

**City of Kenmore
Planning Commission Meeting Minutes
July 30, 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
David Dorrian
Saad Qadri - Virtual
Chris Olson
Mike Vanderlinde

Excused, Derek Wyckoff

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Richard Sawyer, Environmental Services Director
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

Derek Wyckoff was excused from the last meeting.

Consent agenda unanimously approved.

6. AGENDA – Surface Water Element update

Richard Sawyer presented the blue line edits on the Surface Water Element.

MOTION: Commissioner Olson moved to accept all edits in blue to the Surface Water Element and allow for any last-minute grammatical changes staff may have to make. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Vice Chair Vanderlinde moved to adopt the amendments to the Capital Facilities Element. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Chair Thompson moved to move the Surface Water as amended to the Public Hearing on September 3rd. Commissioner Banaszynski seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

6. AGENDA cont. – Natural Environment Element update

Todd Hall and Debbie Bent presented the blue line edits on the Natural Environment Element.

MOTION: Vice Chair Vanderlinde moved to accept all edits in blue to the Natural Environment Element and allow for any last-minute grammatical changes staff may have to make. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Questions/Comments:

4D-27 lines 10-14 – Policy NE 3.1.9 is the wording what we intended. Discussion around this wording.

MOTION: Commissioner Dorrian moved change the wording to “control public access to trails and ensure, where allowed...(cut this) critical habitats and species...” Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Discussion on 4D-28 Policy NE 3.2.4 discussion on placement of parentheses for right effect. Staff will work on clarifying with information from Fish and Wildlife.

Discussion on 4D-28 Policy NE 3.2.4 the goals of it do not seem to parallel the other policies. It is a statement rather than an exultation like the others.

MOTION: Commissioner Dorrian moved change the wording of Policy NE 3.2.4 to "Increase riparian cover and add thermal refugia so that areas of river will be cool enough to support..." Also remove the date 2025. Commissioner Vanderlinde seconded the motion.

Discussion – 2025 was recommended by Fish and Wildlife so recommend putting it back in.

Chair Thompson moved to amend the motion and put 2025 back in. Commissioner Banaszynski seconded. All in Favor

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

MOTION: Commissioner Qadri moved change the wording of Policy NE 4.1.6 to insert the word "approved" before projects. Commissioner Banaszynski seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

All blue line edits to the Natural Environment Element are approved.

MOTION: Commissioner Banaszynski moved change the wording of 4D 13 line 33 to be "includes" striking excludes. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Follow up from Richard Sawyer on this language change. This may have come from an Environmental Site Assessment report. Todd and Richard will look into it.

MOTION: Commissioner Banaszynski moved change the wording of 4D 16 line 6 to strike parentheses and put word "using" between the dates. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Question about accuracy of maps.

Answer: Wetland maps are not accurate by the foot. They are estimates based on data from multiple agencies. We can make a footnote reflecting that on the map.

Commission gives staff permission to make grammatical changes etc.

MOTION: Chair Thompson moved change the wording of 4D 13 line 33 to go back to the original "excludes". Commissioner Olson seconded the motion.

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

MOTION: Commissioner Banaszynski moved to move the Natural Environment as amended to the Public Hearing on September 3rd. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Comments on the Technical Terms and Land Use Definitions:

Chart was done in 2019 and approved by the Dept of Ecology and the next update will be done in 2026/7.

18.55.320 there is a disparity between what we proposed and what the code allows.

Answer: This is more substantive and always changing so we will have a consultant on board to help when we do the update.

MOTION: Chair Thompson moved to move the Regulations portion of the Natural Environment Element to the Public Hearing on September 3rd. Vice Chair Vanderlinde seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Olson moved to move to strike “no more than five (5) feet in width and” in the sentence “They should be limited to pervious surfaces...” on 18.55.320 line 27 & 28. Vice Chair Vanderlinde seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Chair Thompson moved to move the Regulations portion of the Natural Environment Element to the Public Hearing on September 3rd. Vice Chair Vanderlinde seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Chair Thompson moved to send the summary clean copy of the Natural Environment Element to the Public Hearing on September 3rd. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Upcoming meetings:

August 20th – Public Hearing – Downtown and Community Design Elements
September 3rd – Public Hearing – Surface Water and Natural Environment Elements plus two chapters for the Natural Environment

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:28 PM.

Shannon Tipple-Leen

Planning Commission

Approved by Planning Commission on: 08/20/2024