

1 **City of Lake Forest Park**
2 **Planning Commission**
3 **Regular Meeting Summary***
4 **17425 Ballinger Way NE—The Forest Room**
5 **January 22, 2008**

6
7 **Commissioners present:** Chair Jeff Foster, Vice Chair Linda Owens, Don Shaffer, Shary Van, Chuck
8 Paulsen, Robert Lee, Judy Herring, Tom Lerner
9

10 **Commissioners absent:** All commissioners were present
11

12 **Staff present:** Stephen Bennett, Planning Director; Shana Restall, Associate Planner
13

14 **Others present:** Amy Summe, Shoreline Management Consultant from The Watershed Company.
15

16 **Call to order:** Chair Foster called the meeting to order at 7:05pm.
17

18 **Approval of meeting notes:**

19 The draft meeting notes from the January 8, 2008 meeting are to be provided to the Planning Commission at
20 the February 12, 2008 meeting.
21

22 **Public Comment: 10 Minutes**

23 No members of the public were present.
24

25 **Old Business:**

26 **Shoreline Master Program-Review of document with Consultant Amy Summe from The Watershed**
27 **Company**

28 Consultant Summe stated that she has been working on the Lake Forest Park Shoreline Master Program
29 (SMP) with Dan Nickel throughout the process. She stated that Dan Nickel asked that she review the issues
30 that were considered during the previous meeting.
31

32 Chapter 3, page 28 contains a reference to penalties. The subject penalties will not be under Washington
33 Department of Ecology jurisdiction.
34

35 Chapter 7, pages 16 and 17 contain information related to shoreline setback reduction alternatives. Item 5
36 was revised to require 75% of the setback area rather than the linear area along the shoreline. Item 6 was
37 revised with similar language as item 5. Item 12 was revised, retaining the same intent but with language
38 that is more descriptive.
39

40 Review of chapter 8 was continued from the previous meeting. Consultant Summe stated that pier length
41 was extended from 60' to 150' to allow placement of boats and other water activities in deeper water,
42 preserving the valuable shoreline environment. Cmr. Owens stated that she is "more interested in preserving
43 those people's [shoreline property owners] property rights than I am [she is] the ten salmon that might be
44 spawning." Consultant Summed explained that property owners must demonstrate to the shoreline
45 administrator that the proposed pier length is necessary for the intended use and that a balance must be struck
46 between the environmental and aesthetic benefits. Dir. Bennett stated that if a Conditional Use Permit (CUP)
47 were required to determine pier dimensions, the decision would be the responsibility of the Hearing
48 Examiner. The Department of Ecology (DOE) stated that a variance must be required for exceeding the
49 permitted dimensions. With a majority, the commissioners agreed that the maximum waterward intrusion
50 allowed should be 120', in cases where more than 80' is required, the applicant must demonstrate that unique
51 circumstances require additional length.
52

53 Review of the Sensitive Areas Ordinance for the SMP began. Section 16.16.080 was revised to require
54 review of applications, permits and conditions according to the Shoreline Substantial Development (SSD)

1 permit rather than a sensitive area work permit. Section 16.16.110 was revised to require specific elements
2 of a geotechnical report. Consultant Summe explained that the state regulations are to be used in shoreline
3 areas. Section 16.16.010 needs to be revised to reference the Shoreline Management Act rather than the
4 Growth Management Act. Section 16.16.030 needs to be removed, as does any reference to Ordinance 930.
5 References to reasonable economic use should instead require a variance according to the SMP.
6

7 Review of the Shoreline Restoration Plan (SRP) began. Consultant Summe explained that the purpose of the
8 SRP is no-net loss of ecological functions and eventually result in improvement of ecological function. The
9 commissioners discussed page 3 of the SRP that references properties at the end of right-of ways that are not
10 used by the city. The commissioners discussed whether these properties are owned by the city. The Legacy
11 Project intends to address the issue as a part of their work. It was also noted that there are three of these
12 street end properties, not two as it indicates in the SRP. Modification of the language related to Tracy Owen
13 Park to make it clearer was discussed.
14

15 The commission discussed a revision on page 19, priority 7.2 to read, “parcels that may be in the public
16 domain.” The commissioners discussed the goals of WRIA 8 that are included in the SRP. Cmr. Herring
17 stated that she will provide Consultant Summe a copy of the SRP that includes the corrections of the typos.
18

19 Page 22 of the SRP contains a timeline reference that is for 2007 that needs to be updated. At the next
20 meeting, staff will provide a draft resolution that recommends adoption of the SMP by the City Council and
21 a revised version of the Sensitive Areas Ordinance that will be appended. Staff will also email the most
22 recent version of all documents. The commissioners asked if staff could create a schematic for the SMP that
23 represents all of the options. Staff will provide a users guide to the SMP at the next meeting.
24

25 **New Business:**

26 **Cottage Housing Letter**

27 Chair Foster and Cmr. Herring discussed a letter that may be sent to City Council regarding the cottage
28 housing demonstration ordinance. Cmr. Herring stated that the Planning Commission devoted a lot of time
29 and effort into the cottage housing demonstration ordinance and it is frustrating that the City Council did not
30 consider it thoroughly. Cmr. Herring stated further that this issue should be brought to the attention of the
31 City Council to encourage them to review it so it will be included in the City Council minutes.
32

33 Cmr. Shaffer stated that there is no reason not to ask the City Council about the issue. He also requested that
34 the term *ensure* be replaced with *mitigate*.
35

36 It was noted that the Planning Commission worked for two years to draft the cottage housing ordinance.
37

38 Chair Foster stated that he would not sign a letter that makes an impassioned plea and requested that the last
39 two paragraphs be revised. He stated that he would revise the letter to the City Council and present it at the
40 next meeting. The staff will provide the Chair Foster with a timeline regarding the Cottage Housing
41 Demonstration Ordinance.
42

43 **2008 Agenda**

44 Dir. Bennett administered a survey for all the commissioners as a group related the Planning Commission’s
45 agenda for 2008. Possible agenda items include; Shoreline Master Plan, Comprehensive Plan amendment
46 process, Propel Biofuels code amendment and Low Impact Development ordinances. He also explained that
47 there may be a broader push on housing from the Mayor.
48

49 **Adjournment: 9:10 PM**

50
51 Shana Restall, Associate Planner

52 APPROVED:
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54

Jeff Foster, Chair

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