



City of Lake Forest Park

Planning Commission Meeting Tuesday, July 13, 2021 PROPOSED MEETING AGENDA

Meeting to be Held Virtually

See second page for information about how to participate virtually

City Hall is Closed to the Public

1. Call Meeting to Order—7:00 p.m. (confirm recording start)

2. Land Acknowledgement

3. Approval of Agenda

4. Approval of Meeting Minutes – June 8, 2021

5. Meeting Dates

- Next regular meeting is scheduled for August 10, 2021

6. Citizen Comments (Each speaker has three minutes to comment)

The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here: <https://www.cityoflfp.com/617/Virtual-Planning-Commission-Meetings>

7. Report from City Council Liaison

8. Old Business

- Evaluation of LFP's Accessory Dwelling Unit (LFPMC Ch. 18.50.050) and Accessory Structure (LFPMC Ch. 18.50.060)
 - Discuss results of public survey on ADUs
 - Discuss draft amendments to Accessory Dwelling Unit (LFPMC Ch. 18.50.050) and Accessory Structure (LFPMC Ch. 18.50.060) code provisions

9. New Business

10. Reports and Announcements

11. Additional Citizen Comments

12. Agenda for Next Meeting

13. Adjournment

Planning Commission's Land Acknowledgement

We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.

Instructions for participating in this meeting virtually:

Please click the link below to join the webinar:

<https://zoom.us/j/92352877390>

Or One tap mobile :

US: +12532158782,,92352877390# or +16699006833,,92352877390#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 669 900 6833 or +1 346 248 7799 or +1 408 638 0968
or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 923 5287 7390

International numbers available: <https://zoom.us/u/acJAwmAwLU>



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: July 9, 2021
Re: July 13, 2021 Meeting Agenda Materials
Attachment: 1. Potential Draft Amendments to Accessory Structure Regulations in Response to Planning Commission Discussion at the June 8, 2021 Meeting

At the June 8, 2021 Meeting, Commissioners discussed which aspects of the Accessory Dwelling Unit (ADU) and Accessory Structure regulations should be considered for recommended amendments to the Council. There appeared to be some consensus about considering amendments to allow the siting of ADUs in locations other than the rear yard (as defined by the City's zoning regulations) and allowing a greater maximum height for detached ADU structures than the current maximum of 15 feet. In response to Commission discussion, staff has prepared Attachment 1 which provides sample amendments for Commission consideration. The draft approach illustrated in Attachment 1 addresses the location and height issues through changes in only 18.50.060 (Accessory Structures).

In preparing the draft changes in Attachment 1, some relevant zoning definitions were identified that the Commission should be aware of while discussing other potential amendments. Those definitions are included in one of the comments in Attachment 1.

After consideration of the draft changes in Attach.1, it would be helpful if Commissioners would discuss other areas for potential amendments that were addressed by the policy questions in the matrix that was reviewed at the June 8 meeting. That matrix can be found at this link to the June 8 agenda materials:

<https://www.cityoflfp.com/Calendar.aspx?EID=2117&month=6&year=2021&day=8&calType=0>

1 **Potential Draft Amendments to Accessory Structure Regulations in Response to**
2 **Planning Commission Discussion at the June 8, 2021 Meeting**

3

4 **18.50.050 Accessory dwelling units.**

5 Accessory dwelling units, as defined by this title, may be permitted on lots of at least 7,200
6 square feet, and provided they meet the following development criteria:

7 A. Only one accessory dwelling unit will be permitted per residential lot;

8 B. The accessory dwelling unit floor area must be at least 300 square feet, but may not exceed 50
9 percent of the total area of the principal residence or 1,000 square feet, whichever is less;

10 C. Accessory dwelling units on lots less than 15,000 square feet in area must be developed
11 within the existing primary residence;

12 D. Accessory dwelling units on lots of 15,000 square feet or greater may be developed as an
13 accessory structure; provided, however, that the accessory dwelling unit shall meet the
14 requirements of LFPMC [18.50.060](#);

15 E. Either the primary residence or the accessory dwelling unit must be owner-occupied;

16 F. Garage space may be converted only if the same number of off-street parking spaces are
17 provided elsewhere on the property;

18 G. One off-street parking space in addition to that required for a single-family dwelling shall be
19 provided;

20 H. The total number of people who may occupy principal residence and the accessory unit,
21 together, shall not exceed the number of people who may occupy a one-family dwelling.

22

23 **18.50.060 Accessory structures and buildings.**

24 Accessory buildings and structures are permitted uses in single-family dwelling zones, provided:

25 A. The total combined ~~lot coverage of accessory buildings shall occupy or cover no floor area of~~
26 ~~all accessory buildings shall not occupy~~ more than 10 percent of the total area of the lot up to a
27 maximum of 1,000 square feet;

28 B. Accessory buildings ~~that do not include an accessory dwelling unit~~ may only be placed in a
29 rear yard;

Commented [SB1]: Allowing accessory structures to be taller than 15 feet in certain cases (see suggested change in E. below) without this suggested change would have less effect. The current language in this provision restricts a two story accessory structure to a 500 sf footprint (if the change in E is adopted) and that is only possible if there are no others on the property.

Commented [SB2]: Addressing the siting issue in this manner could incentivize property owners to add an ADU to a planned garage or shop addition if their preferred site is in the front or side yard.

1 C. Accessory buildings shall be 10 feet or more from the ~~principal main~~ buildings;

2 D. Accessory buildings may be placed ~~as close as no closer than~~ five feet ~~to from~~ the rear lot line, ~~excluding accessory dwelling units, which may be placed no closer than 15 feet to the rear property line; provided that the structure is 15 feet or less in height.~~

3

4

5 E. Accessory building height shall not exceed 15 feet, ~~except those accessory buildings which include an accessory dwelling unit, which can be up to 25 feet in height provided that the building meets all zoning regulations pertaining to the primary structure. In no case shall the accessory structure exceed the height of the primary structure.~~

6

7

8

9

Commented [SB3]: This change would make this provision more consistent with existing zoning definition:

18.08.170 Building, main.

“Main building” means the principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted. Where a permissible use involves more than one building or structure designed or used for the primary purpose, as in the case of group homes, each such permissible building or other structure on a lot or building site as defined by this title shall be construed as comprising a main building or structure.

If the Commission recommends changes to 18.50.050, similar adjustments may be advisable in that section.

Other relevant definitions:

18.08.020 Accessory use or accessory building.

“Accessory use” or “accessory building” means a subordinate use, structure, building or portion of a building located on the same lot as the main use or building to which it is accessory.

