

City of Lake Forest Park – Planning Commission
Draft Special Meeting Minutes: April 4, 2024; 7:00-9:00pm
Hybrid Meeting Held in the Forest Room at City Hall and Virtually via Zoom

Planning Commissioners present: Cherie Finazzo, Meredith LaBonte, Lois Lee (via zoom), Chair Ashton McCartney, David Kleweno, and Vice Chair Janne Kaje

Staff and others present: Mark Hofman, Community Development Director; Nick Holland, Senior Planner; Sarah Phillips, Climate Committee Chair; Councilmember Bodi (via zoom), and Councilmember Furatani

Members of the Public present: Miriam Bertram

Planning Commissioners absent: Maddy Larson, Melissa Cranmer, and Sam Castic

Call to order: Chair McCartney called the meeting to order at 7:03 pm.

Land Acknowledgement: Cmr. Kaje read the land acknowledgement.

Approval of Agenda: Cmr. Finazzo made a motion to approve the agenda, Cmr. Kleweno seconded, and the motion to approve the agenda was carried unanimously.

Approval of Minutes: Cmr. Kaje made a motion to approve the March 12, 2024, special meeting minutes. Cmr. LaBonte seconded the motion.

Chair McCartney and Cmr. Kleweno suggested some minor edits.

All voted to approve the March 12, 2024, minutes as amended, and the motion was carried unanimously.

Meeting Dates: The next meeting is scheduled for April 9, 2024. Cmr. Kleweno and Cmr. Lee cannot attend.

Citizen Comments:

Climate Action Committee Chair Phillips said that the city of LFP has been committed to reducing greenhouse gases. She suggested ways that the Commission can adopt climate policy through the comprehensive plan update. She talked about the differences from the 2015 comprehensive plan for LFP. She talked about the climate action committee's plans to frame climate policy.

Cmr. Kleweno asked a clarifying question and Chair Phillips provided answers. Director Hofman provided information on updates and timing of receiving information for the comprehensive plan update.

Johnathon Lounds talked about middle housing and the potential for affordable housing in that category. He spoke about the Master Builder's Association efforts to assist LfP with those polices.

1 **City Council Liaison Report:**

2 Deputy Mayor Bodi provided updates from the City Council. She said the Council adopted the lake
3 front park master plan that was provided by the Parks Board. She said that grants were applied to
4 develop the site. She said that the sign code updates will be heard and considered by the Council.
5 She talked about the Council retreat that occurred during the previous week and the topics
6 discussed. She indicated a report from the retreat will be produced.
7

8 **Old Business:**

9 **2024 Comprehensive Plan Update**

10 ***Housing Element Discussion***
11

12 Chair McCartney led into the housing materials provided by SCJ Consulting. She talked about the
13 various policies and language being proposed. She asked the Commission for input. Cmr. Kaje said
14 that he analyzed the language proposed and Chair McCartney suggested discussing redlined and
15 proposed policy language. Cmr. Kleweno asked if the changes to the ADU code met the state's
16 mandates. Director Hofman provided answers to his questions.
17

18 The Commission discussed the options for density in single family zones. Cmr. Kaje suggested
19 allowances for more than two units per lot, with provisions for mitigating mass and style in those
20 circumstances. Cmr. LaBonte asked about the associated utilities and infrastructure that would be
21 needed to support increased density. Cmr. Lee asked why densities were limited to just specific
22 zones and Cmr. Kaje said that it was because those areas were approximate to transit options. Cmr.
23 Lee said she would prefer a cottage type development to a density structure that creates duplex style
24 buildings. Cmr. Kaje said that he could draft some alternative options for density to present at the
25 regular meeting.
26

27 Cmr. Kleweno suggested discussing the options on page 7 and 8 of the memorandum. Director
28 Hofman introduced another house bill which clarifies what can occur in critical areas. He said that
29 the policies and codes developed will need to account for the new legislation. Discussion continued
30 on how to integrate additional density into parcels with constrained critical areas.
31

