City of Kenmore
Planning Commission Meeting
April 5, 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
Nathan Loutsis
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

No Public Comments

3. APPROVAL OF MINUTES

3/15 meeting minutes will be available for approval at next meeting

4. AGENDA ITEMS

- "Missing Middle" Zoning Code Amendments

Staff presented the "Missing Middle" Zoning amendments to the Commissioners. Amendments were drafted with direction from the Commissioners as well as concerns from members of the community. Staff also asked for Commissioners

to commit to the Public Hearing meeting date of May 17th, for publication and outreach purposes. Staff suggested sharing the Commissioners preliminary recommendations for the Comprehensive Plan and for the Zoning Amendments sharing each of the packets. Commissioners had concern with sharing unfinished work on the website and worried about mixing agendas with proposed public topics that are already finished. Commissioners clarified that they would take public feedback seriously at the Public Hearing and will consider amendments as appropriate and will not rush due to deadlines to not listen to the public feedback.

Commissioners discussed the proposed amendments, and had questions on

- New Definitions for duplexes and triplexes – Concern would lead to rentals vs owner occupancy. Would like a condo option added.
- Increased Densities – Commissioners would like to see language put together for the public hearing in regard to the changes and the timeline of the changes
- Garage Standards - Language on landscape and landscape standards
- Additional Policy Choice – Commissioners requested more information on “wings”, pros and cons

Staff asked Commissioners to consider moving forward with the Public Hearing on May 17.

Commissioner Torres Mehdipour shared her concern with the definitions of duplexes and triplexes. Expressed concerned with the conversation of housing associations due to the history of housing associations and would like to get guidance from the DEI consultant or DEI taskforce. Possibly seeking guidance from the city attorney. Commissioners requested the historical information of condo associations.

Staff updated commissioners on upcoming staff presentation to DEI Taskforce to let them know what Planning Commission has been working on for Missing Middle. Commissioners expressed concern with Council comments on the Planning Commission’s recommendations and concerns with recommendations being reminiscent of redlining.

8. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:52 p.m.

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Planning Commission
Approved by Planning Commission on: _____