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**City of Lake Forest Park
Planning Commission
Regular Meeting
17425 Ballinger Way NE—The Forest Room
January 4, 2005**

Commissioners present: Judy Herring, Chair, Jeff Foster, Sang - Won Cho,
"Sancho" Don Fiene, Shary Van, Steve Plusch

Commissioners absent: Lloyd Skinner, Linda Owens,

Staff present: Steve Bennett, A.I.C.P. Planning & Building Director, Shana
Restall, Associate Planner; Anita Goddard, Clerk

Others present: None

Call to order:

Judy Herring, Chair, called the meeting to order at 7:00 p.m.

Approval of meeting notes

Regular meeting—December 14th, 2004

Cmr. Sang Won-Cho moved to approve. Cmr. Fiene seconded. The motion
carried.

Public comments—10 minutes

There were no comments.

Unfinished business

Review of Sensitive Areas Task Force recommended Sensitive Area Ordinance
Update.

Cmr. Herring stressed the importance of the continuation of the reviewing of the
Sensitive Area Ordinance (SAO) and the Proposed Land Use map. The SAO and
the Proposed Land Use Map recommendations from the Planning Commission is
to be submitted to the City Council by the 13th of January. If the review is not
completed at this meeting, then a decision will have to be made at the next
meeting on the 11th of January. Cmr. Plusch stated that he will be out of town for
the next meeting, but asked if he could have access to the meeting via
telephone, in case these recommendations came to a vote. Cmr. Sang-Won
Cho stated that his property is within the areas that are being considered for re-
designation and asked if he should abstain. Cmr. Fiene stated that his property is
also with the areas that are being considered for re-designation. It was
determined that if the commissioners felt that there was a potential conflict and if
they could not make an objective decision then they should consider abstaining.

Herring relinquished the meeting to Steve Bennett. For the commissioners to
get to know the SAO through actual application, site plans that reflected how
some of the new regulations might effect development were distributed. These

1 site plans included short plats and single-family residences and were cross-
2 referenced on the Proposed Future Land Use Map. Discussion ensued. Topics
3 of discussion; stream buffers, setbacks and buffers, steep slopes hazards and
4 buffers, and maximizing and maintaining development.

5
6 It was suggested that the SAO draft be restructured for consistency of language,
7 clearer understanding of the terms of the ordinances and to consolidate
8 corrections as recommended by the commissioners. Bennett to provide to the
9 commissioners a new SAO draft that encompasses these recommendations by
10 Friday the 7th of January.

11
12 Bennett stated that Shana Restall , has been working on an outline that reflects
13 the changes that have taken place from the old SAO to the new SAO. This will
14 be available to the commissioners by the end of this week.

15
16 Herring requested that the commissioners be ready to discuss issues that they
17 may have had difficulties with and topics that they feel should be revised or
18 clarified. Bennett recommended that the specific areas that should be
19 concentrated on were buffers width, conservation and flexibility that have been
20 added.

21
22 Bennett stated that provisions could be included to the SAO that specify that the
23 SAO could be revisited within a year and make a determination if this SAO is fair,
24 and if it is working. Cmr. Plusch stated that there has been a lot of work on this
25 complex SAO and specific items have been added to make the SAO more
26 effective, that it would be difficult for the commissioners to predict the future, and
27 it might be a year or more to see it works. Herring stated that ordinances can be
28 amended, and that if within a year or two that something doesn't work it can be
29 fixed.

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31 **New business:**

32 None

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34 **Reports/Communications/Announcements**

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37 **Adjournment: 9:15 PM**

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40 Anita Goddard, Clerk

41
42 APPROVED:

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44 _____
45 Judy Herring, Chair