



CITY OF LAKE FOREST PARK PLANNING COMMISSION MEETING

Tuesday, May 09, 2023 at 7:00 PM

Meeting Location: In Person and Virtual / Zoom

17425 Ballinger Way NE Lake Forest Park, WA 98155

INSTRUCTIONS FOR PARTICIPATING IN THIS MEETING VIRTUALLY:

Join Zoom Webinar: <https://us06web.zoom.us/j/87464653408>

Call into Webinar: 253-215-8782 | Webinar ID: 874 6465 3408

The Planning Commission is providing opportunities for public comment by submitting a written comment or by joining the meeting webinar (via computer or phone) or in person to provide oral public comment.

HOW TO PARTICIPATE WITH ORAL COMMENTS:

If you are attending the meeting in person, there is a sign-in sheet located near the entrance to the room. Fill out the form and the presiding officer will call your name at the appropriate time. Oral comments are limited to 3:00 minutes per speaker.

If you are attending the meeting via Zoom, in order to address the Commission during the Public Comment section of the agenda, please use the “raise hand” feature at the bottom of the screen. Oral comments are limited to 3:00 minutes per speaker. Individuals wishing to speak to agenda items will be called to speak first in the order they have signed up. The meeting host will call your name and allow you to speak. Please state your name and whether you are a resident of Lake Forest Park. The meeting is being recorded.

HOW TO SUBMIT WRITTEN COMMENTS:

<https://www.cityoflfp.gov/617/Hybrid-Planning-Commission-Meetings> (use CTRL+CLICK to open this link)

Written comments for public hearings will be submitted to Planning Commission if received by 5:00 p.m. on the date of the meeting; otherwise, they will be provided to the Planning Commission the next day. Because the City has implemented oral comments, written comments are no longer being read under Citizen Comments.

For up-to-date information on agendas, please visit the City’s website at www.cityoflfp.gov

AGENDA

- 1. CALL TO ORDER: 7:00 P.M. (confirm recording start)**
- 2. PLANNING COMMISSION'S LAND ACKNOWLEDGMENT**

We'd like to acknowledge we are on the traditional land of a rich and diverse group of Native Peoples who have called this area home for more than 10,000 years. We honor, with gratitude, the land itself and the descendants of these Native Peoples who are still here today. In doing this we aim to illuminate the longer history of this land we call home, our relationship to this history, and the heritage of those peoples whose ancestors lived here before the European-American immigration that began in the 1800s.

- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MEETING MINUTES**

A. Approval of March 14, 2023 Meeting Minutes

- 5. MEETING DATES**
- 6. CITIZEN COMMENTS**

*The Planning Commission accepts oral and written citizen comments during its regular meetings. Written comments are no longer being read during the meeting. Instructions for how to make oral Citizen Comments are available here <https://www.cityoflfp.com/617/Hybrid-Planning-Commission-Meetings>. **Comments are limited to three (3) minutes.***

- 7. REPORT FROM CITY COUNCIL LIAISON**
- 8. OLD BUSINESS**

A. Comprehensive Plan Update

- i. Update on Housing Legislation that passed in 2023 Legislative Session
- ii. Consultant selection process update

- 9. NEW BUSINESS**
- 10. REPORTS AND ANNOUNCEMENTS**
- 11. ADDITIONAL CITIZEN COMMENTS**
- 12. AGENDA FOR NEXT MEETING**
- 13. ADJOURN**

Any person requiring a disability accommodation should contact city hall at 206-368-5440 by 4:00 p.m. on the day of the meeting for more information.

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City of Lake Forest Park - Planning Commission
Draft Regular Meeting Minutes: March 14, 2023
In-person and Zoom Hybrid Meeting

Planning Commissioners present: Chair Maddy Larson, Cherie Finazzo, Meredith LaBonte (virtual); Melissa Cranmer (virtual), Walter Hicks (virtual); David Kleweno (arrived 7:48).

