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3 **City of Lake Forest Park - Planning Commission**
4 **Draft Special Meeting Minutes: April 4, 2024**
5 **In-person and Zoom Hybrid Meeting**
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7 **Planning Commissioners present:** Cherie Finazzo; Meredith LaBonte; Lois Lee (via zoom), Chair Ashton
8 McCartney; David Kleweno; Vice Chair Janne Kaje
9

10 **Staff and others present:** Mark Hofman, Community Development Director, Nick Holland, Senior Planner;
11 Sarah Phillips, Climate Committee Chair; Councilmember Bodi (via zoom), Councilmember Furatani
12

13 **Members of the Public:** Miriam Bertram;
14

15 **Planning Commissioners absent:** Maddy Larson, Melissa Cranmer; Sam Castic
16

17 **Call to order:** Chair McCartney called the meeting to order at 7:03 pm.
18

19 **Land Acknowledgement:** Cmr. Kaje read the land acknowledgement.
20

21 **Approval of Agenda**

22 Cmr. Finazzo made a motion to approve the agenda, Cmr. Kleweno seconded, and the motion to approve
23 the agenda was carried unanimously.
24

25 **Approval of Meeting Minutes**

26 Cmr. Kaje made a motion to approve the March 12, 2024, special meeting minutes. Cmr. LaBonte seconded
27 the motion.
28

29 Chair McCartney and Cmr. Kleweno suggested some minor edits.
30

31 All voted to approve the March 12, 2024, minutes as amended, and the motion was carried unanimously.
32

33 **Meeting Dates:**

34 The next meeting is scheduled for April 9, 2024. Cmr. Kleweno and Cmr. Lee cannot attend.
35

36 **Citizen Comments**

37 Climate Action Committee Chair Phillips said that the city of LFP has been committed to reducing
38 greenhouse gases. She suggested ways that the Commission can adopt climate policy through the
39 comprehensive plan update. She talked about the differences from the 2015 comprehensive plan for LFP.
40 She talked about the climate action committee's plans to frame climate policy.
41

42 Cmr. Kleweno asked a clarifying question and Chair Phillips provided answers. Director Hofman provided
43 information on updates and timing of receiving information for the comprehensive plan update.
44

45 Johnathon Lounds talked about middle housing and the potential for affordable housing in that category. He
46 spoke about the Master Builder's Association efforts to assist LfP with those polices.
47

48 **City Council Liaison Report**

49 Deputy Mayor Bodi provided updates from the City Council. She said the Council adopted the lake front
50 park master plan that was provided by the Parks Board. She said that grants were applied to develop the site.
51 She said that the sign code updates will be heard and considered by the Council. She talked about the

1 Council retreat that occurred during the previous week and the topics discussed. She indicated a report from
2 the retreat will be produced.

3
4 **Old Business**

5 **Comprehensive Plan Update**

6 *Housing Element Discussion*

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

12
13 The Commission discussed the options for density in single family zones. Cmr. Kaje suggested allowances
14 for more than two units per lot, with provisions for mitigating mass and style in those circumstances. Cmr.
15 LaBonte asked about the associated utilities and infrastructure that would be needed to support increased
16 density. Cmr. Lee asked why densities were limited to just specific zones and Cmr. Kaje said that it was
17 because those areas were approximate to transit options. Cmr. Lee said she would prefer a cottage type
18 development to a density structure that creates duplex style buildings. Cmr. Kaje said that he could draft
19 some alternative options for density to present at the regular meeting.

20
21 Cmr. Kleweno suggested discussing the options on page 7 and 8 of the memorandum. Director Hofman
22 introduced another house bill which clarifies what can occur in critical areas. He said that the policies and
23 codes developed will need to account for the new legislation. Discussion continued on how to integrate
24 additional density into parcels with constrained critical areas.

