

**City of Kenmore
Planning Commission Meeting
January 29, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Mike Mulcare – Vice Chair
Carol Baker
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Bridgit Baker, Admin. Assistant
Amy Summe, Shannon & Wilson

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. CITIZEN COMMENTS

Dominic Andrilla, 18549 60th Ave NE, Kenmore, WA. He is excited for the changes taking place, however, he did not see in the recommendations the specifics for the tie-breaker as to when and why this clause would come into effect. Additionally, when the City would deem a report to be insufficient and would require a review from a third party Geotech. Two important reasons for these specifications are it limits the homeowner's risk and it allows the homeowner to hold the Geotech accountable.

3. AGENDA ITEMS

Lauri Anderson identified what Staff felt were the most important changes and recommendations; updating mitigation banking provisions (pg 2 #3), only public agencies should be an exception to the rule (pg 4 #5), new buffers for Swamp Creek Commercial (pg 5 #7), state law that provides relief for some properties (pg 5 #10), items relating to over water structures (pg 9 #14-16), who can prepare a landscape plan in shoreline areas and outdoor storage (pg 10 #19 & 20) and walkway lifts and buffers on the Sammamish River (pg 14 -15). The Planning Commission agreed to discuss the recommendations by exception.

Lauri Anderson also addressed Mr. Andrilla's comment and replied that the City tries to recover the cost of having professionals review the material if that is required when the City feels that the original material submitted is deficient.

The Planning Commission agreed to the need to make the priorities and hierarchy clear for in lieu fee vs mitigation bank vs mitigation onsite. The first preference is always onsite mitigation in the city. Then the next choice would be in lieu fee followed by mitigation bank. Additionally, the Planning Commission agreed for the need of some other language for "neat and orderly" as it pertains to outdoor storage.

Commissioner Baker motioned to cancel the February 5, 2019 meeting which was seconded by Commissioner Vanderlinde. The motion passed 7-0 with no abstentions. The regularly scheduled meeting for February 19, 2019 has already been cancelled and rescheduled for February 26, 2019. It was also determined that there would be a quorum for the March 26, 2019 meeting.

Lauri Anderson relayed the items on the finalized docket that the City Council approved. The approved docket items are as follows: Complete Shoreline Master Plan and Critical Areas, Parks Plan, ADUs and incentives for office space. Additionally, there is an alternative docket item which is to amend the Capital Facilities Plan.

4. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:01 p.m.



Planning Commission

Approved by Planning Commission on: _____

Feb. 26, 2019