Staff and others present: Steve Bennett, Planning Director; Nick Holland, Senior Planner; Councilmember Lorri Bodi

Members of the Public: Michael Troyer (Homestead Community Land Trust); Katheleen Hosfeld (Homestead Community Land Trust); Sally Yamasaki; Donna Hawkey; Gary Hawkey; Sam Castic

Planning Commissioners absent: Vice Chair Ashton McCartney; Lois Lee

Call to order: Chair Larson called the meeting to order at 7:03 pm. She welcomed the newly confirmed Planning Commissioner, Cherie Finazzo. Cmr. Finazzo introduced herself and provide some information about her background.

Chair Larson also introduced Sam Castic, who will be soon confirmed as a new Planning Commissioner.

Land Acknowledgement: Cmr. Finazzo read the land acknowledgement.

Approval of Agenda

Cmr. Hicks made a motion to approve the agenda, Cmr. Finazzo seconded, and the motion to approve the agenda carried unanimously.

Presentations

Homestead Community Land Trust Presentation

Chair Larson introduced Michael Troyer who spoke about the need for housing options in LFP. He introduced Katheleen Hosfeld from the Homestead Community Land Trust.

Katheleen Hosfeld from the Homestead Community Land Trust provided a presentation on a variety of affordable housing concepts. The presentation is available for review and can be accessed via the Planning Commission meeting packet for this date ([Agendas/Minutes | Lake Forest Park Washington Meetings \(municodemeetings.com\)](#))

Ms. Hosfeld explained that the board for the organization is made up of potential participants in the program and that the project sites are governed by participants. Ms. Hosfeld explained that the origin of the land trust comes from the experience of Black Americans in the South who were evicted from leased land when they registered to vote. Ms. Hosfeld explained that the reason for the organization was to provide options when housing prices become higher than incomes and provide options for when income increases are not commensurate with market home price increases. Ms. Hosfeld said that the Homestead organization builds homes and prices them much lower than market value. She added that some of the tools that are used to establish affordable homeownership are down payment assistance and the control of the home price. She emphasized that this type of ownership model leads to permanent affordability. Ms. Hosfeld explained that the structure and rules for the project are recorded on the property's title and that the price of the home controlled by the trust organization. She stated that a 1.5% maximum profit per year is allowed as defined by the trust rules. She also stated that most of the trust's projects aim to exceed environmental standards when

1 constructing projects and that a core belief of the trust is climate sustainability. Ms. Hosfeld went on to
 2 explain some potential policy changes local governments can enact to support a trust project.
 3

4 Councilmember Bodi said that she appreciated the presentation because it explained how affordability can be
 5 achieved. She asked how complex management of the program can be and asked Ms. Hosfeld how they
 6 handle the growth. Ms. Hosfeld responded that having sufficient staff is key to managing the program. Chair
 7 Larson asked how a city program could be developed under an ideal type of housing project. Ms. Hosfeld
 8 responded and said that it is mostly opportunity, community input along with what is available on the market
 9 that drives the type of projects that are constructed. Chair Larson said that cottage style housing would be an
 10 ideal layout for LFP. General discussion continued on affordable homeownership topics and potential
 11 projects in LFP.
 12

13 Chair Larson thanked Ms. Hosfeld for her presentation and said that this is a topic that needs to be
 14 publicized. Sally Yamasaki asked if the city can provide land for a housing project of this type. Director
 15 Bennett responded and indicated that the City Council would need to provide the endorsement for such a
 16 project. Councilmember Bodi suggested that the Planning Commission could recommend changes in the
 17 housing chapter of the comprehensive plan to support this type of affordable housing. Chair Larson said that
 18 planning a specific housing project on a specific site would be a better mechanism and use of the Planning
 19 Commission's time rather than recommending changes to the city's regulations. Cmr. Kleweno asked Ms.
 20 Hosfeld why they want to construct a project in LFP. Ms. Hosfeld responded and said that affordability
 21 should be a component of every community and city.
 22

23 Councilmember Bodi asked Director Bennett his opinion of the presentation. Director Bennett responded
 24 that he would recommend that the Homestead Trust take a look at the housing chapter of the comprehensive
 25 plan to determine what housing policies could be amended or added to better support their program.
 26

27 **Approval of Meeting Minutes**

28 Cmr. Cranmer made a motion to approve the February 7, 2023 meeting minutes as presented; Cmr. Kleweno
 29 seconded. All voted to approve the February 7, 2023 minutes and the motion carried unanimously.
 30

