

**City of Lake Forest Park - Planning Commission**  
**Meeting Minutes: September 10, 2019**  
**17425 Ballinger Way NE—EOC Room**

**Planning Commissioners present:** Chair Joel Paisner, Vice Chair Maddy Larson, Richard Saunders, Ira Gross, Jon Lebo, Rachael Katz, Mark Withers, TJ Fudge

**Staff and others present:** Steve Bennett, Planning Director, Nick Holland Senior Planner, Alex Capron (Consultant – The Watershed Company), Councilmember Tom French, Maria Sandercock (Department of Ecology).

**Members of the Public (according to sign-in sheet):** Mike Dee, Julian Andersen, Don Feine, Howard and Nancy Johnson, Ruth Ann Hodel, Jeff Snedden, Robert Horsley, Michelle Errecart, Robyn Atkinson, Kathy Coreau, Karen Ducey, Dean Rutz, David Choy, Barbary Choy, Frank Pasquer, Amy Bohutinsky, Wendy Caldwell, Don Caldwell, Jean Robbin, Doug Sprangel, Moin and Dawn Shaikh, Jack Tonkin, Sarah Revoyr, Kyle Victor, Eileen Anderson, Catherine Kernan, Randi Sibonga, Terri Cote, Dale Cote, Richard Larson, Ned Lawson, Kim Josund

**Planning Commissioners absent:** Steve Morris

**Call to order:** 7:08 PM

**Approval of Agenda:**

Comr. Larson moved to approve the agenda. Comr. Gross seconded and motion passed unanimously. Comr. Saunders moved to add an item to the agenda to discuss the letters forwarded to the Planning Commission Comr. Withers seconded. It was decided that this item would be discussed after the SMP presentation. Comr. Larson moved to approve the amended agenda. Comr. Withers seconded and the motion passed unanimously.

**Public Comments:**

Mike Dee said that the SMP information was added to one version of the agenda, but not another located in a separate area of the website.

Julian Anderson thanked the Commission and said that it is time for leadership to come from the Planning Commission regarding: separate regulations on parking structure from other town center regulations; create a pause in the town center process to come to resolution on the issues. He said that he was surprised to see development agreement discussions in old business.

Robyn Atkinson stated that she agrees with Julian and that people are unaware of what's happening; there is a disparity between what could happen and what would happen, stated a need for poster boards about open space, and that there is confusion about what's going on. She conclude by saying that a moratorium is in the best interest of the community.

Jeff Snedden stated he is confused because the City has been working on this a long time one million dollars have been spent on consultants, without any decisions or stated apartment unit counts. He talked about the amount of parking stalls in the town center, stating that nearly 1000 cars circulate in town center, 3200 cars in town center at any one time. He said that it is time for a moratorium.

1  
2 Eileen Anderson stated she agrees with what everyone said and is not sure about too much  
3 development, she stated that she already likes the town center the way it is.  
4

5 Don Fiene said that this is the 1<sup>st</sup> major land use change that didn't start with Planning Commission  
6 holding hearings and getting a sense of community interest. He went on to say there appears to be  
7 no reason to rush judgement and wants to take time and get it right. The Planning Commission  
8 should take a proper role and Shoreline's Planning Commission process is a good example. He  
9 stated that a moratorium would allow Planning Commission to function.  
10

11 Howard Johnson said he agrees with everyone else that there is too much planned for town center.  
12 Preserve the unique character.  
13

14 Ruth Ann Hodel, stated that she wants a moratorium. Adding units means that you should look at  
15 schools and parks. This will affect all in the surrounding community;  
16

17 Sarah Revoyr said that they bought their house because it was located in a suburb - we are worried  
18 about LFP becoming a city. We like the focus on transportation, but the cost will be public space.  
19 She said she would like to see a moratorium and asked how the two options presented in the FEIS  
20 were arrived at.  
21