18.08.030 Accessory dwelling unit.

“Accessory dwelling unit” means a dwelling unit subordinate to a single-family dwelling unit which:

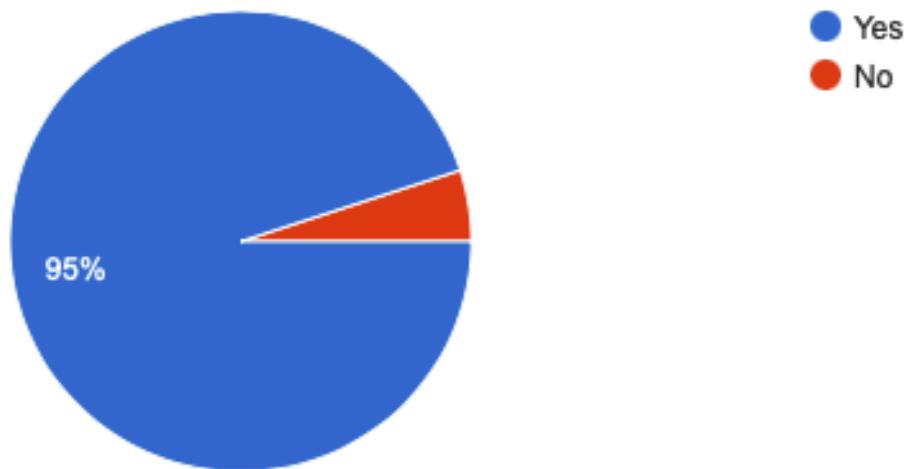
- A. Is located within the single-family dwelling unit; or
- B. Is located within an accessory building.

Lake Forest Park ADU Survey Results

June 2021

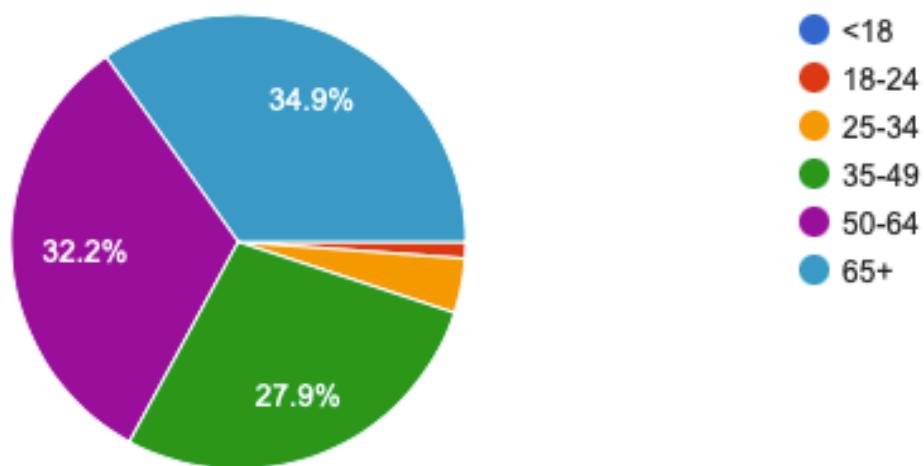
Do you live in Lake Forest Park?

260 responses



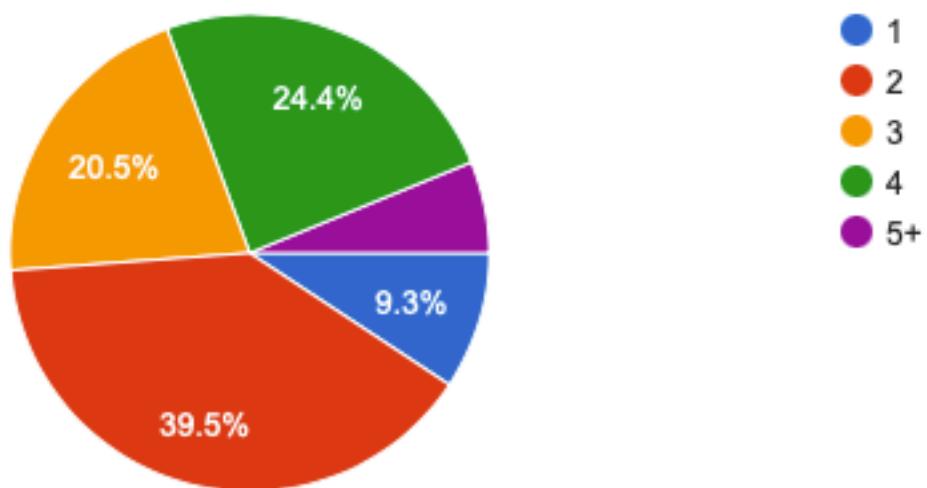
What is your age?

258 responses



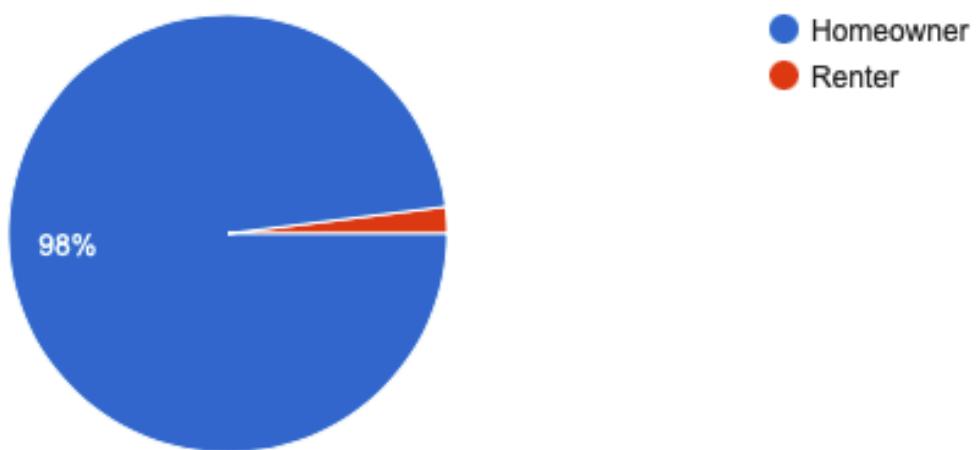
How many individuals live in your household, including yourself?

258 responses



What is your current living situation?

255 responses

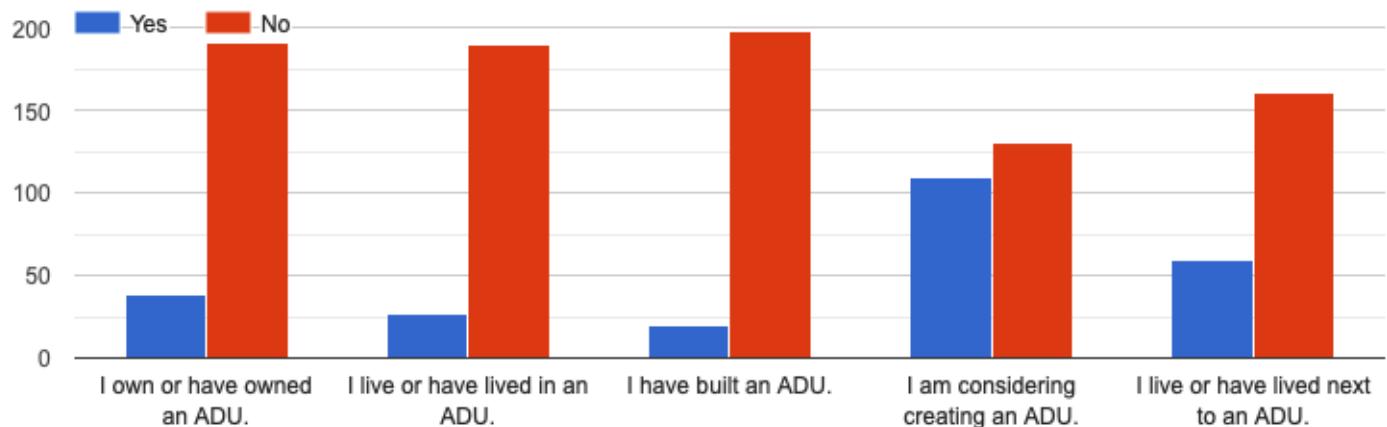


Before this survey, did you know Lake Forest Park allowed ADUs?

