

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:

Cmr. Larson moved to approve the agenda. Cmr. Gross seconded and motion passed unanimously.

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

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

6
7 Eileen Anderson stated she agrees with what everyone said and is not sure about too
8 much development, she stated that she already likes the town center the way it is.

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

16
17 Howard Johnson said he agrees with everyone else that there is too much planned for
18 town center. Preserve the unique character.

19
20 Ruth Ann Hodel, stated that she wants a moratorium. Adding units means that you
21 should look at schools and parks. This will affect all in the surrounding community;

22
23 Sarah Revoyr said that they bought their house because it was located in a suburb - we
24 are worried about LFP becoming a city. We like the focus on transportation, but the cost
25 will be public space. She said she would like to see a moratorium and asked how the
26 two options presented in the FEIS were arrived at.

27
28 Moin Shaikh stated that he has been an LFP resident for 2 months. He moved from
29 Bellevue when that city allowed a 700 unit apartment near him but didn't put in
30 infrastructure for the project. He said to consider the impacts with new developments,
31 there will be increased commute times.

32
33 Mark Sprigoly said he is concerned with Sound Transit development and the town
34 center sitting on top of one another. It is confusing to talk about both. He stated that a
35 moratorium is needed.

36
37 Kathy Coreau stated that she would like a moratorium and that she has become friends
38 with town center shop keepers. Apartment construction would kill small business.

39
40 Jack Tonkin said he was happy that the Planning Commission is diving into the process.
41 The Commission should have been in the process since the beginning. He stated that
42 11.4% of budget was spent on consultants for town center project.

43
44 Amy Bridges said that her family moved from Seattle and her kids spend time at the
45 town center. She said that she loves that town center because it is the seat of the
46 community. She found it difficult for a person with family and a job to follow what's going
47 on. LFP is being treated as a pass through to places beyond. Town center should have

1 places where citizens can gather. She said she supports a moratorium and that the
2 process is moving too quickly.

3
4 Jean Robbins said she was involved in the visioning document and that those ideas
5 have been thrown out. She supports a moratorium

6
7 Robert Torsley stated that he is a long-time resident and watched the Town Center
8 struggle. He said he was amazed at LFP and that it is easy to lose something like town
9 center. He stated that he supports a moratorium and no code changes.

10
11 Randi Sibonga stated support for a moratorium. She said the Shoreline Planning
12 Commission held four public hearings on EIS information. The community is hungry for
13 public engagement and there is no access to officials. She has filed many public records
14 requests and found that there has been money spent on consultants. She stated that
15 Thursday night, the City is holding an open house on town center issues and the Growth
16 Management Act calls for comments on the record.

17
18 David Choy asked about the size of town center redevelopment. He said he would like
19 to echo what was said earlier; there is not enough room for redevelopment.

20
21 Barbara Choy asked a question about the permit process and said there are huge
22 increases in height and density and that permits wouldn't change because of that.

23
24 Terry Cote said that she was born and raised in LFP and that she remembers horses
25 pulled in snow along 182nd. She said that she supports a moratorium.

26
27 **Approval of Minutes:**

28 No minutes to approve

29
30 **Meeting Dates :**

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

36
37 **Presentation :**

38 Shoreline Master Program Update

39 Alex Capron, Watershed Company

40 Maria Sandercock, State Department of Ecology

41
42 Mr. Capron began a presentation on the City's Shoreline Master Program (SMP)
43 periodic update. He referred Commissioners and members of the public to a handout in
44 order to follow along with his presentation. The purpose of the Shoreline Management
45 Act is to protect the shoreline environment, promote public use, and give priority to
46 shoreline dependent uses. In 2013 the City adopted a comprehensive update of the
47 SMP. He went on to state that the SMP applies to shorelines of the state, which

1 includes the shoreline of Lake Washington that is within the city limits. The periodic
2 update occurs every eight years and is intended to keep SMPs current with changes to
3 state law, local regulations, and updates to best available science. A gap analysis from
4 the Watershed Company identified 11 areas of SMP that need updating. The proposed
5 code amendments are generally technical or intended to clarify the existing language.

