

City of Lake Forest Park - Planning Commission
Special Meeting Notes: April 24, 2018
17425 Ballinger Way NE—Forest Room

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

Staff and others present: Catherine Stanford, Deputy Mayor; Steve Bennett, Planning Director; Ande Flower, Principal Planner; Lauren Hoerr, Assistant Planner;

Members of the Public: Mike Dee, resident; Julian Andersen, resident; Debbie Addlington, resident;

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

Call to order: 7:02 PM

Chair Lebo asked the Commission about a request from Mike Dee, resident, to place a recording device on the table. Commissioners agreed that the recording device could be placed on the table.

Approval of Meeting Agenda:

Chair Lebo proposed amending the agenda to include a brief discussion with Deputy Mayor Stanford at the beginning of the meeting regarding Conservation Cluster Housing (CCH). Cmr. Katz proposed adding an item under Old Business regarding the Town Center Vision. Cmr. Gross moved to approve the meeting agenda as amended to include both proposals. Cmr. Saunders seconded the motion and it passed unanimously.

Discussion with Deputy Mayor Catherine Stanford on CCH provisions

Dep. Mayor Stanford said that she has both served on the Planning Commission for about a decade and acted as the liaison for several years. She stated that, at the Committee of the Whole (COW) meeting the night before, the Council discussed the future direction of CCH legislation and Dep. Mayor Stanford proposed two paths. The first would allow the Commission to review the draft revision to the CCH ordinance, confirm whether it meets Council's intent, and provide further suggestions. Council would like to see visual, detailed scenarios comparing what could be built with typical development versus CCH on lots of varying sizes. In this case, Council would extend the moratorium to June 14th, and need the Commission's response by May 10th.

Dep. Mayor Stanford then said that Council will be referring Town Center Vision to the Commission, which has a tight timeline determined by outside agencies. She went on to say that, with that priority project in mind, the second path forward is to repeal the language in the current CCH regulations and undertake a planning study early next year that will look at housing more holistically based on an inventory of existing housing and feedback from the community. She said that Council is committed to starting the study in early 2019. The Commission would play a major role in this project in terms of public outreach and analysis. She clarified that while formal votes are not taken at the COW, she had asked Councilmembers for their opinions on the two options. Most Councilmembers had commented that the second path was more favorable and that the community deserved more input.

Mr. Bennett clarified that the one CCH application that was found to be complete before the moratorium took effect is currently in SEPA review. The moratorium will likely be extended to June 14th and the CCH regulations could be repealed as early as May 24th.

In response to Dep. Mayor Stanford's request for feedback, Cmr. Saunders asked what would happen if Council does not extend the moratorium. Dep. Mayor Stanford said that would be highly unlikely but noted that Councilmember Riddle was advocating for a hybrid path forward that might not involve extending the moratorium. Cmr. Saunders stated that he liked the idea of taking a holistic view. Cmr. Katz said that second path seemed helpful to everyone because it gives the Commission time to address the Town Center Vision

1 and the housing goals from the Comprehensive Plan. Cmr. Katz said that CCH could have more detailed
2 design guidelines and that this type of revision would not be possible in just a short extension of the
3 moratorium. Cmr. Withers asked Dep. Mayor Stanford to clarify that Council will be taking a vote to repeal
4 CCH and that if that happened, the Commission might be asked to look at housing goals more holistically.
5 Mr. Bennett clarified that the Bell Homes project is vested under the current regulations and will go to
6 hearing sometime this summer, but no other project has a complete application. Cmr. Withers said that he
7 preferred the second path.

8
9 There was additional discussion about next steps with the Town Center Vision and Dep. Mayor Stanford said
10 there will likely be joint meetings between the Council and Commission on the subject.

11
12 **Approval of Meeting Minutes:**

13 April 10th

14 Cmr. Katz clarified that page 3, lines 10-11 should be edited to say the Councilmember Riddle clarified
15 "because it was not on the agenda." Cmr. Withers noted page 1, line 42, that the word "for" needed to be
16 added. Cmr. Withers made a motion to approve the minutes as amended. Cmr. Morris seconded the motion
17 and it passed unanimously.