257 responses



Experience with ADUs:



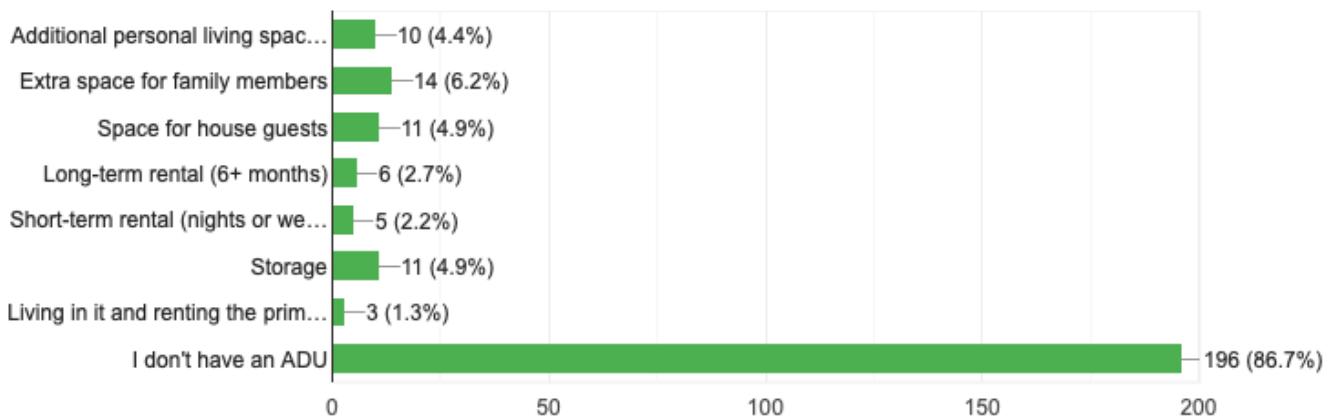
Is there an ADU on the property you live?

255 responses



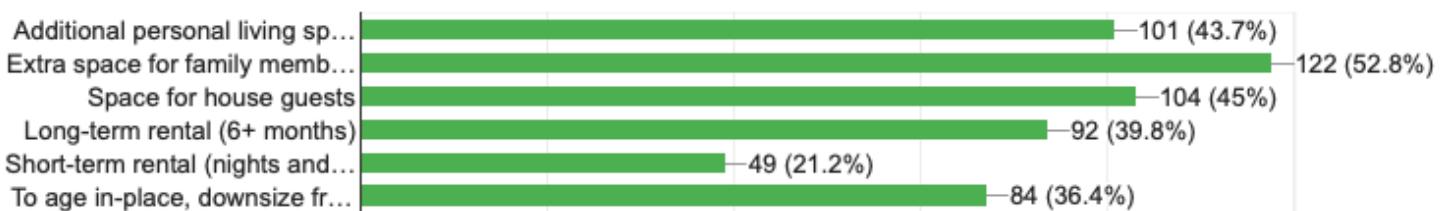
If you currently have an ADU, how is it being used? (check all that apply)

226 responses



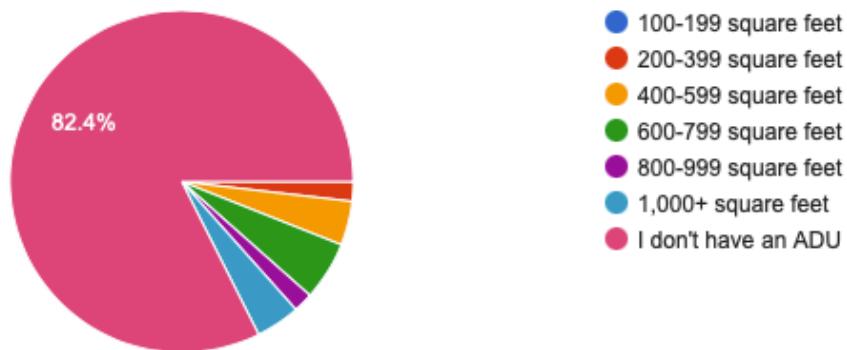
If you were to add an ADU to your property, how would you intend to use it? (check all that apply)

231 responses



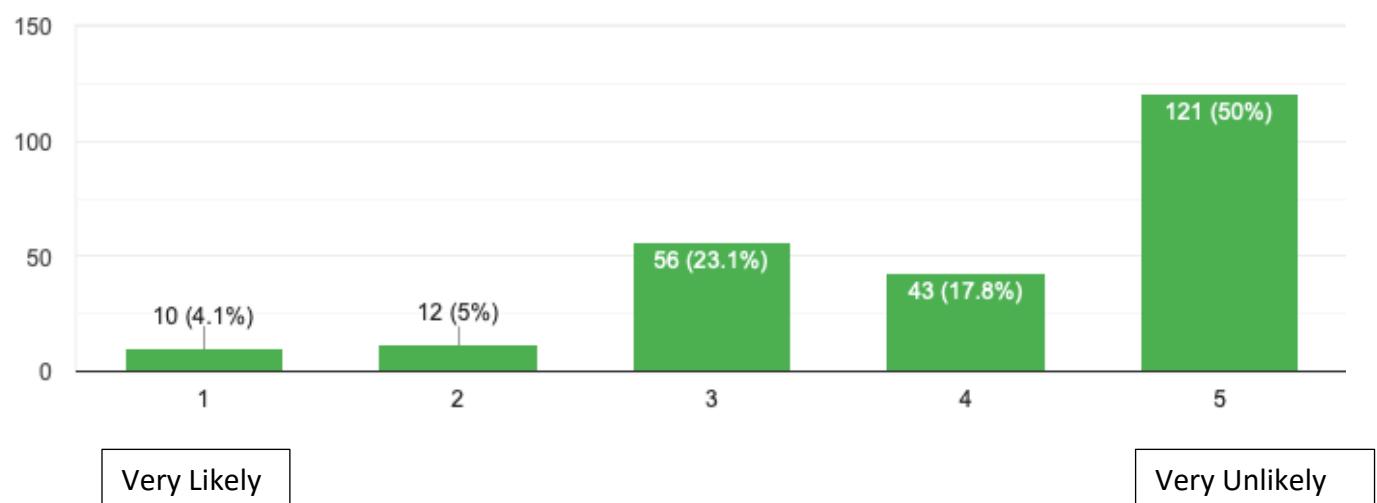
If you have an ADU, what size is it?