6
7 Cmr. Saunders inquired about whether amendments would be needed within the
8 municipal code or the comprehensive plan. Mr. Capron responded that only the
9 provisions within the SMP are proposed for amendment. He went on to suggest a
10 schedule for public comment that included a joint Department of Ecology/City comment
11 period from September 24, 2019 through October 24, 2019 and a joint Ecology/City
12 public hearing on October 8, 2019

13
14 Ms. Sandercock said the Department of Ecology would conduct a parallel comment
15 process for agencies and the public along with the City. Director Bennett suggested that
16 the Planning Commission could hold the public hearing for the SMP update on October
17 8, 2019.

18
19 Cmr. Larson asked for clarification on the Planning Commission's role. Director Bennett
20 explained the process by which Planning Commission could review the proposed
21 update. Cmr. Larson said she was concerned about the Planning Commission workload
22 and schedule. Chair Paisner said that SMP is mandatory work. There was additional
23 discussion about the nature of the SMP amendments and the input of the Planning
24 Commission. Director Bennett stated that the amendments did not represent an overall
25 policy change. Cmr. Withers questioned whether or not there would be enough time for
26 both the hearing and the regular meeting. After additional discussion, the consensus
27 was to hold the public hearing on October 8 and start it at 6pm, prior to the regular
28 meeting.

29 30 **Old Business :**

31 Implementation of Town Center Vision

32 Chair Paisner talked about the town center process and suggested that the
33 Planning Commission should dig into elements of the regulations and make
34 recommendations for changes.

35
36 Cmr. Lebo talked about prioritizing the parking garage regulations and asked
37 what the approach should be. He also asked about how the regulations will be
38 created and how the Planning Commission can provide their comments. Director
39 Bennett indicated that he thought the Council will provide guidance which would
40 guide how the regulations should be created.

41
42 Cmr. Larson asked about the process for adopting garage regulations. Director
43 Bennett responded that work on the current draft design guideline could be one
44 way that the Commission could approach the amendments. He also said that
45 Otak (City consultant) can provide the Commission with draft code and design
46 guidelines for a parking structure. He went on to say that guidance from the
47 Council would be good, so that Planning Commission recommendations reflect

1 what might be supported by the Council. Cmr. Lebo added that Council direction
2 on the topic of town center has been absent.

3
4 Chair Paisner said he would like to know if examples of code amendments from
5 other cities could be used as a reference for the Planning Commission's own
6 work. Director Bennett indicated that there are examples of code amendments
7 from other agencies that can be used to guide the process. Cmr. Katz asked
8 about the validity of previous code amendments worked on during a prior
9 Planning Commission meeting. Director Bennett indicated that those code
10 sections that addressed parking garages could be made available.

11
12 There was discussion about who owns which parcels in the town center. Chair
13 Paisner said he thought that, if the City, Sound Transit, and the property owner
14 work together, the parking structure could something the community can
15 embrace.

16
17 Cmr. Katz inquired about the status of Otak's contract and whether or not their
18 services are still available. Director Bennett confirmed that Otak was still under
19 contract.

20
21 Cmr. Withers inquired about negotiations with the property owner regarding town
22 center redevelopment. Director Bennett responded that a development
23 application has not been applied for, nor were there any formal discussions
24 regarding redevelopment.

25
26 Cmr. Fudge said that a grade separated crossing of 522 and a parking garage
27 could be features that function well together.

28
29 Chair Paisner said that he would like the Planning Commission to develop
30 recommendations on new parking garage regulations and that the Planning
31 Commission should also move forward with recommending regulations for
32 development within the town center.

33 34 Development Agreement Process

35 Chair Paisner said that the Planning Commission should have a role in the
36 development agreement process. He also said that code amendments should be
37 adopted so that the Planning Commission can be more involved in the
38 development agreement process.

