City of Kenmore
Planning Commission Meeting
March 1, 2022 @ 7:00 p.m.

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Dwight Thompson, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Christiana Matthews
Mariel Torres Mehdipour
Derek Wycoff

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Thompson at 7:02 p.m.

2. PUBLIC COMMENTS

Stacey Valenzuela shared a comment about affordable housing and wanting the leaders in Kenmore to support building affordable housing.

Josh Kurcinka shared comments about the updated housing element document and the need for more affordable housing in Kenmore.

3. APPROVAL OF MINUTES

The February 15, 2022, Planning Commission Meeting Minutes – Chair Thompson asked that the TOD panelists' names and organizations be added to the body of the minutes. The minutes were adopted as amended by unanimous consent.

4. AGENDA ITEMS

- TOD Panel Debriefing

Staff gave a summary of comments made by panelists at the 3/1/22 meeting and asked for feedback from the Planning Commissioners on the comments. Comments were made on Kenmore's Market Readiness, Challenges to Kenmore TOD, and Parking as described in the staff memo. Commissioners then gave staff their suggestions. Staff also asked Commissioners to identify which policy options should be considered moving forward. Commissioners had concerns and questions on the following: waiving parking requirements, setback requirements and allowable adjustments to setbacks, objectives of the TOD and types of development, TOD AMI requirements, flexibility to transfer affordable housing offsite, MFTE and penalties for developers who reneged on agreements, building height and the high-water table, density using FAR, expedited review, design standards, and open space.

- Housing and Land Use Element Background text amendments

Commissioners reviewed the revised Housing Element background information and gave feedback to staff. Some of the feedback included comments and questions on the need to have an ongoing and viable financial structure within the city, information on the environment, the housing target and clarification of the growth target, and the future redevelopment of mobile home parks policy.

Commissioners reviewed the revised Land Use Element background and provided feedback to staff. Questions were raised on the countywide growth center boundary on the Kenmore Land Use Plan Map. Commissioners asked to review two different approaches to the Land Use Map. Staff will come back with options for Commissioners to review at the next meeting.

- Capital Facilities Element amendments

Commissioners reviewed the completed Capital Facilities Element. A motion was made by Commissioner Banaszynski and seconded by Chair Thompson to allow staff to make an addition to the paragraph discussing Vision 2050 regarding environmental concerns. A motion was made by Commissioner Wycoff and seconded by Commissioner Vanderlinde to pass the revised Capital Facilities Amendment to Public Hearing. The motion passed by unanimous consent.

Staff gave an overview of what will be happening at the next meeting. Commissioners asked if staff could send out a link to the recording of Karen

Parolek's presentation. Chair Thompson moved to excuse Commissioner Loutsis from the meeting. There were no objections.

8. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:04 p.m.

_____
Planning Commission
Approved by Planning Commission on: _____