216 responses

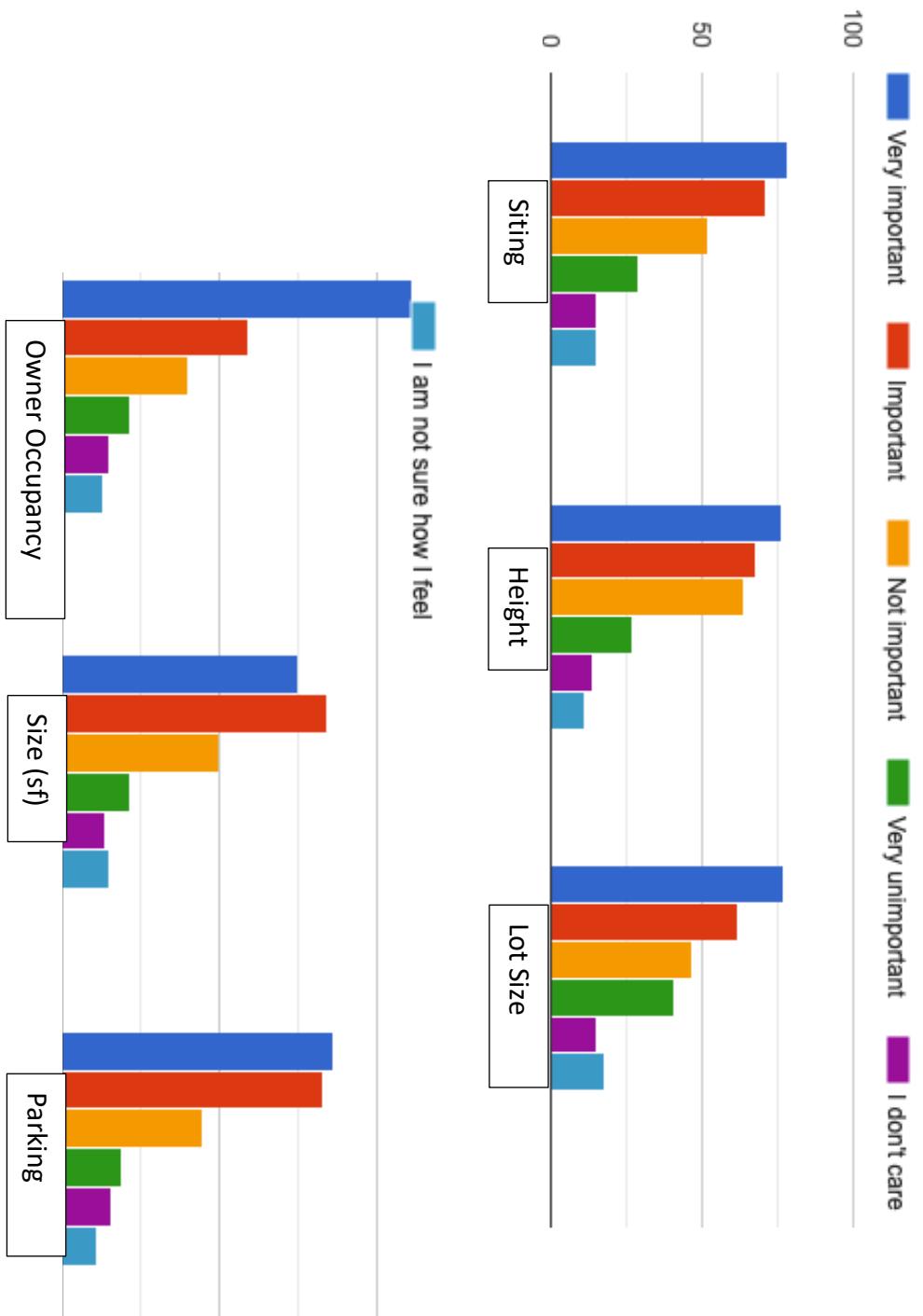


How likely are you to add an ADU to your property under current code?

242 responses

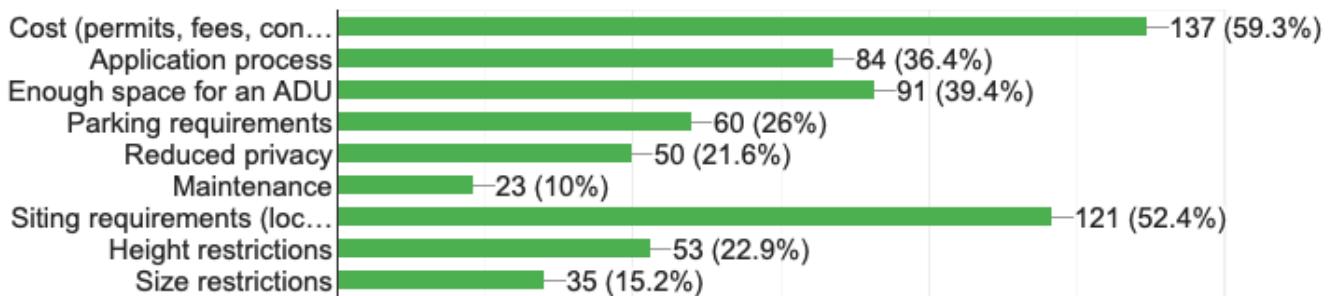


There are many components that influence the fit of ADUs in neighborhoods of Lake Forest Park. Please help us understand how important each of these current code requirements are to you:



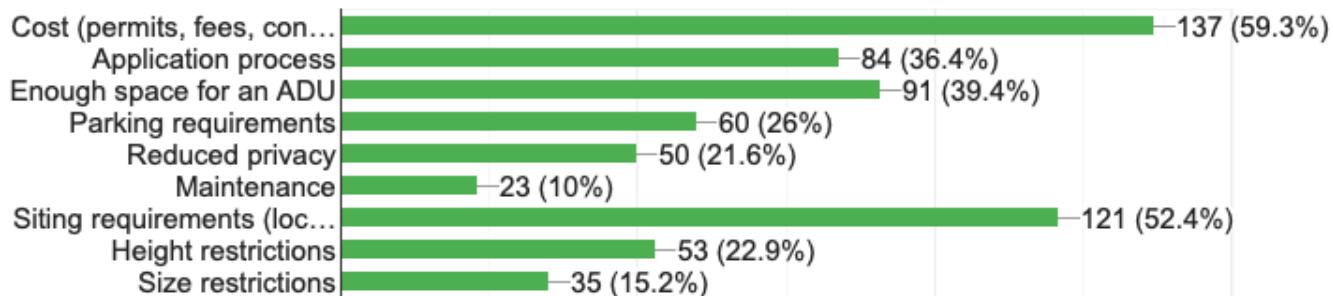
What do you feel are the barriers to adding an ADU to your property in Lake Forest Park?
(check all that apply)

