

**City of Kenmore
Joint Planning Commission Meeting Minutes
June 18, 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
Chris Olson
Derek Wyckoff

Excused, Saad Qadri

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Richard Sawyer, Environmental Services Director
Shannon Tipple-Leen, Planning Commission Clerk

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

Commissioner Qadri was excused for family reasons.

Consent agenda unanimously approved.

6. AGENDA – Surface Water Element

Richard Sawyer, Environmental Services Director for the city introduced the Surface Water Element.

Richard provided introductory remarks. The Surface Water Element was last updated in 2014. This draft is a cleanup of old material, new guidance, local and regional work.

Questions/Comments:

I hope the Natural Environment Element and Surface Water Element will be cross referenced.

Why were the references to tributaries deleted on page 8-3, line 25?

Answer: This reduced duplication because the information was put on the Surface Water Master Plan.

Who writes the Master Plan and who approves it?

Answer: There will be an RFQ for writing the plan. Richard will project manage and Council will approve.

Goal 1, page 8-5. Do like the addition of the goals but would like to note why there are changes. Also, some language is a bit firm (i.e., "The City shall"). Maybe consider less restrictive and firm.

Lengthy discussion amongst the Commission about the use of "shall" versus "must."

Many of our projects benefit the city as a whole, however we define it should benefit both developed and undeveloped property. It should be an equity balance.

Discussion about developable land and undevelopable land and storm water fees.

Compliment of Policy 1.1.4

Can you explain more about the word practical?

Answer: It is probably an official State definition that you use the best available tools for the situation.

Is that setting a high bar or a low bar?

Answer: There are a lot of things to balance like managing flood control, run off, wetlands and habitat. There may be situations where you cannot use the best practices without creating harm.

Does it make sense to have policies that differentiate between private and public culverts?

Answer: The policy does not imply only the City, it includes the whole watershed.

Comment that there's only objectives and no policies.

Answer: Staff will rework to be policy driven. Not a requirement, but context is good.

Comment that the Planning Commission's document is formatted differently so their reference to some lines maybe be different than displayed.

Do you ever promote other fish like Bull Trout instead of always Chinook. Would that be easier?

Answer: Those details would be more project specific.

Looked at other elements, and back at implementation. For consistency, should have firm language on how we're going to fund it, similar to other elements.

Answer: This is an unconstrained list of projects for the 20-year Comp Plan. Then the City Council will pick and adopt as part of the Capital Facilities Element.

When reading Goal 1, it looks like funding will come from rates and charges vs. Transportation Element which states a variety of methods (grants etc.) Are grants as well or mostly rates and charges

Answer: Richard will put that in that we do get funds from more diverse than Storm Water Management (SWM) fees.

6. AGENDA Cont. – Natural Environment Element

Pg. 4D-5, Line 17, change "air particulates" to "particulate matter" or something staff suggests.

Pg. 4D-10, Line 14, after "accomplished" include "and ongoing."

Pg. 4D-13, Line 6, change "recent information" to "Previous" . Also, what was the source that purple martins are nesting?

Answer: WDFW

Appreciated the inclusion of SCOT.

Pg. 4D-20, NE-1.2.1 Noise generators – could we expand that to roadways as well as new developments? Would imagine the State has to negotiate that with the city to a certain extent.

Answer: Add another word to expand. Commission suggested "new development projects."

Pg. 4D-22, NE-1.4.11 - Line 33-34, assumes this is redevelopment of a lot?

Answer: Yes

Pg. 4D-26, NE-3.1.8, mixed feelings about allowing public access to wetlands for recreational use, understand it's been allowed but strong feelings about allowing. Commission discussion on topic.

Answer: Staff will come up with language to split into two sentences.

Recommended for staff to take out specific numbers in NE-3.2.4.

There was a discussion on developments and definition.

MOTION: Commissioner Banaszynski moved to extend the meeting by 10 minutes as per scope and rules. Chair Thompson seconded the motion.

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

Next meeting:

July 2nd– revisit Downtown, Community Design and Natural Environment elements

July 16th – Middle Housing

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 10:08 PM.

Shannon Tipple-Leen

Planning Commission

Approved by Planning Commission on: July 2, 2024