18
19 **Next meeting:**

20 The next regular meeting occurs on May 8, 2018, but Commissioners decided to cancel this meeting and
21 reschedule the meeting for Tuesday May 15th so that consultants can be present to introduce the Town
22 Center Vision document.

23
24 **Public Comment:**

25 Julian Andersen

26 Mr. Andersen lives on NE 178th Street. He like the PROS-T plan but wanted to highlight the proposed
27 pedestrian passage through McKinnon Creek. He stated that this would create a more direct pedestrian
28 connection, but the problem is that there is a critical public utility that is in the middle of the drainage. Mr.
29 Andersen said the LFP Water District has a deep interest in protecting these critical areas and there is an
30 alternative pedestrian connection on the western hillside that will not interfere with the critical areas.

31
32 Mike Dee

33 Mr. Dee thanked the Commission for the opportunity to record the meeting and said that it is legal to record
34 and take pictures at public meetings. He stated that in order to get the recording done by the City, one has to
35 submit a public records request, which can cost money. He noted that people are still concerned with CCH in
36 terms of transportation and parking. Mr. Dee said that Lake Forest Park Citizen's Commission is meeting at
37 Third Place Books on the evening of May 1st and that there will be a presentation by developer Brian
38 Highberger on his CCH proposal. Mr. Dee asked whether a SEPA determination had been made for Bell
39 Homes. Mr. Bennett responded that it would be published on Thursday.

40
41 Debbie Addlington

42 Ms. Addlington lives on 201st Pl NE and stated that Bell Homes is in her backyard. She asked if Council's
43 decision will affect the development. Mr. Bennett stated that the Bell Homes application has been determined
44 to be complete and will have to comply with the rules that were in effect at the time the application was
45 found to be complete. The Bell Homes proposal will move forward regardless of future Council decisions
46 because it had a complete application before moratorium went into effect. He stated that Bell Homes has to
47 go through the SEPA environmental review process, which is an appealable action, and then it goes through
48 public hearing, which will be in the evening so that people can attend and provide input. The Hearing
49 Examiner's decision is appealable to the Superior Court.

50
51 David Hatfield

1 Mr. Hatfield lives on 201st Pl NE north of Bell Homes. He is strongly opposed to Bell Homes. He asked if
2 the current plan is for three duplexes, would they have the opportunity to change it back to 7 single cottages.
3 Mr. Bennett clarified that three duplexes means six units plus the one stand-alone universal access cottage for
4 a total of seven units. He said that this new plan was proposed in reaction to public comment, and Bell
5 Homes will likely go to hearing with this proposal, but they are not required to stick to this plan. Chair Lebo
6 clarified that the developer will present the concept they want to be approved to the Hearing Examiner. Mr.
7 Hatfield said it appeared due diligence was not done in respect to the various items with regard to the
8 conservation easement.

9

10 Gail Sparks

11 Ms. Sparks lives on 53rd Ave NE. She is concerned about CCH setting a precedent and also with how it fits
12 with existing zoning, when it seems to allow multiple residences in an area zoned for single residences. She
13 said that CCH should be near public transportation, especially when it has limited parking availability.

14

15 Cmr. Fudge

16 Chair Lebo read Cmr. Fudge's public comment since Cmr. Fudge was not present. Cmr. Fudge's comment
17 was "I'll be honest though, I don't understand what it is we hope to accomplish. It is abundantly clear that the
18 issue of CCH is not technical but rather philosophical. This issue is being and should continue to be resolved
19 by the residents and their elected representatives. We might be able to force our way into this issue, but the
20 silence between the City Council and the Planning Commission on this topic is telling. We have had little to
21 no involvement in CCH while the City Council has been active and is well versed. We don't add anything.
22 Simply put - this is not our fight."

23

24 **Old Business:**

25 Cmr. Katz's Update on Town Center Vision

26 Cmr. Katz asked Commissioners about the Acknowledgements page of the draft report. She said that it is
27 odd to acknowledge the Commission in the development of the vision document itself since they were not
28 involved with this process. Cmr. Katz said that the Commission's future input will likely be acknowledged in
29 later drafts. Commissioners agreed that it is okay to take off the Acknowledgement page in the current draft.