231 responses



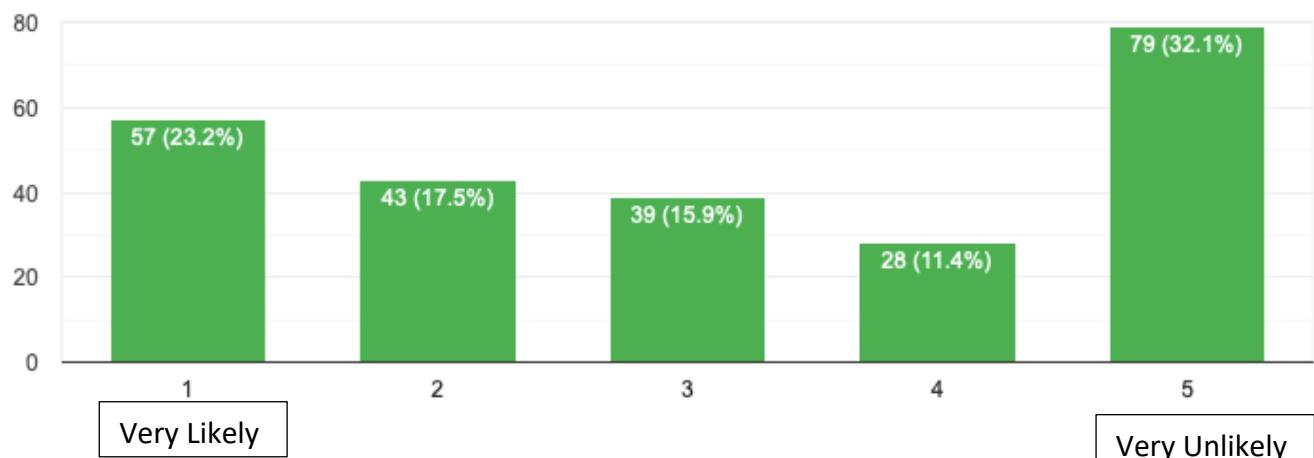
What do you feel are the barriers to adding an ADU to your property in Lake Forest Park?
(check all that apply)

231 responses



If ADU code changes were implemented - to reduce some of the perceived barriers - how likely would you be to add an ADU to your property?

246 responses



Do you have additional comments or questions about the Lake Forest Park ADU code or potential changes to the code?

1. Communications with neighbors is key if doing any changes regarding ADU
2. I live in Shoreline with my disabled child. I added an ADU because the current housing system for people with disabilities is horrendous. It's a way for him to have his own space, some independence and have stable housing. I worry though, because under shorelines current codes, I have to reside in the house or he has to own the house (which he can't or he will lose his benefits) how this will be a stable living option for him when I can no longer manage care for the house. It would be helpful to be able to rent the ADU to a caregiver and have my son (and a possible roommate) live in the house. Flexibility in the use of an ADU or provisions for special circumstances would be a game changer for our situation and for others in our situation.
3. In shoreline
4. We have been looking to buy a house in LFP, but we have struggled to find a property that would comply with the DADU requirements (my father is moving in with us). I would like to see DADUs available on smaller lots and not restricted to the backyard of the main house.
5. In this survey, it would have been great to have a pop-out link to provide more information about the current ADU codes/requirements.
6. All permitting processes should be sped up.
7. I am encouraged by the discussion of ADU. In addition the Council should be discussing cluster housing which can accomplish increased density and retain the look and feel of a city 12 miles from the largest metro area in 5 states.
8. Any city code changes that increase density are positive
9. I live in a townhouse and therefore don't have any open space to build an ADU. That being said, I appreciate the effort to make it easier for homeowners to build ADUs. In my mind, the primary hurdles are A) restricting ADUs to very large lots, especially detached ADUs; and B) restrictions on where in a lot the ADU can be.
10. I do not approve of Air B&B style rentals for ADU units. Long term or owner use is fine.

11. I am opposed to ADUs. I don't want LFP to become like Seattle. I left Seattle because of LFP's single-family home character.
12. Please require parking for TWO vehicles per ADU, not one.
13. The biggest issue for our house is the backyard restriction - our house is set back, so the best place for an ADU would be in the front yard behind bushes, but currently that's not allowed.
14. height restrictions effectively prevent ADUs from being constructed above garages, a classic ADU design which often is the best option for homeowners wishing to add living space. Furthermore, backyard siting requirements do not work well in LFP. Backyard siting is a good option in urban areas with long & narrow plots and alley access. Due to topography (slopes and road design), LFP lots frequently have long frontages with large side yards and very little constructible space in the backyard. In many instances it would be easier for an owner to short-plat a 15,000 sf lot and build a separate SFH than it would be to construct an ADU with the current code. Planning needs to consider which is preferable for development.
15. I think the problem with surveys like this is that the only people who will be likely to fill them out are people who want the changes so they can build an ADU and people who don't want their neighbors to build an ADU. Those of us who don't really care but think that ADUs are a nice addition to LFP because they add needed housing aren't going to bother with the survey and our answers to this one are probably not going to reflect that. A question such as, "Do you think ADUs overall raise or lower property values" or "Do you think LFP's ADU laws should encourage or discourage ADUs" might have given better insight.
16. Most of these questions are addressed to single family housing property owners only. You are not surveying the opinions of renters or potential renters (non-property owners), who have a large stake in ADU policies in LFP. Owners of properties which consist of multiple-use housing (duplexes, apartments) are also not able to answer these questions meaningfully, since of course they would not be interested in adding an ADU, but are obviously not against ADUs in principle.
17. Do not expand the use of ADUs! Stop the ,Äúbuild at any cost madness,Äù right now. You have allowed aggressive building for years. Stop it immediately.
18. Please lower the lot size requirement.
19. Current code is fine,Ä¶any possible changes would affect LFP's Forest character by opening it up for further development including those specifically for air b-n-b uses
20. I am concerned about significant and landmark trees being unnecessarily removed for development.
21. We are all beginning to realize that it is best to increase the number of houses per square feet of land.
22. Lot coverage requirements (max of 35% of square footage can be non-permeable) prevent me from adding ANY structure to my property.

23. When these codes are voted on as policy, it will be very important for planning department to enforce the codes rather than look the other way!!
24. Keep in mind that in order to get around parcel segregation restrictions developers might build an ADU, then once completed they segregate the parcel or declare a condominium on the parcel to enable it to be sold as a stand-alone improvement. Jurisdictions have some control over this because they require approval for short plats and boundary line adjustments, but in many cases a declaration of condominium does not require jurisdiction approval.
25. The size and slope of my property preclude any option for an ADU.
26. I urge the city to consider altering the code to allow detached ADUs on lots with less than 15,000 square feet. Accessory dwelling units provide options for affordable housing in Lake Forest Park. When appropriately developed, guided by city code, ADU's will support population density while maintaining the character of the community.
27. I am strongly pro-ADU as we need more affordable housing options in our city! My only caveat is that I want us to be able to do this AND maintain our strict tree code. I believe that we can both be open to more building and also maintain our exceptional trees. Please make sure that the tree code remains intact, with no exceptions made for ADU construction. Lastly, I think we should be dis-incentivizing driving at every opportunity. We must reduce our reliance on cars, even in this suburban glen. No additional parking = people will find alternate ways to transport themselves, especially as LFP becomes a transportation hub. Let's build for the future, not the past.
28. I think ADUs help both the renter(lower rent) and the landlord (income). The city should have policies and rules that encourage this rather than making it difficult and expensive.
29. The permitting process is highly biased to people associated with the council and mayor. I had to spend \$1200 for permitting when the cost of repair of a deck was \$1500. Other developers seem to get quick permits, cut a substantial amount of trees and build into our watersheds.
30. I hope that there are considerations to upholding the health of the environment.

31. The question above is not useful as we already have an ADU. N/A should be an option for answering several of these questions.
32. I would like to see a change to the code that states that the owner must not only live on the property, but that this home must also be their primary residence. I would also like to see Lake Forest Park restrict and ENFORCE a limit on short-term rentals that would increase real estate speculation and traffic in this area. We live in a neighborhood and a community, not a business opportunity. The code as is, seems reasonable. If any changes are implemented, I hope that they will not change the quiet, forested atmosphere of Lake Forest Park.

