

**City of Kenmore
Planning Commission Meeting
August 16, 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

Staff

Lauri Anderson, Principal Planner
Mike Stanger, Senior Planner ARCH
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 7:21 p.m.

2. PUBLIC COMMENTS

Danielle Olson – addressed comment form 8/2 that slower streets feel less safe. Spoke in support of curb bulbs, narrow lanes, and median islands. and also spoke of too much private parking in Kenmore. In favor of eliminating parking minimums and to put parking maximums. Would like to see smart parking management.

Chris Olson – spoke in favor of curb bulbs and the benefits they provide. Heron Rookery would like the commission to re-consider the building height approved at the last Commission meeting. Would like commissioners to consider dropping the height limit to 65 feet to prevent any overshadowing of that area. Also spoke on zoning west of 65th, would like to see density increased and would also like to see parking addressed.

3. APPROVAL OF MINUTES

Commissioners approved the August 2, 2022, Planning Commission Meeting Minutes with amendments by unanimous consent.

4. AGENDA ITEMS

- Transportation-Oriented Development (TOD) Regulations

Mike Stanger, Senior Planner – ARCH gave a presentation on TOD Regulations – Affordable Housing. Commissioners discussed the presentation and had questions on tax exemption and total abatement per affordable unit, parking per unit, and they also spent some time adjusting numbers on the BI dashboard. MFTE, and fee-in-leu options and elimination of MFTE, and MFTE benefits to the city. Staff asked Commissioners for their reactions to the 25% at 60% vs the 25% at 50% interim regulation that that council adopted. Commissioners were in favor of the 25% at 50% and reducing parking requirement. There was more discussion on the topic and Commissioners asked what other models that could also provide housing and how would they compare to what we are looking at now. How to go to 50% AMI without increasing tax exemption and what would the concern be from developers. What recommendations could the Commission make on when to use and when not to use the option of receiving payment in leu of exemption.

Staff asked Commissioners for follow up on staff recommendations related to building height and development incentives. There was brief conversations around each recommendation and Commissioners were in support of staff recommendations from the staff memo.

October 18th was set as a tentative date for the upcoming hearing.

5. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:29 PM

Planning Commission

Approved by Planning Commission on: _____