

**City of Lake Forest Park - Planning Commission**  
**Regular Meeting Notes: June 12, 2018**  
**17425 Ballinger Way NE—Forest Room**

**Planning Commissioners present:** Chair Jon Lebo; Richard Saunders; Steve Morris; Ira Gross; Rachael Katz; Mark Withers; Maddy Runburg; TJ Fudge; Steve Morris

**Staff and others present:** Steve Bennett, Planning Director; Lauren Hoerr, Assistant Planner; Greg Murphy, ELM Consultants; Sue Coste-Pasche, ELM Consultants

**Members of the Public:** Mike Dee, resident

**Planning Commissioners absent:** Vice-Chair Joel Paisner

**Call to order:** 7:03 PM

**Approval of Meeting Agenda:**

Chair Lebo requested to postpone 2017 Annual Report discussion until next month since Vice-Chair Paisner was not present. Cmr. Saunders requested an update from staff regarding Conservation Cluster Housing (CCH) and Council actions under Reports and Announcements. Cmr. Withers motioned to approve the agenda as amended. Cmr. Gross seconded the motion and it passed unanimously.

**Approval of Meeting Minutes:**

May 15<sup>th</sup>

Cmr. Katz suggested changing Page 1, Line 48, “be very in touch with” to “work closely with”. Cmr. Runburg noted that on Page 1, Line 18 that absence was misspelled. Cmr. Gross noted that on Page 2, Line 17, the word “and” should be removed and that on Line 24, it should read “they will be”. Cmr. Runburg moved to approve the minutes as amended. Cmr. Withers seconded the motion and it passed unanimously.

**Next meeting:**

The next regular meeting occurs on July 10, 2018. The Council would like to meet with the Planning Commission on July 10<sup>th</sup> to discuss existing Town Center Vision (TCV) regulations and what future changes would be recommended. Consultant Mandi Roberts will lead the discussion on roles and responsibilities.

Cmr. Katz and Cmr. Runburg said they will be unable to attend the meeting but Cmr. Runburg asked to be phone-conferenced in.

**Public Comment**

Mike Dee

Mr. Dee thanked Cmr. Saunders for his comment at the May 15<sup>th</sup> meeting about Ande Flower’s service. Mr. Dee stated his belief that the TCV document was developed in closed meetings without opportunities for public comment. Mr. Dee stated his concern about the trees that were removed from the Exceptional Tree List in the past that allows more trees to be removed and encouraged Commissioners to review the existing Tree Ordinance. Mr. Dee noted his belief about a short plat Notice of Application that doesn’t seem to follow the Tree Ordinance. Mr. Dee recommended a construction moratorium due to staff shortages.

**Old Business:**

Parks, Recreation, Open Space and Trails Plan

ELM Consultants discussed their recent work with the Parks Board to review the Level of Service analysis and prioritize the recommended projects in terms of high, medium, and low priority. ELM discussed the prioritization and made changes based on feedback from the Parks Board. ELM Consultants answered questions from Commissioners about the implementation of the six-year plan of high priority projects.

Cmr. Runburg asked about the community’s high priority to have lakefront access and the opportunity to buy the Lake Haven property. Mr. Bennett reported that the Council does not seem to think it is feasible to buy

1 the property since the City recently bought two park properties. Mr. Bennett also noted a discussion he had  
2 with a developer who was interested in splitting the lot between a private development and a public park. Mr.  
3 Bennett suggested to the developer that he talk directly with Councilmembers about the proposal.

4  
5 ELM Consultants and Commissioners discussed survey results from the community about spending priorities  
6 and that acquiring waterfront property, creating a community recreational center, and investing in existing  
7 parks were met with fairly equal response rates. Cmr. Fudge stated his concern that the report should  
8 emphasize that the community does not have a single clear priority in spending in the report's conclusion.

9  
10 Chair Lebo asked ELM Consultants to clarify for the public in the report when estimates are done and  
11 whether they are project versus construction estimates. Cmr. Runburg suggested clarifying the purpose and  
12 main recommendation of the report earlier in the Executive Summary. Cmr. Runburg also suggested making  
13 it clearer for the public that implementation of certain projects will need to consider several factors before  
14 being formally chosen.

15  
16 Mr. Bennett explained recent changes made to the Distribution Map and Walking Radius Map. He said he  
17 would send Commissioners a link showing an analysis done by LFP resident Colene Goalach, who is a GIS  
18 specialist for King County. Mr. Bennett explained that the analysis' main point was that the City could  
19 significantly increase the number of citizens served by City parks if additional access points were added to  
20 certain parks.

21  
22 Mr. Bennett asked Commissioners to review the acquisition criteria on page 37. Council sees frequent  
23 requests from residents to acquire certain properties rather than allowing development. Cmr. Withers  
24 suggested adding a criterion regarding the ability to preserve historic or cultural resources.

25  
26 Mr. Murphy provided a summary of the changes suggested by Commissioners and confirmed that ELM  
27 would send a summary of changes in an updated draft to Commissioners. Mr. Bennett clarified that it would  
28 be ideal for the Commission to provide a recommendation to Council at the July meeting.

## 29 30 **New Business:**

### 31 32 **Reports/Communications/Announcements:**

#### 33 Conservation Cluster Housing Update

34 Mr. Bennett provided the following summary of recent events: With five members present, the Council had a  
35 meeting last month and considered the two options: revising or repealing the CCH provisions. The  
36 Councilmembers present voted to adopt the option of Ordinance 1174 which revised the CCH provision  
37 with a 3-2 vote. Then, Mayor Johnson vetoed the Council vote. The City Attorney reviewed the actions and  
38 clarified that a majority vote of at least four members would be required in order to adopt a land use  
39 ordinance. The last day of the moratorium is June 14<sup>th</sup>. The Council Agenda for June 14<sup>th</sup>'s meeting only  
40 includes a request for a vote on repeal of the existing CCH provisions.

41  
42 Mr. Bennett said that he will send a follow-up email with links to two sets of videos that Commissioners  
43 should watch in the next few months on the Planning Commission and Council roles and responsibilities. Mr.  
44 Bennett said that Council may want to discuss the roles and responsibilities video during the July meeting.

### 45 46 **Agenda for Next Meeting:**

47 Town Center Vision discussion with the City Council.

48 Cmr. Morris moved to adjourn the meeting. Cmr. Fudge seconded the motion and it passed unanimously.

49 **Adjournment:** 9:15 PM

50 APPROVED:

51 \_\_\_\_\_  
52 Jon Lebo, Chair