33. I think the height restriction should be eliminated ASAP and the requirement for attachment on smaller lots seems unnecessary. I support liberalization of the rules and even civic encouragement or incentives. I think there is a greater good to more housing availability and EVERY small step in that direction is to be encouraged.
34. My present residence doesn't lend itself to having an ADU, but I am building a new residence outside of LFP, and an ADU is a must-have. It works much better if the ADU is integrated into the design from the beginning to increase the probability of it being highly functional, efficient, and aesthetic. With this area's cost of living I am happy to see cities removing an apparent prejudice against ADUs in code regulations.
35. reduce setbacks, permit ADU's in smaller lots and overall make it easier for more housing.
36. When we remodeled to convert our basement into an ADU for our parents to live, the size restriction prevented us from adding another bedroom that would have been extremely useful. That restriction seems rather artificial and arbitrary and exceptions should be allowed at least on a case-by-case basis. Regarding this survey, I don't think the questions about age, number of people living with you, and living situation are relevant or appropriate to gather this type of information. Also, the question about intended use lists "age in-place" but the following question doesn't include that as a current use so it's inconsistent.
37. Lot size needs to be considered for detached, we can't have many little houses all over without loss of quality here. One per lot as well, not several on a large lot.
38. We have an ADU that was permitted by unincorporated King county.
39. I currently have an out-building built in 1989. It was built as an ADU over a two car garage, but was never finished and I am using it for storage. Is it currently allowed to finish it as a livable ADU?
40. Thanks for asking.
41. I have a potential ADU within my home, but it is not classified as such, so it was difficult answering some of these questions.
42. Height limit is important, but perhaps it could be increased to 20ft. to allow for second story.
43. Rather than the arbitrary 1500 sq ft lot size, perhaps the limitation could be based on percentage of the lot that is built on.
44. Do not see a need to change the code
45. Oppose changes

46. Please stop deforestation of our land.
47. We would like to be able to use our property to its full potential in a logical efficient manner, applying current code to properties with unique layouts prohibits using the property to its full potential in a logical efficient manner. (this is very frustrating when writing the property tax checks).
48. ADUs are a very worthwhile addition to LFP's landscape.
49. The 15 ft height requirement should be increased to allow for my aesthetically pleasing designs. The maximum square footage should also be raised to 1,500 sf. The code should also allow for placing the ADU on the front of the property on a case by case basis and with neighbor approval. As a Realtor with an Urban Planning degree, I can see that cities need to do WAY more to allow ADU's and loosen restrictions. Housing supply is at a critical low which is why many cities (and states) are omitting single family zoning from their building codes.
50. Please make ADU Code more restrictive, not less. People are already filling their lots up with structures.
51. We hope the code does not relax very much so the neighborhood can keep its character.
52. I have a sewer easement on half my property so it would be almost impossible to site any other building. If I did not have the easement I would build for additional rental income.
53. Current code is fine, Ä¶any possible changes would affect LFP's Forest character by opening it up for further development including those specifically for air b-n-b uses
54. The survey questions are somewhat tilted, reminiscent of a "push poll." For example, where are the questions about what citizens believe are legitimate issues arising from ADUs (not just from the current Code)? The closest is a question about "barriers" which implicitly casts concerns about ADU impacts in an unsympathetic light. Where is the question about citizens' personal experience with ADUs ? E.g., do you live or have you lived near or next door to one and what has been your experience? Data from a "survey" such as this is no more reliable than "data" from a supposed "focus group" that is in significant part self-selecting. Leave the polling to the qualified professional pollsters with significant education and experience in that specific field (was one consulted for this poll or for the "focus group"?) and rely on less facile and contrived sources of information for crafting public policy.
55. Lots of lots in LFP are built to within 5, Äô of property lines. Also parking in my neighborhood is already an issue more parking and streets would not be navigated in bath weather.
56. Adding an ADU would ensure our financial stability and longevity in this community which we love so dearly and want to pass down to our children.

57. Please do not ease restrictions for ADUs. I moved here to get away from Seattle like living conditions and don't want their type of problems here.

58. You also need to consider Neighborhood Covenant Restrictions which play a major role in being able to have an active ADU. We currently have a nice two bedroom apartment in our house but it can only be used for a nanny, caregiver or relative based on the neighborhood covenant.

59. Architecturally complementary to existing dwelling (attached or detached)

60. We have an excess of available apartments and a shortage of single- family homes. This just makes both issues worse.

61. Regarding the questions about the components of the current code, it is not clear what you are trying to gauge -- support for current code components or something else. Confusing!?

62. I support more ADUs to relieve our housing shortage

63. The way some lots are oriented on private roads there is a side yard but no back yard. Applying for a waiver is prohibitive

64. Don't make it so restrictive that people won't be able to do this should they want to

65. No

66. Speed tables. Expanding ADUs will add traffic. Roads are already unsafe for pedestrians.

67. I support more ADUs to relieve our housing shortage

68. The low density to LFP is why I moved to and love to live here. We are surrounded by trees, the sound of birds and quiet. Increasing the density of our neighborhood would destroy the ethos of LFP, resulting in a more urban feel. That is not why people live here. I am not interested in living in an extension of Seattle. Don't change the code.

69. Please allow existing structures to be converted to ADUs without attaching to main house/structure regardless of property size.

70. No

71. No

72. I own the house next door to our primary residence, and would like to add a ADU at our house next door, which isn't allowed under current rules because the home isn't owner occupied (we're next door!). The owner occupancy requirement isn't necessary.

73. Am very wary about increased traffic, noise, and density. Prefer ADUs in the primary structure.

74. I think smaller lots could be suitable for ADU's in some cases. With proper restrictions with setbacks, etc., they could work.

75. I'm on an 11,000+ sq foot lot with a detached 2 car garage. The height restriction is the real killer here. The restriction of "Can only run a home business in the primary dwelling unit" is also an issue, though I don't know how if that interplays here at all, regardless, that's secondary. We'd love more space, while also keeping within the footprint of the existing buildings to preserve canopy, our spacious yard, and not expand the amount of impermeable surface. We also love LFP and our neighborhood, but are considering relocating out of town due to the exponentially increasing cost/sqft of housing in the neighborhood which makes moving to larger house in the neighborhood unfeasible for us.

76. Smart code changes could help with GMA compliance without losing open space and trees.

77. Knew generally ADUs were allowed. We didn't know it wouldn't be allowed on our property because lot size too small and no space to add parking. Enough flat ground for small ADU and street parking, though. Please consider changing the code.

78. Opposed to any changes designed to encourage ADU construction. Let LFP continue to be a haven for those who value balanced development, green space, and privacy.

79. I think it's important to encourage ADUs in order to enable LFP to create more affordable housing & using net carbon zero building materials.

80. Requirement for connection to the main house for the DDU was a design and additional cost burden, doesn't make much sense. But having the DDU enables me to age in place and having a family member close by is a blessing.

81. Thanks for recognizing the need for creative housing possibilities. This helps aging seniors stay in the community longer, instead of being priced out.

