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**City of Lake Forest Park
Planning Commission
Regular Meeting Summary*
17425 Ballinger Way NE—The Forest Room
January 8, 2007**

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

Commissioners absent: Judy Herring, Tom Lerner

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

Others present: Dan Nickel, Shoreline Management Consultant from The Watershed Company.

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

Approval of meeting notes:

The commissioners reviewed the December 11, 2007 meeting minutes. The commissioners moved to approve the minutes as written; the motion carried unanimously.

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

Consultant Nickel stated that he would like to complete second review of the entire Shoreline Master Program during the meeting. He noted that the planning commissioners have a document that details all of the changes introduced by the Planning Commission and the Washington Department of Ecology (ECY). Commissioner Shaffer stated that he thought the commissioners should review only the changes because the Planning Commission has reviewed the entire document previously.

Consultant Nickel discussed the revisions in Chapter 1 of the SMP. He noted that the SMP includes revisions from both the Planning Commission and the Washington State Department of Ecology. There was no discussion by the commissioners of Chapter 1.

Chapter 2 contained three significant revisions including definition of “forest practices”, reinstated the term “dock and deleted exemptions to reduce duplications. There were no questions regarding Chapter 2.

Chapter 3 contained numerous revisions. Each revision was briefly discussed. The amendments to the SMP section were discussed and Director Bennett stated that this section should reference Lake Forest Park Municipal Code 16.26 because this section of the code addresses the local amendment process.

There were a few minor revisions to Chapter 4 including minor grammatical corrections. There was no discussion by the commissioners.

The commissioners began reviewing Chapter 5. The term “suburban residential” was revised throughout the document to “shoreline residential” per a suggestion from ECY. The term “aquatic environment” was added to the document per an ECY suggestion. Consultant Nickel explained the term “aquatic environment” applies to areas adjacent to upland shoreline environment, such as piers. Dir. Bennett inquired as to why ECY requested this; Consultant Dan explained that ECY added this because there was no designation for the area that includes piers. Consultant Nickel noted that a body of water must be greater than 20 acres to be regulated as a shoreline of the state. The commissioners discussed street ends and their designation as

1 conservancy environment and, if future public ownership is clarified, will become urban conservancy
2 environment thereby restricting their use. Harvesting rainwater was discussed. Consultant Nickel explained
3 that this issue has been forwarded to ECY and the Attorney General, neither has commented on it, therefore
4 it is likely permitted.

5
6 Chapter 6 was reviewed. Pages 15 and 16 were revised to be more concise. On page 16 it was suggested
7 that the section that addresses public easements be revised to read, "Except where specifically provided for
8 by easements" so easements that are not intended for use by the public remain that way. Cmr. Foster
9 suggested that Regulation B on page 27 be moved into the policy section of the SMP. Discussion ensued,
10 Consultant Nickel agreed to remove the Regulation B from the document.

11
12 Review of Chapter 7 began. The shoreline uses table was revised to address boating facilities and forest
13 practices per ECY request. On page 2 the commercial development designation was revised to an accessory
14 use. Recreation facilities and permanent shoreline activities were revised from accessory use to conditional
15 use permit (CUP) required. The aquatic environment designated description was revised to accommodate
16 ferry service and like activities with a possible CUP required. The description of commercial development
17 was changed to receptions or banquets. Cmr. Owens suggested that page 5, section A, be revised to restrict
18 commercial uses in shoreline environments, thereby assuring that primary commercial uses will be
19 prohibited in the shoreline environment, even if there is a future zoning change.

20
21 Review of Chapter 8 began. Discussion ensued regarding a revision on page 17 to remove the examples that
22 include a garden and a sand box to describe the size of 250 cubic yards, and remove the word small from the
23 same paragraph. Discussion ensued regarding docks, piers, floats and buoys. Consultant Nickel explained
24 that large over water structures were allowed in the past with conditional use permits (CUPs) but were more
25 recently restricted by ECY. Therefore, per the requirements of ECY, a variance is required for piers and are
26 allowed to be up to 150' long. The draft version of the SMP restricts piers from being over 150' long.
27 Consultant Nickel explained that there is no ecological reason longer piers are not permitted, as the shoreline
28 area closest to shore is the most important environment for plants and animals. Short piers in shallow water
29 tend to negatively impact the shoreline environment because of the uses associated with them including
30 motorized boats. Cmr. Owens explained that long piers are not aesthetically pleasing. Dir. Bennett stated
31 that the conditional use permit could be used as long as the criteria identified by ECY for over water
32 structures are upheld. Discussion ensued.

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34 **Adjournment: 9:00 PM**

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36 Shana Restall, Associate Planner

37 APPROVED:

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40 _____
41 Jeff Foster, Chair

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