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**City of Lake Forest Park
Planning Commission
Regular Meeting
17425 Ballinger Way NE—The Forest Room
March 28, 2006**

Commissioners present: Judy Herring, Chair, Linda Owens, Don Shaffer, Shary Van, Chuck Paulsen, Sang-Won Cho “Sancho”, Tom Lerner

Commissioners absent: Jeff Foster, Aron Golden

Staff present: Steve Bennett, Planning & Building Director, Shana Restall, Associate Planner; Anita Goddard, Clerk

Others present: Pam Schreiner, Mike Lantz, Don Udhis, Ted Udhis

Call to order:

Judy Herring, Chair called meeting to order 7:05 PM

Approval of meeting notes

Regular meeting—March 14th, 2006

Comr. Sang-Won Cho “Sancho” moved to approve the minutes with the correction to the date from March 8, 2006 to March 14, 2006, Comr. Van seconded the motion, the motion carried. Comr. Lerner abstained.

Public comments—10 minutes

Pam Schreiner of 18425 47th Place spoke in reference to her accessory building located in the side yard of her property and the need for a change in the ordinance to allow buildings in side yards on property that have geographic limitations. Schreiner distributed a copy of the current Lake Forest Park Municipal Code 18.50.06 and a hand written draft of a proposed ordinance amendment. Also submitted were signatures of neighbors in support of the current location of her accessory unit. Mike Lantz of 18225 47th Place was there in support of Schreiner and who also spoke of the need for a change in the code. Lantz stated that this code was an example of boiler-plated ordinances that were adopted when the City was incorporated. Lantz also stated that the current ordinances are not well written and he would like to see these ordinances reviewed for contradictions. Discussion ensued. Planning staff will provide additional material on accessory buildings for further discussion at the next Planning Commission meeting.

Don Udhus of 19755 35th Ave NE met with the commissioners to discuss cottage housing and the utilization of large lots that would benefit the citizens of Lake Forest Park. Udhus invited the commissioners to visit his lot as potential land for cottage housing.

1 Ted Udhus of 7284 44th Place West, Mukileto, WA was there ~~is~~ in support of
2 Don Udhus. Discussion ensued.

3

4 **Unfinished business**

5 Cottage Housing Model Ordinance

6 Shana Restall distributed an Innovative Housing Demonstration Ordinance
7 drafted 3/28/06 and an information sheet on Conover Commons Homes
8 developed by the Cottage Company. Steve Bennett distributed an excerpt from
9 the adopted Comprehensive Plan relating to Flexible Development Regulations.
10 Bennett stated that provisions in these policies promoting the allowance of
11 cottage housing in the city include the consideration for development
12 compatibility with existing neighborhoods, addressing building size, height,
13 setbacks, landscaping, common open spaces, parking areas, detached homes
14 and common amenities. Discussion ensued. Topic of discussions included pros
15 and cons of cottage housing and meeting the requirements of the Growth
16 Management Act. Lists of concerns were noted and will be addressed at the
17 next Planning Commission meeting.

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19 **New business:**

20 None

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22 Reports/Communications/Announcements:

23 None

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26 Adjournment: 9:15 PM

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29 Anita Goddard, Clerk

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APPROVED:

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Judy Herring, Chair