82. I would appreciate being able to add a larger finished shed than the current restrictions allow for a hobby, possible small craft business

83. *The city and crazy codes*

84. I personally feel that ADU's should not be easier to add to a property. They only negatively affect surrounding neighbor property value and more often than not the renters do not respect the other neighbors.

85. No

86. We don't have a "backyard" b/c our house is recessed from the street. We do potentially have room in our front yard but our lot size is about 10k. So as of now with the current building codes an ADU is out for us.

I also wish the fence restrictions were changed from 4' to 6'. Especially on busy roads like Ballinger or 40th PI NE where cars speed. Very unsafe for kids and pets. People disregard the speed limits all the time. Even if schools are in session and especially at night. We try to go for evening walks and there are very few street lights. Speeders everywhere.

87. No

88. My property is located along Ballinger Way, perfectly cited for transit, pedestrian and automobile access. The parcel is very buildable with no limiting sensitive areas and easy access to utilities. However, the lot is below 15,000 sf and the current code does not allow ADU addition as separate unit; and creating the ADU 'within' the existing structure is not practical or affordable. I would highly consider creating a detached ADU for housing family members, friends and/or renting if the code allowed it.

On-parcel parking, in my opinion, must be accommodated, even more so if eliminating a garage.

In SFR neighborhoods I believe owner-occupied is appropriate - so as to not in essence create multi-family housing in a SFR neighborhood.

Renter displacement upon sale of an ADU parcel should be considered and potentially addressed in a code amendment.

I'd be willing to answer more questions with planners, the Planning Commission or others at the City. I'd be interested to learn of opportunities to be part of a potential code amendment process.

89. I am absolutely in favor of revising the ADU code.

Also, I appreciate the City staff and leadership conducting this survey!

90. With high housing costs, and high property taxes -increasing LFP residents ability to create flexible living spaces is very important. Thank you!

91. Do not want to see these in LFP

92. Additional infrastructure required to support additional residents.

93. Please allow detached for lots less than 15,000 sf. This would greatly increase the value of our properties and allow greater chance for affordable housing. Thank you.
94. Requirement for connection to the main house for the DDU was a design and additional cost burden, doesn't make much sense. But having the DDU enables me to age in place and having a family member close by is a blessing.
95. My biggest concern is the lot size requirement for a detached ADU. My house was built in 1932. It's 900 sq ft with only 2 bed 1 bath. Structurally, I can't do much more to add an ADU. The cost goes up exponentially if I did. I need an ADU in order to home my mother. She won't be able to take care of herself. The current barrier on lot size puts a serious financial and familial burden on my family. We are proud residents of LFP. We love the neighborhood but may be forced out due to this barrier and other costs such as permitting. The appeals process is nearly \$2k and that could be a sunk cost if not approved. We are financially suited like a lot of homes and families in this area. A lot of the code and permits seem to only suit wealthier families or businesses.
96. I think the city should also consider allowing 2 ADUs per property (one attached and one detached), eliminate the off-street parking requirement if the property is within certain proximity to transit, building height limit should default to current zoning standard (e.g. 30 feet for single family zones), decrease setback requirements
97. I was under the impression ADU's were not allowed in Lake Forest Park. I am so pleased to hear this may be easier and allowed. My husband and I are aging, and want to stay in our home. It would be ideal to give care givers a space to attend us that is their own space.
98. DO NOT expand ADUs. NO increased density to LFP.
99. I prefer ADUs not be encouraged
100. I would be concerned about the lack of infrastructure to support a population increase. We are already getting a town center redevelopment foisted upon us, with no plan to address the impact. I would not support additional housing without a growth management plan that includes an increase in our infrastructure.
101. The current standards need to remain in place! They are appropriate for our park-like community and reducing the requirements merely helps developers exploit community space.
102. With elimination of 308 bus it is less likely an adu in my neighborhood is renter friendly. Our lot sizes are not adu friendly to maintain privacy. An Airbnb space could be feasible downstairs. A full adu is not feasible.
103. <https://www.seattle.gov/sdci/permits/common-projects/accessory-dwelling-units> ; see this for Seattle AADU/ DADU- the gallery of 10 pre-approved designs for DADU's is interesting
104. Maybe describe the current ADU code so we know that information before we answer questions. Generally I think they are a good idea and encourage the city to move on revising the code to make it easier to site and also provide a set of approved building plans.

**City of Lake Forest Park - Planning Commission
Draft Regular Meeting Minutes: June 8, 2021
Virtual/Zoom Meeting**

Planning Commissioners present: Chair Maddy Larson, Vice Chair Rachael Katz, David Kleweno, Richard Saunders, T.J. Fudge, Ira Gross, Melissa Cranmer

Staff and others present: Steve Bennett, Planning Director; Nick Holland, Senior Planner, Councilmember Lorri Bodi (Planning Commission Liaison)

Members of the Public: Mike Dee, Don Fiene, Randi Sibonga, Elizabeth Fiene, Jack Tonkin, Dale Cote, Paul Sanford, Taira Ortega, Richard Larson

Planning Commissioners absent: Lois Lee

Call to order: Chair Larson called the meeting to order at 7:00 pm.

Land Acknowledgement:

Cmr. Saunders read the land acknowledgement.

Approval of Agenda

Cmr. Saunders made a motion to approve the agenda, Cmr. Gross seconded and the motion to approve the agenda was approved unanimously.

Approval of Meeting Minutes from May 11, 2021

Cmr. Gross made a motion to approve the May 11, 2021 meeting minutes as presented, Cmr. Saunders seconded, and the motion was approved unanimously.

Meeting Dates:

Next regular meeting is scheduled for July 13, 2021. Cmr. Fudge and Cmr. Cranmer indicated that they would not be available for the July meeting.

Citizen Comments:

Mr. Dale Cote who resides at 17402 44 AVE NE explained that he could not develop an accessory dwelling unit (ADU) on his property due to conflicts with the LFP code. He went onto explain how his situation did not comply with current LFP code and that finding an allowable location for an ADU was the main issue for them. He mentioned that Lyon Creek bisects their property. Chair Larson indicated that she was contacted by Mr. Cote and invited to inspect their situation.

Report from City Council Liaison

Councilmember Bodi said that the work on ADUs is important to the Council, and she said that the recommendations from the Planning Commission are being anticipated. She said that ADUs are important to housing diversity and said that the challenges of the permit process are real for applicants. She said that the matrix that was prepared was a good way to discuss the issues. She said that the lobbyist at the State level indicated that legislation for ADUs passed but had been vetoed by the Governor. She said that passing a local LFP ordinance is important because it should stand without State interference.

Chair Larson asked for an update on Sound Transit's progress. Councilmember Bodi responded with an update on the status of the BAT lanes in the wake of declining revenues. She said that Sound Transit has filed an appeal to the Puget Sound Growth Management Hearing Board on the LFP Town Center code updates. She said that the City would like to work collaboratively with Sound Transit in negotiating a settlement before the appeal goes to hearing.