22 Moin Shaikh stated that he has been an LFP resident for 2 months. He moved from Bellevue when  
23 that city allowed a 700 unit apartment near him but didn't put in infrastructure for the project. He  
24 said to consider the impacts with new developments, there will be increased commute times.  
25

26 Mark Sprigoly said he is concerned with Sound Transit development and the town center sitting on  
27 top of one another. It is confusing to talk about both. He stated that a moratorium is needed.  
28

29 Kathy Coreau stated that she would like a moratorium and that she has become friends with town  
30 center shop keepers. Apartment construction would kill small business.  
31

32 Jack Tonkin said he was happy that the Planning Commission is diving into the process. The  
33 Commission should have been in the process since the beginning. He stated that 11.4% of budget  
34 was spent on consultants for town center project.  
35

36 Amy Bridges said that her family moved from Seattle and her kids spend time at the town center.  
37 She said that she loves that town center because it is the seat of the community. She found it  
38 difficult for a person with family and a job to follow what's going on. LFP is being treated as a pass  
39 through to places beyond. Town center should have places where citizens can gather. She said she  
40 supports a moratorium and that the process is moving too quickly.  
41

42 Jean Robbins said she was involved in the visioning document and that those ideas have been  
43 thrown out. She supports a moratorium  
44

45 Robert Torsley stated that he is a long-time resident and watched the Town Center struggle. He said  
46 he was amazed at LFP and that it is easy to lose something like town center. He stated that he  
47 supports a moratorium and no code changes.  
48

1 Randi Sibonga stated support for a moratorium. She said the Shoreline Planning Commission held  
2 four public hearings on EIS information. The community is hungry for public engagement and there  
3 is no access to officials. She has filed many public records requests and found that there has been  
4 money spent on consultants. She stated that Thursday night, the City is holding an open house on  
5 town center issues and the Growth Management Act calls for comments on the record.

6  
7 David Choy asked about the size of town center redevelopment. He said he would like to echo what  
8 was said earlier; there is not enough room for redevelopment.

9  
10 Barbara Choy asked a question about the permit process and said there are huge increases in height  
11 and density and that permits wouldn't change because of that.

12  
13 Terry Cote said that she was born and raised in LFP and that she remembers horses pulled in snow  
14 along 182<sup>nd</sup>. She said that she supports a moratorium.

15  
16 **Approval of Minutes:**

17 No minutes to approve

18  
19 **Meeting Dates:**

20 Next regular meeting is scheduled for October 8, 2019. Chair Paisner indicated that he will not be  
21 attending due to it conflicting with a Jewish holiday. He suggested that commissioners contact the  
22 Planning Director if attendance will be problem. Cmr. Larson inquired with Councilmember French  
23 regarding a joint meeting. He said that a date has not been decided upon.

24  
25 **Presentation:**

26 Shoreline Master Program Update

27 Alex Capron, Watershed Company

28 Maria Sandercock, State Department of Ecology

29  
30 Mr. Capron began a presentation on the City's Shoreline Master Program (SMP) periodic update. He  
31 referred Commissioners and members of the public to a handout in order to follow along with his  
32 presentation. The purpose of the Shoreline Management Act is to protect the shoreline  
33 environment, promote public use, and give priority to shoreline dependent uses. In 2013 the City  
34 adopted a comprehensive update of the SMP. He went on to state that the SMP applies to  
35 shorelines of the state, which includes the shoreline of Lake Washington that is within the city limits.  
36 The periodic update occurs every eight years and is intended to keep SMPs current with changes to  
37 state law, local regulations, and updates to best available science. A gap analysis from the Watershed  
38 Company identified 11 areas of SMP that need updating. The proposed code amendments are  
39 generally technical or intended to clarify the existing language.