32 Chair McCartney suggested reviewing the redlined language in the housing chapter. She asked the
33 Commission for comments on the drafted goals and policies of the housing chapter. Cmr. Kleweno
34 said that additional density in the form of cluster housing has been controversial in the past but
35 hopes that in the spirit of middle housing additional density could be accepted by the LFP
36 population. A discussion occurred about eliminating neighborhood character in LFP comprehensive
37 plan policies and the state's mandate for doing so. A discussion of equality occurred and Cmr. Kaje
38 and LaBonte provided their perspective on the goals and policies that support equality. Cmr.
39 LaBonte shared a story about her family that related to the equity issue. Cmr. Lee said that she
40 believes that kindness should be the guiding principle. Cmr. Kaje suggested asking the housing
41 consultant about the new policy on page 3.11.
42

43 Cmr. Kaje suggested vesting the King County Housing Authority property in the southern gateway
44 as an affordable housing site. Chair McCartney introduced the raw data that supports the goals and
45 policy language and asked if there are any questions about the data. Cmr. Kleweno suggested
46 publishing some of the housing data in the city newsletter, so that the public can observe the data
47 that supports the housing policies. Cmr. Lee said that residential zones dominate the city and
48 suggested that additional commercial zoning should be an option. Chair McCartney said that she

1 agreed with that strategy. Director Hofman suggested a comprehensive plan element to discuss the
2 issue. Cmr. Lee said that additional revenues could be obtained by additional businesses in the city.
3 Cmr. LaBonte suggested a strategy to attract businesses that would bring a tax base and revenue to
4 the city.

5
6 Cmr. Kleweno asked how middle housing increases diversity in the city. He talked about his
7 perspective and said he wonders how to address the issue. He provided some details about a
8 personal experience. Cmr. Kaje said that middle housing and economics can contribute to diversity
9 in LFP. He pointed to communities like Tukwila and White Center whose populations are very
10 diverse because of their housing and economic policies. Chair McCartney asked for input on the
11 challenging portions of the housing memo. Cmr. Kleweno said that policy H2.1 and the statement
12 of character. He said that environmental preservation is important to citizens of LFP. Cmr. Kaje
13 said that the notion of neighborhood character is white and elitist and that is why the state is trying
14 to eliminate it from planning policy documents. Cmr. Lee suggested using the terms 'artistic' and
15 'creative' for describing neighborhood areas. Cmr. LaBonte said that private and community spaces
16 should not be distinguished between, she believes that private spaces and community spaces both
17 have an equal importance. Cmr. Kaje said that the concept of private spaces may need to be in a
18 different location of the comprehensive plan.

19
20 The Commission agreed to inform Leeland Consulting about all the questions surrounding housing
21 as well as all the suggestions discussed in tonight's meeting. Director Hofman introduced materials
22 from recent housing bills and informed the Commission of some clarifications in the house bill for
23 tier three cities, which is LFPs classification.

24 25 **New Business:**

26 **Formation of a Climate Policy Advisory Team**

27 Director Hofman introduced the topic. He said that the grant for climate element and
28 comprehensive plan update requires that a climate advisory team be created. He said the Planning
29 Commission must be involved in the process because of their recommendations in the
30 comprehensive plan update. Director Hofman suggested having volunteers for the climate advisory
31 team. He said the participation in the team might consist of three planning commissioners, three
32 climate action committee members, a tree board member, and two citizens. Cmr. Lee asked what the
33 burden for staff would be and Director Hofman said that a consultant can staff the advisory team.
34 Cmr. Kaje said that he could potentially volunteer, if he could get additional information on meeting
35 frequency and the realities of the commitment. Cmr. Lee said that the team is a great way to bring
36 each group together. Cmr. LaBonte and Chair McCartney agreed with the strategy but indicated that
37 they cannot participate as volunteers.

38 39 **Reports and Announcements:**

40 None.

41 42 **Citizen Comment:**

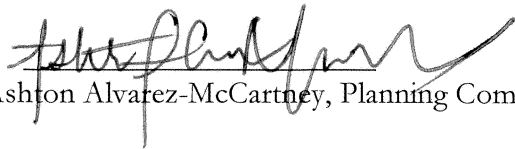
43 None.

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45 **Agenda for Next Meeting:** Additional discussion on comprehensive plan amendments.
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1 **Adjournment:**

2 Cmr. LaBonte made a motion to adjourn the meeting, Cmr. Kaje seconded, and the motion was
3 carried unanimously. The meeting was adjourned at 9:01 pm.
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6 APPROVED:

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8 Ashton Alvarez-McCartney, Planning Commission Chair
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