31 **Meeting Dates:**

32 The next regular meeting is scheduled for April 11, 2023.
 33

34 **Citizen Comment**

35 None.
 36

37 **Report from City Council Liaison**

38 Councilmember Bodi said the Council is discussing the RUE code recommendations. She said the Council is
 39 interested in what was recommend and that they could make some changes. She said that some of the
 40 Council's questions were the same as what was discussed at the Commission level. She indicated that a
 41 smaller unit size could be put into code for RUE cases. Councilmember Bodi talked about the City's state and
 42 federal lobbyist who will advocate for city interests in the current state legislature session, specifically with the
 43 housing bills that are being considered. She talked about the bills that would support transit oriented
 44 development. Discussion continued on state housing legislation and LFPs position on the current state bills.
 45 Councilmember Bodi mentioned that Sound Transit is holding an open house on March 15th regarding the
 46 ST3 project.
 47

48 **Old Business**

49 **Comprehensive Plan Update**

- 50 i. **Reports from Commissioners on outreach to other City Advisory Boards**

Each Commissioner reminded the Chair of the committees they were going to connect with. Cmr. Finazzo was assigned to attend the tree board meeting. Cmr. Finazzo asked about the city’s accessory dwelling unit (ADU) regulations and if the city had considered amending them. Councilmember Bodi responded that revisions to the ADU code were adopted in early 2022.

ii. Consultant selection process

Director Bennett said that the consultant selection process is on schedule for a late March or early April start.

New Business

None.

Reports and Announcements

Tabled because of time.

Additional Citizen Comments:

None.

Agenda for Next Meeting:

Comprehensive Plan updates.

Adjournment:

Cmr. Finazzo made a motion to adjourn the meeting, Cmr. Kleweno seconded, and the motion carried unanimously. The meeting was adjourned at 9:04 pm.

APPROVED:

Maddy Larson, Planning Commission Chair

House Bill 1110 Overview

Tiers

Tier 1 - Cities $> 75,000$: Fourplexes Everywhere; Sixplexes $< \frac{1}{4}$ -Mile Of Major Transit Stop Or If Two Units Are Affordable

Tier 2 - $25,000 < \text{Cities} < 75,000$: Duplexes Everywhere; Fourplexes $< \frac{1}{4}$ -Mile Of Major Transit Stop Or If One Unit Is Affordable

Tier 3 - Cities $< 25,000$ And In UGA Contiguous With The Largest City In County $> 275,000$: Duplexes Everywhere

Alternative Compliance Path

75 percent of lots must allow required densities, with limitations:

The excluded 25 percent must include all environmentally critical areas, and all areas delaying the bill's implementation based on displacement risk or lack of infrastructure

The excluded 25 percent may not include any areas that had historic exclusionary covenants, or areas where retention of existing zoning would exacerbate racially disparate impacts

