

**City of Kenmore
Planning Commission Meeting Minutes
March 5, 2024 @ 7:00 PM**

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

Dwight Thompson, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
David Dorrian
Saad Qadri
Chris Olson
Derek Wyckoff

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Shannon Tipple-Leen, Planning Commission Clerk
Michelle Kang, Co-Clerk (virtual)

1. CALL TO ORDER

The meeting was called to order by Chair Thompson at 7:00 PM.

2. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC COMMENT

There was no Public Comment.

5. CONSENT AGENDA

The minutes from February 6th were unanimously approved.
There were no Commissioner excusals.

6. AGENDA

Northshore School District Comprehensive Plan Amendment and Rezone.

Todd Hall provided a presentation on the rezone as information. The purpose before the Planning Commission is to move the rezone to Public Hearing.

Commissioner Olson recused himself from discussion with a possible conflict of interest.

Questions/Comments:

What is the purpose of the rezone?

- Staff answer: Possible temporary classrooms during construction and/or parking. The project application has yet to be submitted and there are still ongoing discussions about the site's intended purpose.

Does the school district already own it?

- Staff answer: Yes, they own it. The property was purchased in 2023.

How long is the construction project?

- Answer: The Director of Capital Projects for Northshore School District, William Tribble answered. The overall construction project is a rebuild of the entire school over a ten-year period beginning in 2025. The first phase will be 3 years.

I have always wondered why it wasn't part of the campus.

I can't find any objections to this rezone. Can you describe the topography including any critical areas?

- District answer: We haven't found any critical areas. There is a slope that will require grading and a retaining wall.

Are there any comments or feedback from the neighborhood?

- Staff answer: Yesterday, March 4, a notice of application was issued. That will run its course for Public Comment. A SEPA determination was also issued.

There was concern that a SEPA review wasn't complete before this came forward.

- Staff answer: Because this is regarding a change in the designation of the property from a single-family zone to a business zone it is usually what's called a determination of non-significance. The project construction will have its own SEPA determination. The development will have its own permit and review with the City's Development Services.

April 2nd is the targeted date for the Public Hearing.

- **MOTION:** Commissioner Wyckoff moved send the rezone to Public Hearing on April 2. Commissioner Qadri seconded the motion.

VOTE: 6 For, 0 Against, 1 Abstain. Motion Carried.

6. AGENDA Cont.

Review of Council Presentation

Commissioner Dorrian discussed what he will present to Council on the Economic Development Element on March 18th for feedback.

Commissioner Olson offered to help present his comments.

It was suggested to keep comments to 3 minutes.

6. AGENDA Cont.

Commission Scope and Rules - Feedback from City Attorney

There was discussion about the rules for Planning Commissioners regarding quorum, talking off the dais and emailing.

Question regarding how a Commissioner would add an item to the agenda. It was decided that there would be a discussion at the end of each meeting to see if there was anything to add to the next meeting.

Upcoming dates:

March 18th – Joint Planning Commission and City Council Meeting.

March 19th – Cancel Planning Commission Meeting

April 2nd – Downtown Element and Public Hearing for Rezone

April 8th – Briefing City Council and Planning Commission on Middle Housing
April 15th – Town Hall with Middle Housing table
April 16th – Discussing School District Comp Plan Amendment/Rezone
Recommendations for City Council

Todd gave an update on the Urban Land Institute Technical Advisory Panel that will happen at City Hall on March 6th and 7th. Staff will provide a briefing on ULI's recommendation at a future meeting. There was general discussion on downtown and the TOD.

6. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:26 PM

Shannon Tipple-Leen

Planning Commission

Approved by Planning Commission on: April 2, 2024