City of Kenmore
Planning Commission Meeting
July 7, 2020 @ 7:00 p.m.

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

Mark Ohrenschall, Chair
Carol Baker
Suzanne Greathouse
Nathan Loutsis
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Maura Query, Administrative Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

There was a motion made by Commissioner Greathouse to adopt the March 3, 2020 meeting minutes as written. Commissioner Vanderlinde seconded the motion. The motion to approve the minutes as written passed unanimously.

4. AGENDA ITEMS

A status update on the docket was provided. There were two items from the Housing Strategy Plan on the docket. One was for a review process for affordable housing projects that would look at expedited ways to handle public and non-profit affordable housing projects. The City Council also added consideration of private requests to that program as a result of a private citizen request that came in last fall. The hope is to bring this project forward next to the Planning Commission.

The other item from the Housing Strategy Plan was the Missing Middle. There was a meeting that was to be held in March with City Council. This meeting will now likely

be held in the fall and will set the framework for this project. This project will continue into 2021.

The last item was the economic development incentives for office development. It is recommended to defer this until next year or beyond.

It is anticipated that City Council will move forward with these docket changes on July 13. A series of questions is also being brought to City Council at the July 13 meeting about the affordable housing review process to get feedback that will help the Planning Commission begin the process of considering various possibilities.

An update on the Parks, Recreation, and Open Space Element (Parks Element) of the Comprehensive Plan was provided. This element is in tandem with the Capital Facilities Element. The basics of the Parks, Recreation, and Open Space Plan (PROS Plan) were kept and put into the format for the Comprehensive Plan Element. At the March 3, 2020 meeting a motion to approve the preliminary draft was approved, and this will be the subject for the upcoming public hearing. The suggestions and changes from the March 3rd meeting have been incorporated. There was a question from the March 3rd meeting regarding the distinctions between paved, hiking, and path trails. In the memo, definitions of these different trails have been provided. The associated table was reviewed and confirmed that it was accurate based on these provided definitions.

There was a second question in the March 3rd meeting about Figure 10 in the PROS Plan regarding the number of people per park being served appearing to decrease. This is due to the addition of new parks decreasing the number of people who will use each park.

The Parks Element will be brought to the Public Hearing on July 21, 2020. If there are changes to the Element based on public comments received at the hearing, then there might be revisions to the Element and the Commission would then review it again. If there are no changes as a result of the public hearing, then the Commission may be ready to vote to recommend the Elements as drafted. The Elements will be held until later in the year when they will be presented to City Council with any other changes to the Comprehensive Plan.

There was a question and conversation about the removal of a statement on page 7-2 regarding 80% of this park land being forested, wetland, or natural systems. The sentence was removed because equivalent information was added to a different paragraph earlier on in the Parks Element. A motion was made by Commissioner Baker to add this sentence back into the Parks Element. The motion was seconded by Commissioner Olson. The motion passed 6-1 with Commissioner Loutsis a nay. The conversation continued after the motion passed to seek clarification and understanding on the reason for and change based on the motion. The change requested was to add the notion that 120 of 146 (more than 80%) acres of parkland is natural, it is to retain the percentage representation. It was noted that there were

no additional steps needed by the Planning Commission if this change is made to the preliminarily approved version of the Parks Element. Based on this clarification, Commission Loutsis noted that he would change his vote to a yay. Additional explanation on the reason for this requested change was provided. It was felt that this percentage representation has a larger impact in presenting the volume of existing park lands that are natural spaces, and sets a tone for preserving the park system that we have as this seems to be important to the public based on prior survey responses.

There was a brief conversation about the overlay maps on pages 7-11 and 7-12 regarding the walkability to parks. There was a request to present these separate maps as a combined single map. It was determined that a map representing all would be a new addition to the Parks Element that was not in the PROS Plan and would break consistency between the two documents. It was also felt that this would be too much information represented on a single map and would not be readable. There had also been some concern expressed when the PROS Plan was presented to City Council when showing where the gaps in this one measure of service area are. It was decided to leave the maps as they currently are.

Page 7-10 was discussed. Saint Edwards Park is listed as 316 acres, but the number this year is thought to be higher. The Parks Element was put together before the recent acquisition of land. It will likely be added as a footnote as this number rolls through into various tables. It is preferred to use a footnote that indicates that the number does not include the additional 10 acres, rather than having different numbers in the Parks Element and PROS Plan.

A similar question came up regarding the feet of shoreline, as this number likely has changed with recent additions of land. This is likely something found in the Shoreline Element, but City Staff will check to be sure this is not represented in the Parks Element.

Commission Mulcare made a motion to add a footnote to page 7-2 to indicate the current acreage of Saint Edwards State Park is now larger. The motion was seconded by Commissioner Baker. The motion passed unanimously.

On page 11-2 when talking about the midterm future project budgeting, there is a dog off leash area represented. There was a question on how the cost of creating this off-leash area was calculated. It was likely based on looking at recently added dog parks in surrounding areas. There was a question regarding whether this included the cost of the land. An additional question regarding whether this would then be represented in the section that speaks to land acquisitions was raised. City Staff will confirm how this number was calculated, whether it does or does not consider acquisition, and if acquisition is considered in another category.

The definition of community versus neighborhood parks in Attachment 1 was discussed. The language in the definitions was thought to be subjective or vague,

depending on who is viewing or interpreting the definition. This language was taken from the PROS Plan and to change it now in the Parks Element would cause the two documents to be out of synch. It was decided to keep the definitions as is in order to have consistency between the two documents.

The next meeting will be the Public Hearing on the Parks, Recreation, and Open Space Element on July 21, 2020. August meetings are anticipated to be held on the regular schedule.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 7:46 p.m.

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Planning Commission
Approved by Planning Commission on: August 4, 2020 via virtual roll call vote