Other Provisions

Lifts parking mandates < ½-mile of major transit stop

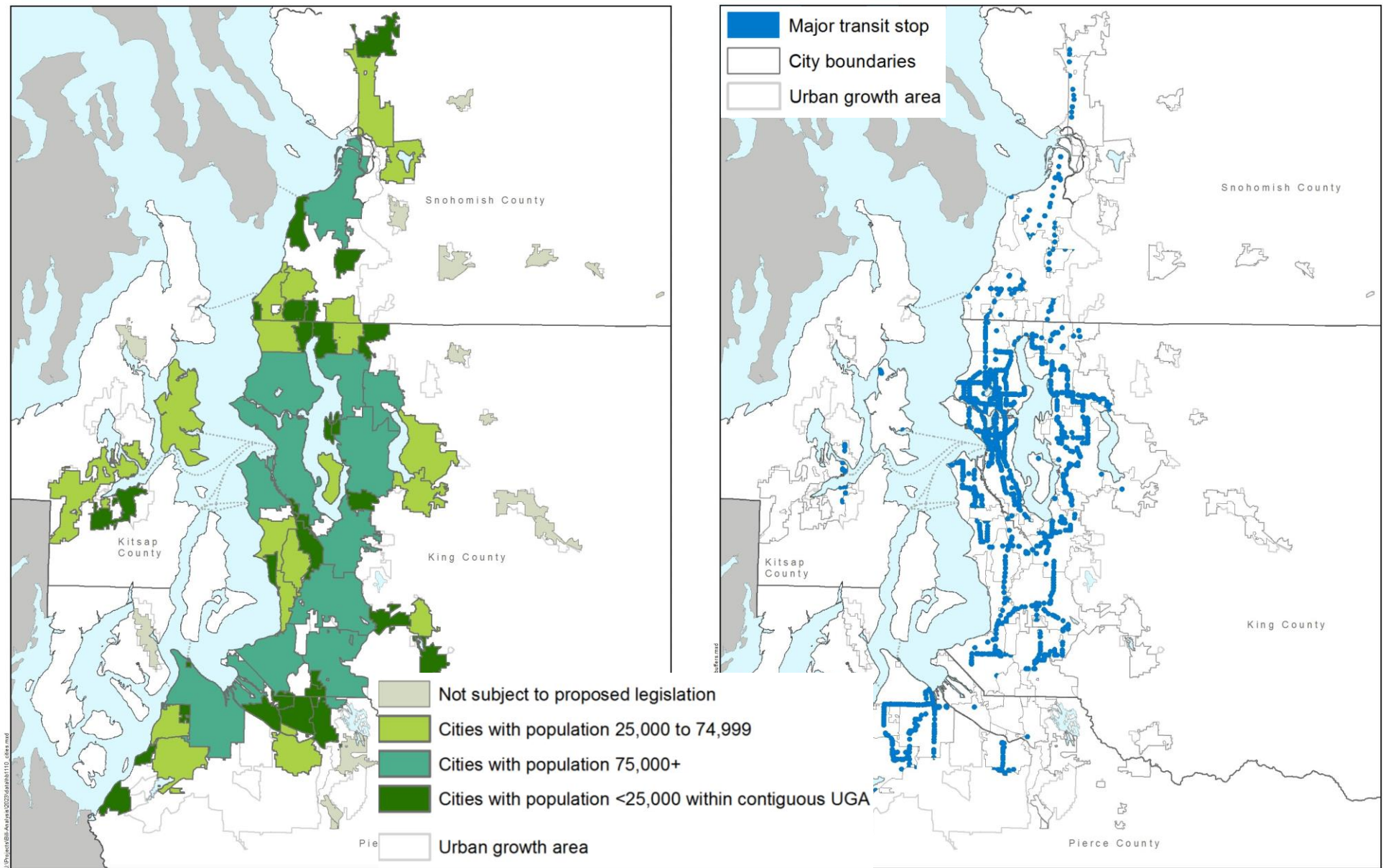
Caps parking mandates at one space per unit on lots < 6,000 sq.ft.

“Major transit stop” is defined as light rail, commuter rail, and bus rapid transit

New units must be affordable for 50 years to 60% of area median income for rental, and 80% of AMI for ownership

Cities subject to proposed legislation

Areas subject to bill's additional TOD requirements



Stanwood, Darrington, Skykomish and Eatonville (not pictured) are not subject to the legislation

Determine which parcels are more likely to develop or redevelop

- Apply development propensity criteria → Land value > Improvement value AND Built sqft < 1,400
- Specify which parcels are within or outside a major transit stop area

Parcels subject to proposed legislation, filtered by developable land area (2,000+ sqft) and current use (vacant or 1 DU)