40  
41 Cmr. Saunders inquired about whether amendments would be needed within the municipal code or  
42 the comprehensive plan. Mr. Capron responded that only the provisions within the SMP are  
43 proposed for amendment. He went on to suggest a schedule for public comment that included a  
44 joint Department of Ecology/City comment period from September 24, 2019 through October 24,  
45 2019 and a joint Ecology/City public hearing on October 8, 2019

1 Ms. Sandercock said the Department of Ecology would conduct a parallel comment process for  
2 agencies and the public along with the City. Director Bennett suggested that the Planning  
3 Commission could hold the public hearing for the SMP update on October 8, 2019.  
4

5 Cmr. Larson asked for clarification on the Planning Commission's role. Director Bennett explained  
6 the process by which Planning Commission could review the proposed update. Cmr. Larson said  
7 she was concerned about the Planning Commission workload and schedule. Chair Paisner said that  
8 SMP is mandatory work. There was additional discussion about the nature of the SMP amendments  
9 and the input of the Planning Commission. Director Bennett stated that the amendments did not  
10 represent an overall policy change. Cmr. Withers questioned whether or not there would be enough  
11 time for both the hearing and the regular meeting. After additional discussion, the consensus was to  
12 hold the public hearing on October 8 and start it at 6pm, prior to the regular meeting.  
13

#### 14 **Old Business:**

##### 15 Implementation of Town Center Vision

16 Chair Paisner talked about the town center process and suggested that the Planning  
17 Commission should dig into elements of the regulations and make recommendations for  
18 changes.  
19

20 Cmr. Lebo talked about prioritizing the parking garage regulations and asked what the  
21 approach should be. He also asked about how the regulations will be created and how the  
22 Planning Commission can provide their comments. Director Bennett indicated that he  
23 thought the Council will provide guidance which would guide how the regulations should be  
24 created.  
25

26 Cmr. Larson asked about the process for adopting garage regulations. Director Bennett  
27 responded that work on the current draft design guideline could be one way that the  
28 Commission could approach the amendments. He also said that Otak (City consultant) can  
29 provide the Commission with draft code and design guidelines for a parking structure. He  
30 went on to say that guidance from the Council would be good, so that Planning Commission  
31 recommendations reflect what might be supported by the Council. Cmr. Lebo added that  
32 Council direction on the topic of town center has been absent.  
33

34 Chair Paisner said he would like to know if examples of code amendments from other cities  
35 could be used as a reference for the Planning Commission's own work. Director Bennett  
36 indicated that there are examples of code amendments from other agencies that can be used  
37 to guide the process. Cmr. Katz asked about the validity of previous code amendments  
38 worked on during a prior Planning Commission meeting. Director Bennett indicated that  
39 those code sections that addressed parking garages could be made available.  
40

41 There was discussion about who owns which parcels in the town center. Chair Paisner said  
42 he thought that, if the City, Sound Transit, and the property owner work together, the  
43 parking structure could something the community can embrace.  
44

45 Cmr. Katz inquired about the status of Otak's contract and whether or not their services are  
46 still available. Director Bennett confirmed that Otak was still under contract.  
47

1 Cmr. Withers inquired about negotiations with the property owner regarding town center  
2 redevelopment. Director Bennett responded that a development application has not been  
3 applied for, nor were there any formal discussions regarding redevelopment.

4  
5 Cmr. Fudge said that a grade separated crossing of 522 and a parking garage could be  
6 features that function well together.

7  
8 Chair Paisner said that he would like the Planning Commission to develop recommendations  
9 on new parking garage regulations and that the Planning Commission should also move  
10 forward with recommending regulations for development within the town center.

#### 11 Development Agreement Process

12 Chair Paisner said that the Planning Commission should have a role in the development  
13 agreement process. He also said that code amendments should be adopted so that the  
14 Planning Commission can be more involved in the development agreement process.