1
2 **Old Business**
3

4 *Evaluation of LFP's Accessory Dwelling Unit and Accessory Building Regulations*
5

6 • *Discuss potential areas of amendment in LFP Accessory Dwelling Unit (ADU) code provisions*

7 Chair Larson introduced the topics of discussion. She mentioned that she would like input on identifying the
8 priorities. Chair Larson said she would like to start the conversation with information on building siting.
9 Cmr. Saunders asked about the goals for the next few meetings. Chair Larson summarized her understanding
10 of the direction. Director Bennett indicated that staff would draft amendments to the current code, based on
11 the discussion at this meeting. Cmr. Fudge asked if code recommendations were to be expected by August.
12 Chair Larson said that Council would like the work done as soon as possible. Cmr. Fudge said that
13 community input should be priority. He said that the ADU topic has taken up more than the allowable
14 percentage of the Planning Commission's work plan. Director Bennett said that, in his experience, asking the
15 public to comment on proposed code changes from the Commission could generate more useful feedback.
16 Cmr. Cranmer asked about the public survey. Cmr. Katz said that the agenda had been agreed upon for
17 tonight, and the Commission had voted to proceed with a discussion that could produce ideas for code
18 changes. Chair Larson summarized the direction of the Commission for the next few meeting.
19

20 Councilmember Bodi emphasized that the Planning Commission represents the community and that they
21 function as members of the community.
22

23 Director Bennett shared his screen and introduced a matrix that he and Chair Larson had prepared which
24 summarized the ADU requirements for LFP and surrounding communities for ADUs. He also noted that the
25 matrix included related policy questions. Chair Larson asked for some feedback on whether detached ADUs
26 should be allowed in the front yard. Cmr. Gross indicated that he was in favor of allowing ADUs in locations
27 other than the rear yard. There was discussion about setbacks and building height as they relate to the
28 location of ADUs in single family zones. Chair Larson asked for input from Cmr. Kleweno. Cmr. Kleweno
29 said that he would need some data points to understand the topic. He asked why detached structures are only
30 allowed in the rear yard. Director Bennett responded that it was a conservative approach that the Council at
31 the time probably thought would result in fewer unintended consequences. Cmr. Kleweno said that whatever
32 is decided, there will be unintended consequences. Cmr. Fudge said that he was in favor of locating ADUs in
33 areas other than the rear yard.
34

35 Cmr. Cranmer said that she would welcome alternative placement of ADU structures but that she was also
36 concerned about environmental impacts of building placement. She said that buffers for structures are
37 important. Cmr. Katz said that she is in favor of alternative placement for ADUs and that setbacks should be
38 kept consistent with existing single-family homes. Cmr. Saunders said that alternative placement for ADUs
39 should be considered and that it could be a major barrier to overcome. He suggested that proximity to other
40 residential buildings should be the main concern rather than strict building setbacks. Chair Larson
41 summarized the position of Commissioners and said that everyone seems to be on board with changing the
42 allowed location of accessory buildings for ADU purposes. She asked about how this would affect other code
43 requirements. Director Bennett indicated that staff could come up with options for the Commission to
44 consider that would not conflict with other code requirements. Chair Larson mentioned having potential
45 design standards for ADUs. Cmr. Fudge said that the character of ADUs is driven by the height and bulk of
46 the structure. Discussion continued regarding the potential ADUs rules and legislation. Cmr. Kleweno said
47 that the Master Builders Association has created a list of key areas to increase ADUs. Chair Larson asked if
48 there was an interest in taking away other barriers to ADU construction.
49

1 Cmr. Saunders and Cmr. Katz expressed their support for ADU height limits that are consistent with the
2 underlying single-family zones. Cmr. Cranmer said the height should be a function of the property line
3 setback. Cmr. Gross asked for clarification on what the front yard area is defined as, and Director Bennett
4 provided clarification. Chair Larson asked for staff to explore the issues of parking, the owner occupancy
5 requirement, and the number of ADUs per parcel. Cmr. Katz indicated that she was not in favor of the
6 owner occupancy requirement. Cmr. Cranmer provided perspective on the owner occupancy requirement as
7 it relates to occupancy rules in California and short-term rentals. Chair Larson suggested moving onto the
8 next agenda item. Cmr. Katz said that short term rentals could be regulated in other areas of the code.

9

10 • *Discuss public engagement strategy and draft survey*

11 Chair Larson asked for input on the draft survey that was distributed to the Commission members. She said
12 that Cmr. Cranmer helped develop the survey. Cmr. Kleweno asked about the potential of small houses
13 being included with this ordinance. Cmr. Cranmer provided perspective on the potential for small/tiny
14 homes. Chair Larson asked if home size should be a component of the survey. Cmr. Fudge said he
15 appreciated the format of the survey as drafted. Cmr. Saunders said that he liked the the survey as well.
16 Director Bennett suggested asking the public if ADUs should be allowed in the front yard. Cmr. Kleweno
17 said he wanted the survey to determine how far the community wants the ADU code changes to go and if the
18 community would like more than one ADU per parcel. Cmr. Katz said she liked the survey as drafted. Cmr
19 Fudge agreed and said that the technical aspects of the site design can be confusing to the public and it would
20 require a lot of explanation to ask the additional questions being discussed. Chair Larson summarized the
21 amendments she would make to the survey to reflect the discussion. Chair Larson asked for a motion and
22 Cmr. Fudge moved to accept the survey, as discussed, for timely release. Cmr. Cranmer seconded the
23 motion. Chair Larson asked for discussion. Chair Larson called for a vote on the motion and the motion
24 passed unanimously. Chair Larson asked how the survey can get distributed, Director Bennett responded by
25 summarizing the various platforms the City can distribute the survey on. Councilmember Bodi asked if the
26 survey would only reach citizens of LFP. She cautioned that some would contribute who do not live in LFP.
27 Chair Larson said that people who receive the survey are required to answer a question about whether or not
28 they live in LFP. Cmr. Fudge asked how long it will take to get the survey out, Director Bennett said that the
29 City could probably post the survey by the end of the week. available There was general agreement that the
30 survey should be left open through the end of June.

31

32 **New Business**

33 None

34

35 **Reports and Announcements**

36 None from staff

37

38 **Additional Citizen Comments**

39 Jack Tonkin said that said that the issue of ADUs is different than the town center or the parking garage. He
40 said that the residential customers may not want an ADU in their back yard. He suggested a different series of
41 questions for the survey and said that people may not know what ADUs represent. He talked about the
42 potential profit that could be yielded from ADU investments. He said he agrees with the idea of a survey, but
43 people should know what it represents. He said that some of the examples of ADU ordinances that have
44 been presented by the Master Builders Association and others are because of an investor who wants to get
45 the maximum investment of their dollar.

46

47 Don Fiene said that the last year and a half was spent talking about the missing middle of the housing
48 spectrum and what LFP can do to encourage development in that sector. He said that some of the area and
49 dimensional requirements and discussions may not apply to all residential lots. He said that the front yard
50 definition should be looked at and potentially amended. He described the configuration of his house and lot

1 as an example of where the front of the house does not face the official front yard. He also mentioned that
2 his backyard is bifurcated by Lyon Creek.

3

4 **Agenda for Next Meeting:**

5 Similar to this agenda. Cmr. Fudge said he does not favor extra meetings during the summer months.

6

7 **Adjournment:**

8 Cmr. Gross moved to adjourn the meeting, Cmr. Katz seconded, and the motion carried unanimously. The
9 meeting was adjourned at 9: 10 pm.

10

11 APPROVED:

12

13

14

15

16 Maddy Larson, Chair