573,000



Land value > Improvement value AND Built sqft < 1,400

105,000



Within major transit stop area

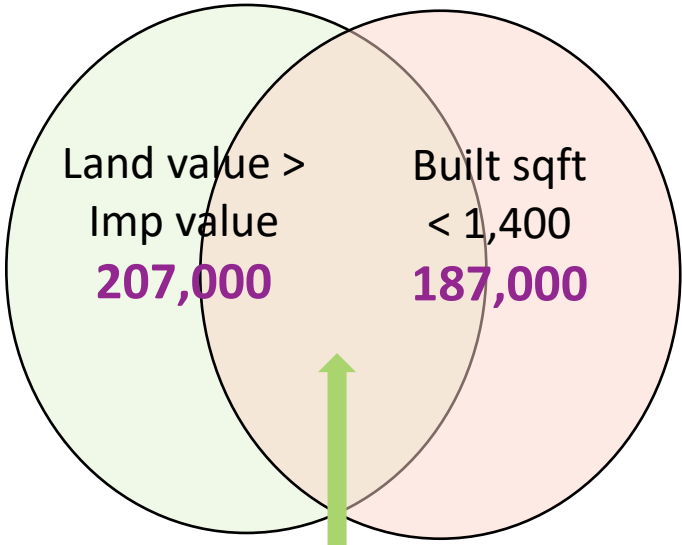
22,000



Outside major transit stop area

83,000

Development Propensity Criteria



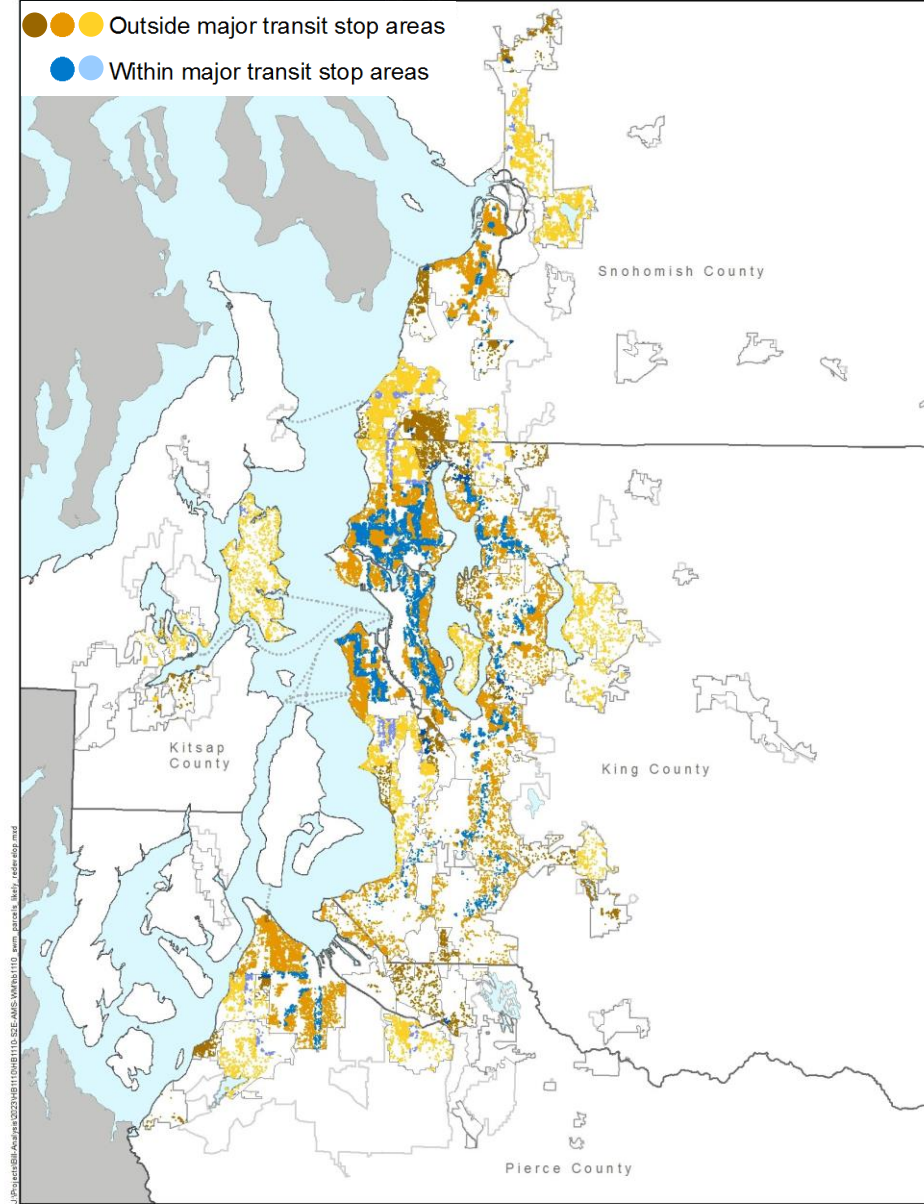
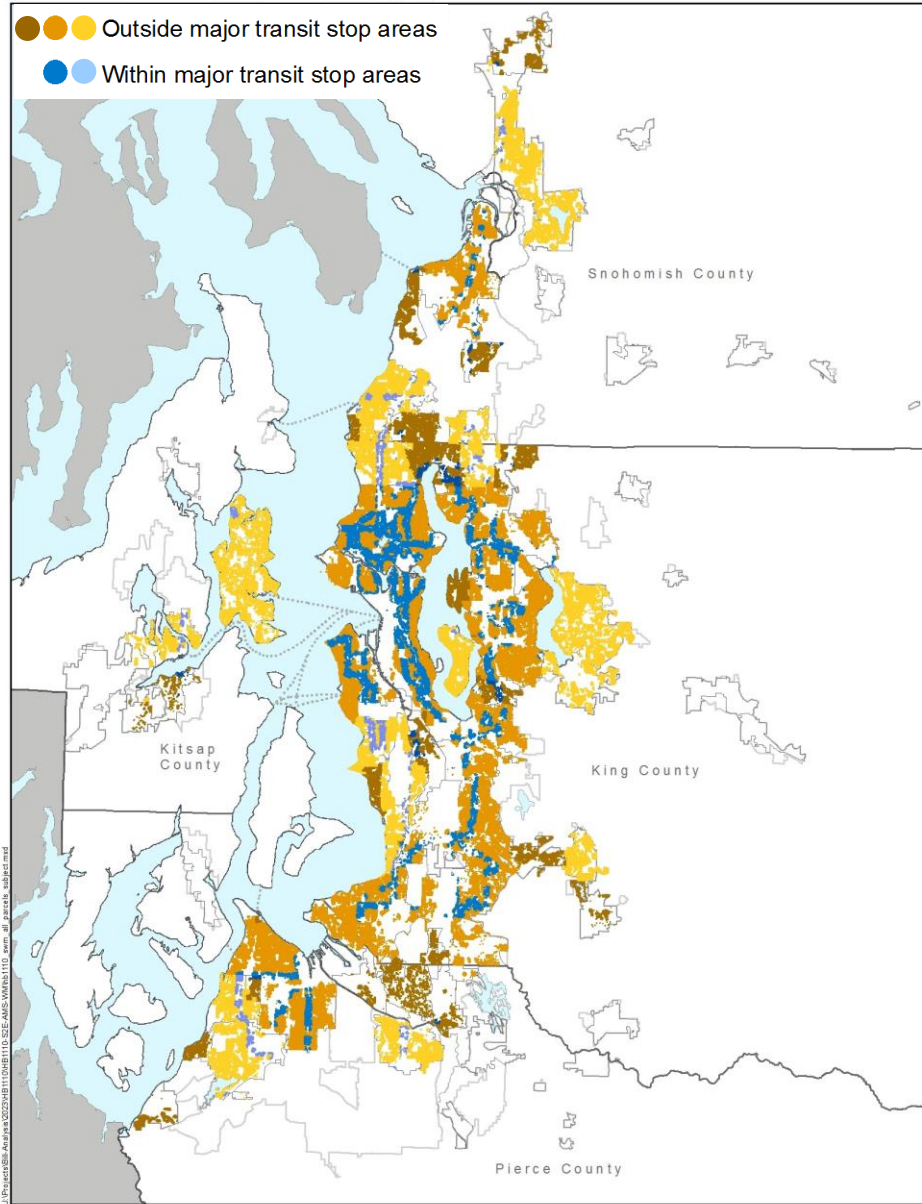
Both Value and Size criteria met → parcels more likely to develop or redevelop

105,000

Parcels subject to proposed legislation

Parcels more likely to develop or redevelop

Section 8, Item A.



Note: The relatively simple indicators used to identify parcels with a greater propensity to develop or redevelop may under-capture parcels with larger units in stronger markets that are reasonable candidates for redevelopment and over-capture parcels with lower improvement values in weaker markets.

CONSULTANT SELECTION TIMELINE:

- RFQ released: May 10, 2023
- Consultant questions due: May 22, 2023
- Responses to consultant questions: On or before May 26, 2023
- Statements of Qualification due to City Hall: June 5, 2023, by 4:00 pm
- Interview with Selection Committee: Week of June 12-16, 2023
- Project Completion: December 2024