39
40 Cmr. Saunders inquired about the town center code, and asked about the
41 purpose of the town center task force as it is currently defined. He said he would
42 like to recommend code changes prior to exploring any development agreement
43 framework. Cmr. Larson said that the City Council is involved in the current
44 development agreement process and that she did not favor the current format.
45 Cmr. Saunders added that the current code format involves a task force. There
46 was additional discussion about problems with the current code and their
47 implications for potential development.

1
2 Council Town Center Vision Statement

3 Chair Paisner encouraged all to attend the open house on Thursday.
4

5 Councilmember French stated that he was the liaison to the Planning Commission and
6 talked about the open house that was going to occur on September 12, 2019. He
7 encouraged all to attend the entire event, stating there will be about 45 minutes of public
8 comment and that the focus would be on the town center vision statement. He stated
9 his support for the Planning Commission's work on recommendations for town center
10 and suggested additional Planning Commission meetings may be needed to help with
11 that effort. He also said that a Planning Commission recommendation on the town
12 center sub-area plan would also be needed. He said that he did not know the status of
13 legal counsel for negotiations with Sound Transit and that the inter-branch steering
14 committee had been dissolved earlier this year.
15

16 **New Business:**

17 Moratorium and Letters to Planning Commission

18 Chair Paisner pointed out that the Planning Commission cannot pass an ordinance
19 enacting a moratorium, but suggested that the Commission discuss the matter. Cmr.
20 Katz said she needed clarification on what is being asked. Director Bennett responded
21 that an application could be filed at any time under the current code and that the point of
22 a moratorium would be to put a temporary hold on the filing of applications for
23 redevelopment of town center. Cmr. Lebo asked if a moratorium is reasonable. Director
24 Bennett summarized past Council actions that have resulted in moratoriums. Cmr. Lebo
25 said that he would support a moratorium so that there is additional time to adopt a new
26 development agreement process. Cmr. Larson said she was supportive of a
27 moratorium. There was discussion about the possibility of making a motion relating to a
28 moratorium.
29

30 Cmr. Lebo moved to have the Planning Commission recommend to the City Council that
31 it adopt a 6-month moratorium on acceptance and processing of permit applications
32 **related to the re-development of town center including proposals for parking garages.**
33 **Cmr. Larson seconded the motion and it passed unanimously.** Cmr. Fudge said that a
34 clock would start when the moratorium is passed, because those types of ordinances
35 only have validity for two six-month periods. He is in favor of a moratorium, but
36 questions the regulations that would come out of the process. Director Bennett
37 responded that the moratorium as an emergency ordinance and explained how code
38 amendments could be adopted during the temporary hold on applications during the
39 moratorium. Cmr. Withers said that he is optimistic that a new development agreement
40 process can be recommended within one year.
41

42 **Reports and Announcements:** None.
43

44 **Public Comments :**

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

1
2 Richard Larson said that he would like for the Planning Commission to research parking
3 garages and he also volunteers his time.
4

5 Catherine Kernan was appreciative of the information received on the development
6 process for town center.
7

8 Mike Dee thanked all for participating.
9

10 Don Fiene said that the development agreement process was triggered once and that
11 he has the documentation. He suggests looking at Woodinville's and Kirkland's design
12 guidelines.
13

14 Cmr. Lebo thanked the public for attending.
15

16 Cmr. Katz said that that the FEIS has helpful information and that it clarifies many topics
17 and that she thought the public was being heard.
18

19 Cmr. Saunders thanked public for attending.
20

21 **Agenda for Next Meeting** : Similar to this agenda.
22

23 Cmr. Katz moved to adjourn the meeting, Cmr, Gross seconded, and the motion passed
24 unanimously.
25

26 **Adjournment:** 9:06 pm

27 APPROVED:

28
29 _____
30 Joel Paisner, Chair