

**City of Kenmore
Planning Commission Meeting Minutes
July 16, 2024 @ 7:00 PM**

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

Dwight Thompson, Chair

Tracy Banaszynski – partially virtual, then in person.

David Dorrian

Saad Qadri

Chris Olson

Mike Vanderlinde

Excused -Derek Wyckoff

Staff

Debbie Bent, Community Development Director

Todd Hall, Principal Planner

Shannon Tipple-Leen, Planning Commission Clerk

Michelle Kang, Co-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

Vice Chair Vanderlinde was excused from the last meeting.

Consent agenda unanimously approved.

Staff would like approval to move the Downtown Element and Natural Element to Public Hearing with the blue highlights at the next meeting.

6. AGENDA – Middle Housing Update

Debbie introduced Clay White and Nick Chen from Kimley-Horn. It was requested that questions be held until the end.

Clay began the presentation on the potential policy and code changes for Middle Housing.

Questions/Comments:

The Commissioners discussed the Middle Housing code changes and logistics at length. Issues included in that discussion were:

- Setback requirements
- Lot definition
- Community involvement
- Incentives for development
- Manufactured housing
- Tree regulations
- Ownership vs rental regulations
- Aesthetics
- Trees
- Relationship to natural environment
- Parking
- Increase cost to City due to density
- Impact fees

MOTION: Commissioner Banaszynski moved to cancel the August 6th meeting due to a conflict in Council Chambers and hold a meeting on July 30th instead. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Next meeting:
July 30th – Surface Water Element

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:46 PM.

Shannon Tipple-Leen

Planning Commission

Approved by Planning Commission on: 07/30/2024