

1 **Old Business:**

2 **Critical Areas Ordinance Update- Overview Presentation of LFPMC Chapter 16.16**

3 Mr. Greetham gave a presentation on a high-level overview of Critical Areas. Mr. Greetham shared a
4 list of resources for critical areas and critical area mapping including local and state websites. Mr.
5 Greetham also gave an overview of the 5 main categories of the critical areas including definitional
6 and development standards. Mr. Greetham and Mr. Hofman also answered questions from the
7 planning commissioners in regard to the presentation.
8

9 **Affordable Housing Purpose Statement and Objectives**

10 Chair Kleweno presented the subcommittee’s proposed goals, guiding questions, and evaluation
11 criteria for affordable housing. He also outlined three potential options, as follows, for how the
12 Planning Commission could structure its work going forward:
13

14 **Option 1:** Given the Comprehensive plan has been updated to reflect middle housing requirements,
15 we focus on removing unnecessary barriers to middle housing development in city code and explore
16 offering pre-designed plans.
17

18 **Option 2:** We focus on (1) and incentivize the building of middle housing within the current code
19 parameters. Address “small A” – not incentivize one over the other.
20

21 **Option 3:** We focus on (1)-(2) and allow additional middle housing to increase the supply of middle
22 housing above and beyond what the current code permits. Incentivize development. For example,
23 instead of allowing 3 structures, developer is incentivized to build 6 if they promise to meet certain
24 criteria (e.g., affordability). Potentially partner with a Land Trust organization involved in housing
25 projects.
26

27 The purpose of this discussion was to determine whether the Commission wished to focus primarily
28 on identifying and reducing code-based barriers to middle-housing development, or whether it also
29 wanted to proactively encourage middle housing by pursuing Option 1, and exploring strategies to
30 support and incentivize middle-housing development. Commissioners discussed the proposed
31 options and proposed edits, then voted on which direction should guide the Commission’s efforts.
32

33 After deliberation, the Commission voted 4–2 in favor of a revised Option 1, as follows:
34

35 Option 1: Given the Comprehensive plan has been updated to reflect middle housing requirements,
36 we focus on identifying and evaluating barriers to middle housing development in Lake Forest Park
37 city code.
38

39 **New Business:**

40 **Tribal Relations**

41 Vice Chair Kaje posed the question on how the city engages with tribes with issues such as code
42 updates. Vice Chair Kaje also volunteered to work with staff on suggestions on how to engage with
43 tribes on development and code issues.
44

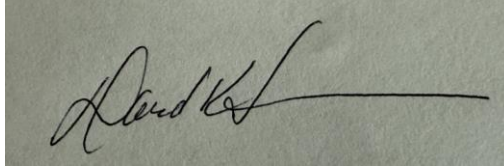
45 **Reports and Announcements:** No reports and announcements.
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47 **Agenda for Next Meeting:** Discussion on tribal relations and affordable housing.
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1 **Adjournment:** Cmr. Drew made a motion to adjourn the meeting, Vice Chair Kaje seconded, and
2 the motion was carried unanimously. Chair Kleweno adjourned at 9:08 PM.

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APPROVED:

A rectangular image showing a handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read 'David Kleweno'.

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David Kleweno, Planning Commission Chair