25
26 Chair McCartney suggested reviewing the redlined language in the housing chapter. She asked the
27 Commission for comments on the drafted goals and policies of the housing chapter. Cmr. Kleweno said that
28 additional density in the form of cluster housing has been controversial in the past but hopes that in the spirit
29 of middle housing additional density could be accepted by the LFP population. A discussion occurred about
30 eliminating neighborhood character in LFP comprehensive plan policies and the state's mandate for doing so.
31 A discussion of equality occurred and Cmr. Kaje and LaBonte provided their perspective on the goals and
32 policies that support equality. Cmr. LaBonte shared a story about her family that related to the equity issue.
33 Cmr. Lee said that she believes that kindness should be the guiding principle. Cmr. Kaje suggested asking the
34 housing consultant about the new policy on page 3.11.

35
36 Cmr. Kaje suggested vesting the King County Housing Authority property in the southern gateway as an
37 affordable housing site. Chair McCartney introduced the raw data that supports the goals and policy language
38 and asked if there are any questions about the data. Cmr. Kleweno suggested publishing some of the housing
39 data in the city newsletter, so that the public can observe the data that supports the housing policies. Cmr.
40 Lee said that residential zones dominate the city and suggested that additional commercial zoning should be
41 an option. Chair McCartney said that she agreed with that strategy. Director Hofman suggested a
42 comprehensive plan element to discuss the issue. Cmr. Lee said that additional revenues could be obtained
43 by additional businesses in the city. Cmr. LaBonte suggested a strategy to attract businesses that would bring
44 a tax base and revenue to the city.

45
46 Cmr. Kleweno asked how middle housing increases diversity in the city. He talked about his perspective and
47 said he wonders how to address the issue. He provided some details about a personal experience. Cmr. Kaje
48 said that middle housing and economics can contribute to diversity in LFP. He pointed to communities like
49 Tukwila and White Center whose populations are very diverse because of their housing and economic
50 policies. Chair McCartney asked for input on the challenging portions of the housing memo. Cmr. Kleweno
51 said that policy H2.1 and the statement of character. He said that environmental preservation is important to
52 citizens of LFP. Cmr. Kaje said that the notion of neighborhood character is white and elitest and that is why

1 the state is trying to eliminate it from planning policy documents. Cmr. Lee suggested using the terms
2 'artistic' and 'creative' for describing neighborhood areas. Cmr. LaBonte said that private and community
3 spaces should not be distinguished between, she believes that private spaces and community spaces both have
4 an equal importance. Cmr. Kaje said that the concept of private spaces may need to be in a different location
5 of the comprehensive plan.
6

7 Cmr. LaBonte said that affordable housing should be open to any income bracket and race should not be
8 considered as a criterion. The Commission agreed to inform Leeland Consulting about all the questions
9 surrounding housing as well as all the suggestions discussed in tonight's meeting. Director Hofman
10 introduced materials from recent housing bills and informed the Commission of some clarifications in the
11 house bill for tier three cities, which is LFPs classification.
12

13 **New Business**

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

15 Director Hofman introduced the topic. He provided a background on the subject and how the directive
16 from the City Council came. He said that the grant for climate element and comprehensive plan update
17 requires that a climate advisory team be created. He said the Planning Commission must be involved in the
18 process because of their recommendations in the comprehensive plan update. Director Hofman suggested
19 having volunteers for the climate advisory team. He said the participation in the team might consist of three
20 planning commissioners, three climate action committee members, a tree board member, and two citizens.
21 Cmr. Lee asked what the burden for staff would be and Director Hofman said that a consultant can staff the
22 advisory team. Cmr. Kaje said that he could potentially volunteer, if he could get additional information on
23 meeting frequency and the realities of the commitment. Cmr. Lee said that the team is a great way to bring
24 each group together. Cmr. LaBonte and Chair McCartney agreed with the strategy but indicated that they
25 cannot participate as volunteers.
26

27 **Reports and Announcements**

28 None.
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30 **Citizen Comments:**

31 None.

32 **Agenda for Next Meeting:**

33 Additional discussion on comprehensive plan amendments.
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35 **Adjournment:**

36 Cmr. LaBonte made a motion to adjourn the meeting, Cmr. Kaje seconded, and the motion was carried
37 unanimously. The meeting was adjourned at 9:01 pm.
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39 APPROVED:
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42 _____
43 Ashton McCartney, Planning Commission Chair
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