30

31 Conservation Cluster Housing proposed Council Amendment Discussion

32 Cmr. Katz discussed the motivation behind creating her slide presentation on CCH. She said that she wanted
33 to investigate what has been done in other American cities and that she also visited a cottage housing site in
34 Shoreline. After Cmr. Katz responded to several Commissioners' questions, Chair Lebo clarified that the
35 Commission had several options regarding the CCH ordinance: do nothing and let Council decide, come up
36 with recommendation amendments the CCH regulations and propose them to Council, or support Deputy
37 Mayor Stanford's proposal of the second path of repealing the existing CCH regulations and conducting a
38 housing study.

39 Cmr. Katz said that she would go through her presentation quickly but that it was also distributed via email.
40 She said there were links within the presentation that could be delved into separately. Cmr. Katz noted that
41 none of the examples she found had an explicit conservation focus like LFP's existing code. She presented
42 examples in the cities of Langley, WA; Kirkland, WA; Shoreline, WA; Lehigh Valley, PA; Olathe, KS; and
43 Snohomish County, among others. Cmr. Katz also presented information on the role of conservation
44 easements and their management.

45

46 Cmr. Saunders asked about a house on NE 200th St that had something to do with King County
47 Conservation District. Mr. Bennett clarified that he thought the property owner might be taking advantage of
48 a voluntary option that allows property owners to reduce their property taxes by relinquishing their
49 development rights on the property.

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51

1 There was discussion about the current CCH ordinance, feedback they had received from the public, and the
2 two paths that Dep. Mayor Stanford had proposed for CCH. Chair Lebo said that the Commission needs to
3 balance the desires of the community with the ideas of the Commission and should only pursue things that
4 the community would want.

5
6 Chair Lebo allowed public comment from Ms. Runberg, who arrived late. Ms. Runberg lives on 178th St and
7 appreciates the Commission's discussion and echoed Chair Lebo's concerns about allowing large houses and
8 creating affordable housing. Cmr. Withers noted that these types of communities are not usually priced to be
9 affordable.

10
11 Cmr. Gross made a motion that the Planning Commission recommends that the Council repeal the existing
12 CCH ordinance and recommends that the City conduct a city-wide housing inventory and have the
13 Commission explore and recommend, if appropriate, changes to the land use code for housing options. Cmr.
14 Morris seconded the motion.

15
16 Before a vote was taken on the motion, discussion was had among commissioners about the wording of the
17 motion, specifically around the terms housing inventory versus a study of housing needs. Cmr. Katz
18 highlighted the need to mention public input process. Chair Lebo opened up the discussion to public
19 comment. Mr. Hatfield stated his agreement with the motion. Ms. Runberg said that the discussion helps
20 understand the motion, but out of context the phrase housing inventory may make it seem like there is an
21 ulterior motive. She stated that the goal is to understand what is needed based on present-day factors and
22 explore options related to findings.

23
24 Cmr. Gross accepted to amend his previous motion "study of housing needs" from "housing inventory".
25 Cmr. Gross made a new motion that the Planning Commission recommends that the Council repeal the
26 existing CCH ordinance and recommends that the City conduct a city-wide study of housing needs and have
27 the Commission explore and recommend, if appropriate, changes to the land use code for housing options.
28 Cmr. Morris seconded the motion and it passed unanimously.

29
30 Chair Lebo suggested postponing other agenda items and closing the meeting at this point.

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32 **PROS-T Draft Plan Discussion**

33 The Commission decided that they did not have further comments for the PROS-T plan at this time.

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35 **New Business: none**

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37 **Reports/Communications/Announcements: none**

38
39 **Agenda for Next Meeting:**

40 The May 8th meeting cancelled and the next meeting was scheduled for May 15th since the Town Center
41 consultant will be available to discuss the Town Center Vision on May 15th but not May 8th. The 2017 Annual
42 Report may also be discussed at the May 15th meeting if Vice-Chair Joel Paisner is present.

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44 Cmr. Katz moved to adjourn the meeting. The motion was seconded by Cmr. Withers and approved
45 unanimously.

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47 **Adjournment: 9:15 PM**

48 APPROVED:
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Jon Lebo, Chair