

**City of Kenmore
Planning Commission Meeting
May 17, 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
Mariel Torres Mehdipour
Derek Wycoff

Consultants & Staff

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

1. CALL TO ORDER

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

2. INTRODUCTION OF SPANISH LANGUAGE INTERPERTERS

Staff introduced the interrupters, and they gave a brief introduction and instructions to the public on what to do if they need their services during the public hearing.

3. PUBLIC COMMENTS

- Marilyn K.- spoke in support of removing the proposed Tolt pipeline right of way trail removed from the comprehensive plan.
- Elizabeth Mooney – spoke in support of the city slowing down planning and decision making, make highest priority protecting salmon, wetlands, and tree canopy.
- Peter Lance – spoke of the housing issues, comprehensive plan, and old European approach, invited commissioners to imagine Kenmore as a blank slate.

- Stacey Valenzuela – spoke in favor of the work the planning commission did on affordable housing, environmental protections, and expressed concern with the direction of staff with affordable housing only hitting the 50th percentile.
- Chris Olsen – In favor of Tolt Pipeline project. Also had questions about parking requirements that don't just consider vehicle parking.
- John Hendrickson – Spoke about Accessory Dwelling Units and concerns that there was misinformation to public, planning commission and council. Encouraged commissioners to look up information for themselves.
- Janet Hayes – spoke in support of John Hendrickson and stated concern for the environment. Would like commissioners and council to not only get information from city staff, but to do independent research on topics.

4. APPROVAL OF MINUTES

- A motion was made by Commissioner Banaszynski and seconded by Chair Thompson to excuse Commissioner Mathews from the 5/17 meeting. Motion passed by unanimous consent.
- April 19, 2022, Planning Commission Meeting Minutes were approved by unanimous consent.

5. PUBLIC HEARING

Staff gave a brief overview of the Planning Commission's recommendations for the Comprehensive Plan and the development regulation amendments.

Public Comments

- Stacey Valenzuela – spoke of the need for Kenmore and surrounding cities Comprehensive plan needing to add 1099 the house bill to close the growth management board loophole and protect more pocket open spaces. Concern on environmental protections for air, water, and lands. Would like to see more action. Spoke about missing middle and the need for true low-income housing.
- Peter Lance – What will Kenmore look like in 2050? Concerned on Missing Middle approach. Encouraged commissioners to think about Kenmore as a clean sheet of paper when thinking about planning. Spoke about being in favor of higher density in the arrowhead area and the how it currently feels like an ancient European approach to housing. Commended the planning commission for their knowledge of all the information that was gathered.
- Chris Olson – agreed with Peter Lance about higher density centralized housing facilities. In favor of the combination of low, medium, and higher density housing mix instead of separating it out. Question on the .75 per

- unit parking maximum and asked if there was a minimum set by the state. If it was up to the city, he'd like to see the city decrease surface parking, which would help wastewater treatment and surface run off. Would also like the city to consider extending the trail past 80th ave so the toll pipeline can be more direct to Bothell and limit the need to drive.
- James Olson – Spoke about ADU's and enabling the process of getting them approved, agreed with housing density, too much parking, too much single occupancy vehicles coming through the city, highly supportive of more duplexes and triplexes and not having zones for duplexes versus triplexes, in favor of the 6 month rule of living in your home prior to renting it, would also like to see parking variances, interested in having a parking garage for bikes in his home and better trail connection.
 - John Hendricks – Spoke about missing middle, and feels that it is a scam, a sound bite, and that it fraudulently manipulates the commissioners to undermine the public process and make you feel guilty for living in a single-family zone. Spoke about racism, housing inequity and social injustice that is viewed with single family zoning. Would like commissioners to focus on
 - Elizabeth Mooney – Too much too fast to have the community comment on the comprehensive plan. Does not approve of the public works shop going up until more people have time to talk about it. Please do not rezone it. Highest priority to Ms. Mooney is to not give any variances and to change the zoning to protect streams, wetlands, and buffers. Does not want Kenmore to be a drive by city. Would like to see people have more time to comment.
 - Emily Burnham – pro tree wilderness keeping the character of Kenmore. Supports the previous commentators. More education on nature and more emphasis on bikes and less cars. Lives near the Public Works project and hopes that the streams, the runoff the cars will be mitigated. Also feels like things are happening way too fast and would like to offer assistance to anyone that needs help with native plantings.
 - Randy Shatto – 60-year resident of Kenmore, respects the voices of the those concerned about impervious surface and parking. Spoke of concerns for reducing traffic. And concerns with parking issues with housing density.

6. AGENDA ITEMS

- "Missing Middle" Zoning Code Amendments, continued

Staff gave an overview of the minor changes made to the draft “missing Middle” housing regulations. Commissioners discussed the policy options presented by staff and A motion was made by Commissioner Banaszynski and seconded by Commissioner Mehdipour Torres for staff to bring back verbal feedback or a short memo with more information on option 3. The motion passed by unanimous consent.

Staff and Commissioners discussed returning to in person public meetings and moving the June 21st meeting due to the holiday and City Council meeting on the 21st. Commissioners had questions on masking, logistics for zooming in, spacing, and public access.

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:30 PM

Planning Commission

Approved by Planning Commission on: _____