

**City of Kenmore
Planning Commission Meeting
February 26, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Mike Mulcare, Vice Chair
Suzanne Greathouse
Nathan Loutsis
Dennis Olson

Consultants & Staff

Debbie Bent, Community Development Director
Bridgit Baker, Admin. Assistant
Lisa Grueter, Berk
Dave Cline, Shannon & Wilson
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

No citizens rendered comments.

3. APPROVAL OF MINUTES

Commissioner Greathouse motioned to approve the January 15, 2019 minutes which was seconded by Commissioner Loutsis. The motion passed 5-0 with no abstentions. Commissioner Greathouse motioned to approve the January 29, 2019 minutes which was seconded by Commissioner Loutsis. The motion passed 5-0 with no abstentions

4. AGENDA ITEMS

Debbie Bent presented the final set of changes to the Critical Areas and Shoreline Master Program Amendments. Debbie noted that the most significant change was the development of a new shoreline code section: Commercial and Light Manufacturing Uses. Staff will follow-up on the Commission's question of where the boundary is between the Sammamish River and Lake Washington.

Debbie Bent noted that the second set of changes relate to the newly revised section on flood hazard areas. The Federal Emergency Management Agency (FEMA) has reviewed the changes for consistency with their flood insurance program and staff has responded to their suggestions. It is important that Kenmore's regulations reflect FEMA requirements so that property owners in areas of flooding can

participate in the federal National Flood Insurance Program. Dave Cline gave an overview of the changes. Staff will follow-up on the Commission's suggestion to include an illustration showing the components of the floodplain.

Debbie Bent noted that the third set of amendments contain the revised code sections addressing the Public Agency Utility Exception (PAUE). Using suggestions from the Department of Commerce, staff is recommending that only expansions of existing public agency facilities along with new or expanded utility or transportation projects be eligible for consideration using the PAUE process. New public agency projects would be considered through the variance or reasonable use exception processes. The Commission concurred with the approach but asked staff to refine the definition of utility and the description and application of the different processes.

Debbie Bent stated that Staff will bring back any recommendations and/or answers to questions on March 5, 2019 Planning Commission Meeting. The Public Hearing is slated for March 26, 2019. After March 26th, the Planning Commission will be reviewing any comments from the Public Hearing and will work on the recommendations to be presented to the City Council at a Joint Meeting. The Planning Short Course will be held on March 19, 2019.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 7:56 p.m.

 vice-chair
Planning Commission

Approved by Planning Commission on: March 5, 2019