

**City of Kenmore
Planning Commission Meeting
May 7, 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
Michael Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Bridgit Baker, Code Enforcement Officer
Janina Meeks, 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

No citizens rendered comments.

3. APPROVAL OF MINUTES

Commissioner Mulcare motioned to approve the April 16, 2019 minutes which was seconded by Commissioner Greathouse. The motion passed 6-0 with 1 abstention.

4. AGENDA ITEMS

Debbie Bent began by briefly reviewing the process already completed and the next steps for the Critical Areas and Shoreline Master Program amendments. Lauri Anderson explained that the staff sought further clarification on the DOE buffer width recommendation changes. Review of the best available science guidance found that the DOE expectation is that if there is a reduced buffer that is degraded it will be enhanced. Staff recognized that the previous recommendations did not include language to deal with enhancing those smaller, degraded buffers.

The new section presented addresses this lack and increases the standard buffer width if an applicant chooses not to enhance the buffer. Staff looked at rules in Kirkland and Shoreline and found there are similar, but not the same, provisions. Staff wanted to ensure fairness and flexibility for site-specific situations, so made

sure to include language to define the minimum threshold for action at 500 square feet and ensure required enhancement is proportional to impact at a 1:1 ratio.

Staff suggested this amendment be presented to the City Council at the May 20th City Council meeting, not the joint meeting on May 13. The Planning Commission agreed. This amendment will need to have a public hearing scheduled as it was not part of the previous hearing for the CAR/SMP. Staff believes most citizens will utilize the enhancement opportunity provided instead of adding to the width of the buffer.

Commissioner Baker moved to approve the staff recommendations on degraded wetland buffer enhancements in Attachment 1 and was seconded by Commissioner Vanderlinde. Commissioner Mulcare asked if Ecology had seen and approved the new recommendations, Lauri Anderson confirmed that Ecology had vetted and approved them. The motion passed 7-0 with no abstentions.

Debbie Bent and Lauri Anderson explained the typical process for the Commissioners to present their recommendations to the City Council. The Planning Commission discussed how they would present the information and determined they would focus on six sections of the amendments that had the most citizen engagement and questions: the PAUE, wetland rating and enhancement, habitats of importance, geological hazards, flood hazard and development, and Swamp Creek commercial. Commissioner Olson will not be at the joint meeting with the council.

Debbie Bent introduced the next agenda item. A new ordinance was approved by the City Council for the zoning of all six Mobile Home Parks in the City, as well as a resolution for the Planning Commission to provide policy direction on re-zoning the four parks north of SR522 for increased density with affordable housing requirements after 10 years.

Lauri Anderson explained that this is akin to an option they considered last year to up-zone the parks with affordability requirements. Rather than require the property owners to come in to ask for a new zoning, the option would be to put in "phased" zoning so the change would occur automatically after 10 years. The Planning Commission will be looking at issues like bus rapid transit and the impact to housing needs, what potential future needs make the up-zoning with affordability requirements important, what the standards should be, and what the requirement for affordable housing should be.

Mike Stanger with ARCH will be at the next meeting to discuss economic feasibility. There are three policy questions that will need to be addressed: should the number of units provided through the redevelopment match the number of units in the parks; is there a maximum density that should be considered; and what level of affordability should be targeted?

Commissioner Vanderlinde raised a concern about flexibility and links to other zoning and variances. Commissioner Mulcare raised questions about density and building height limitations and the decision made about existing residents potential

right of first tenancy. Staff will review and bring back information about downtown density and the decision made on first tenancy rights.

Ideally, the schedule going forward will be discussion over the next three meetings and the public hearing held in July, and maybe present to the Council at the end of July. The gap between presenting to the Council in July and adoption by the Council in November is because this will impact the City's comprehensive plan, for which changes can only be adopted once per year. This and the PROS plan will be the focus for the Planning Commission for the next several months.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:34 p.m.

Mark Ohrenschall

Planning Commission

Approved by Planning Commission on:

May 21, 2019