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16  
17 Cmr. Saunders inquired about the town center code, and asked about the purpose of the  
18 town center task force as it is currently defined. He said he would like to recommend code  
19 changes prior to exploring any development agreement framework. Cmr. Larson said that  
20 the City Council is involved in the current development agreement process and that she did  
21 not favor the current format. Cmr. Saunders added that the current code format involves a  
22 task force. There was additional discussion about problems with the current code and their  
23 implications for potential development.

#### 24 Council Town Center Vision Statement

25 Chair Paisner encouraged all to attend the open house on Thursday.

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27  
28 Councilmember French stated that he was the liaison to the Planning Commission and talked about  
29 the open house that was going to occur on September 12, 2019. He encouraged all to attend the  
30 entire event, stating there will be about 45 minutes of public comment and that the focus would be  
31 on the town center vision statement. He stated his support for the Planning Commission's work on  
32 recommendations for town center and suggested additional Planning Commission meetings may be  
33 needed to help with that effort. He also said that a Planning Commission recommendation on the  
34 town center sub-area plan would also be needed. He said that he did not know the status of legal  
35 counsel for negotiations with Sound Transit and that the inter-branch steering committee had been  
36 dissolved earlier this year.

#### 37 **New Business:**

##### 38 Moratorium and Letters to Planning Commission

39 Chair Paisner pointed out that the Planning Commission cannot pass an ordinance enacting a  
40 moratorium, but suggested that the Commission discuss the matter. Cmr. Katz said she needed  
41 clarification on what is being asked. Director Bennett responded that an application could be filed at  
42 any time under the current code and that the point of a moratorium would be to put a temporary  
43 hold on the filing of applications for redevelopment of town center. Cmr. Lebo asked if a  
44 moratorium is reasonable. Director Bennett summarized past Council actions that have resulted in  
45 moratoriums. Cmr. Lebo said that he would support a moratorium so that there is additional time  
46 to adopt a new development agreement process. Cmr. Larson said she was supportive of a  
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1 moratorium. There was discussion about the possibility of making a motion relating to a  
2 moratorium.

3  
4 Cmr. Lebo moved to have the Planning Commission recommend to the City Council that it adopt a  
5 6-month moratorium on acceptance and processing of permit applications related to the re-  
6 development of town center including proposals for parking garages. Cmr. Larson seconded the  
7 motion and it passed unanimously. Cmr. Fudge said that a clock would start when the moratorium  
8 is passed, because those types of ordinances only have validity for two six-month periods. He is in  
9 favor of a moratorium, but questions the regulations that would come out of the process. Director  
10 Bennett responded that the moratorium as an emergency ordinance and explained how code  
11 amendments could be adopted during the temporary hold on applications during the moratorium.  
12 Cmr. Withers said that he is optimistic that a new development agreement process can be  
13 recommended within one year.

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15 **Reports and Announcements:** None.

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17 **Public Comments:**

18 Julian Anderson thanked the Planning Commission for moving forward and said the City as a whole  
19 is interested in shoreline matters. He suggested that public notice for shoreline action should be  
20 provided city-wide.

21  
22 Richard Larson said that he would like for the Planning Commission to research parking garages and  
23 he also volunteers his time.

24  
25 Catherine Kernan was appreciative of the information received on the development process for  
26 town center.

27  
28 Mike Dee thanked all for participating.

29  
30 Don Fiene said that the development agreement process was triggered once and that he has the  
31 documentation. He suggests looking at Woodinville's and Kirkland's design guidelines.

32  
33 Cmr. Lebo thanked the public for attending.

34  
35 Cmr. Katz said that that the FEIS has helpful information and that it clarifies many topics and that  
36 she thought the public was being heard.

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38 Cmr. Saunders thanked public for attending.

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40 **Agenda for Next Meeting:** Similar to this agenda.

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42 Cmr. Katz moved to adjourn the meeting, Cmr. Gross seconded, and the motion passed  
43 unanimously.

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45 **Adjournment:** 9:06 pm

46 APPROVED:

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49 Joel Paisner, Chair