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**City of Lake Forest Park
Planning Commission
Regular Meeting Summary*
17425 Ballinger Way NE—The Forest Room
November 27, 2007**

Commissioners present: Chair Jeff Foster, Vice Chair Linda Owens, Don Shaffer, Robert Lee, Judy Herring, Shary Van, Tom Lerner, Chuck Paulsen

Commissioners absent: All commissioners were present.

Staff present: Stephen Bennett, Planning Director; Shana Restall, Associate Planner; Aaron Halverson, Clerk

Others present: Dan Nickel, Shoreline Management Consultant from The Watershed Company; Joe Burcar, Washington State Department of Ecology.

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

Approval of meeting notes:

The commissioners reviewed the October 9, 2007 meeting minutes. Cmr. Herring moved to approve the minutes as written; the motion carried unanimously, Cmr. Owens abstained.

Public Comment: 10 Minutes

No members of the public were present.

Old Business:

Shoreline Master Program-Review of document with Consultant Dan Nickel from The Watershed Company and Joe Burkhart from the Department of Ecology

The commissioners began reviewing chapter seven of the Shoreline Master Program (SMP). Consultant Nickel explained that the only changes to this chapter, from the previously use SMP, were the shoreline setbacks and setback reduction. He explained that the urban conservancy environment has a 50' shoreline setback with the potential to reduce it to 30' with enhancement. The second environment, known as Shoreline Residential, has two setbacks based on the depth of the property. For properties that are 100' or deeper the shoreline setback is 50' with the potential to reduce it to 30' with enhancement. For properties that are less than 100' deep the required setback is 40' with the potential to reduce it to 20' with enhancement.

Cmr. Paulsen asked for clarification regarding remodels of, or additions to nonconforming structures. Consultant Nickel explained that if the remodel involves greater than 50% of the square footage or value of the structure, it must be brought into compliance. The commissioners discussed non-water-oriented recreational facilities in shoreline areas. Chair Foster explained that this use might include activities at the Lake Forest Park Civic Club.

Cmr. Lerner discussed the regulations in the Commercial Development section of Chapter 7. He stated that limited accessory commercial uses should not be limited to concession stands, wedding rentals, birthday party rentals and, interpretative book and materials sales. He suggested that we make this section less restrictive to allow for outside caterers and other types of private functions. Dir. Bennett explained that activities that are not included in the list would not be permitted uses. Dir. Bennett stated that this section would be revised for the next meeting to be more inclusive.

Consultant Nickel explained that the utilities section defines utilities as "facilities that produce, transmit, store, process or dispose of electric power, gas, water, sewage, and communications." The commissioners

1 discussed whether this section included facilities such as transfer stations for solid waste or recyclables.
2 Cmr. Herring noted that the proposed SMP prohibits solid waste disposal activities and facilities in shoreline
3 areas but may allow for storage of recyclable materials that may include junk vehicles. Cmr. Herring
4 suggested that this type of use might not be appropriate in a shoreline area. Dir. Bennett recommended that
5 the SMP not address recyclables as a primary use because it is actually an accessory use applicable to private
6 property owners storing recyclables for weekly pick-up. Chair Foster stated that utilities section should
7 incorporate language from the land use code so conflicting regulations are not adopted. Dir. Bennett agreed
8 that the utilities section of the SMP would be revised to reflect the land use code by the next meeting.
9

10 The commissioners discussed the transportation section of the SMP related to the possibility of having a
11 passenger ferry facility in Lake Forest Park. Dir. Bennett explained that integrating language into the SMP
12 for a passenger ferry facility is not necessary because a project of this nature traditionally requires a
13 Conditional Use Permit.
14

15 The commissioners discussed provisions for recreational developments in the recreation section of the SMP.
16 One of the requirements is that recreational developments shall make adequate provisions for motorized,
17 non-motorized and pedestrian access with discussion focusing on whether provisions are necessary for all
18 three modes of access. Cmr. Lee discussed policy H on page 7-7. He asked that the language in the last
19 sentence include “specifically, but not limited to”. The commission began reviewing the Residential
20 Development section of chapter 7. Consultant Nickel stated that he would remove all references to duplexes,
21 as they will not be permitted in shoreline areas.
22

23 Consultant Nickel presented the setback reduction alternatives. He explained that the only way a property
24 owner will receive full setback reduction is through a water related action, such as removal of a bulkhead.
25 The intent is to emphasize a combination of shoreline restoration and upland restoration. Cmr. Paulsen asked
26 if the combination of bulkhead removal and a reduced buffer would lead to houses being flooding?
27 Consultant Nickel stated that there are several ways to protect a shoreline without the use of a bulkhead, but
28 in some cases a bulkhead is necessary. Chair Foster commented that removal of a bulkhead warrants full
29 buffer reduction because of the huge expense associated with this type of work. The commissioners
30 discussed whether the setback reductions for specific actions are enough of an incentive. For instance,
31 installation of a green roof, which can be costly, allows for a 5’ buffer reduction.
32

33 **Reports/Communications/Announcements**

34

35 Dir. Bennett discussed a recent request for a Zoning/Land Use Code Text Amendment Application. The
36 application was submitted by Propel Biofuels, Incorporated. Propel Biofuels is a company that sells biofuels
37 manufactured from 100% renewable feedstock such as soy and canola. Chair Foster asked that Dir. Bennett
38 schedule Propel Biofuels to come to a future planning commission meeting so they can present their
39 proposal.
40

41 Cmr. Owens inquired about the progress of the Cottage Housing Demonstration Ordinance in the City
42 Council. Dir. Bennett stated that the City Council tabled the ordinance indefinitely.
43

44 **Adjournment: 9:05 PM**

45

46 Aaron Halverson, Clerk

47 APPROVED:

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51 Jeff Foster, Chair

52 * A full audio record of this and all other Planning Commission Meetings may be obtained at the City of
53 Lake Forest Park City Hall.