Chair Lebo brought up the option that the Planning Commissioners make a motion to extend the
30 moratorium to the six month maximum.

31
32 Cmr. Gross made a motion to recommend to Council that the Conservation Cluster Housing Moratorium be
33 extended for an additional 90 days in order to allow the Planning Commission to review and make a
34 recommendation on the draft revisions to Conservation Cluster Housing regulations. The motion was
35 seconded by Cmr. Saunders and passed unanimously.

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37 **Agenda for Next Meeting:**

38 CCH and feedback for ELM.

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40 Cmr. Morris moved to adjourn the meeting. The motion was seconded by Cmr. Gross and approved
41 unanimously.

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43 **Adjournment:** 9:00 PM

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45 APPROVED:

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Jon Lebo, Chair