

**City of Kenmore
Planning Commission Meeting
July 19, 2022, @ 7:00 p.m.**

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
Nathan Loutsis
Christiana Mathews
Mariel Torres Mehdipour
Derek Wyckoff

Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Rita Moreno, Recreation Coordinator/ Administrative Assistant
Sammie Roeun, Permit and Administrative Specialist

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

Stacey Valenzuela – expressed thanks for expressing concern for local business. Shared concern with the need for more affordable housing in the TOD through the Comprehensive Plan and the Kenmore municipal code.

Nancy Hansen– Questions on R6 zoning at Swamp Creek. What basis was used to make the zoning decisions? Also asked if scientist, geologist, or wetland specialist were called on to assist with this decision.

3. APPROVAL OF MINUTES

Commissioners approved the July 19, 2022, Planning Commission Meeting Minutes by unanimous consent.

4. AGENDA ITEMS

- Transit-Oriented Development (TOD) Regulations

Staff presented proposed Transit-Oriented Code Amendments to the Commissioners. Commissioners discussed the current maximum height and considered a height increase. Commissioners had questions and discussion on how the height increase would affect the water table in the area and heron rookery. They asked about a possible habitat study analysis of flyway access. Commissioners also had questions on affordability, making sure affordable housing would be assured, including minimum/maximum density, and creating people-oriented places. Commissioners also discussed going taller in proximity to single family homes, what developments would look like, and how to mitigate impacts on people who live next to giant buildings.

Staff also presented policy questions related to Development Incentives. Commissioners had questions and discussion on tree preservation, doing away with the Pioneer Project, downtown parking, and green building. Commissioners also discussed the implementation measures for the climate action plan and the green building approach, not just for the TOD but city-wide. Commissioners requested staff bring back more information from the climate action plan and the list of implementation measures.

5. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:10 PM

Planning Commission

Approved by Planning Commission on: _____