

City of Kenmore
Planning Commission Meeting Minutes
August 20, 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
Chris Olson
Derek Wyckoff

Excused - Mike Vanderlinde, Vice Chair

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 HEARING - DOWNTOWN

The Public Hearing opened at 7:02 pm.
Kara Macias made Public Testimony.
The Public Hearing closed at 7:10 pm. It was reopened at 7:13 pm.
Stacy Valenzuela made Public Testimony.
The Public Hearing was closed at 7:16 pm.

Planning Commission discussion:

-Concern that element Page 4b-6 lines 13-14 as the Downtown Strategy does not reflect changes to the principles. **MOTION:** Commissioner Dorrian moved to strike “given these principles” on line 13. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Dorrian moved to change “focus” to “support” on Page 4b-11 line 1. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

-Concern that more work is needed on this element. How to reflect that more work may be needed to update policies when a new downtown plan/strategy is considered.

MOTION: Commissioner Dorrian moved to delete the last sentence “some of the communities.....etc” on Page 4b-7 line 3-5. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Olson moved to add “and improve” after the word Provide on Page 4b-13 line 31. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Dorrian moved that the Downtown Element, as amended by the Planning Commission, be submitted to the Council for action. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Commissioner Banaszynski added a note that the motion to recommend is with the understanding that the element is a work in progress and that may need further amendment based on new downtown plan/strategy.

5. PUBLIC HEARING – COMMUNITY DESIGN

The Public Hearing was opened at 7:11 pm
There was no Public Testimony.
The Public Hearing was closed at 7:12 pm.
No Planning Commission discussion.

MOTION: Commissioner Dorrian moved that the Community Design Element be submitted to the Council for action. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

6. PUBLIC COMMENTS

Stacy Valenzuela made Public Comment.

7. CONSENT AGENDA

Vice Chair Vanderlinde was excused from the meeting.
The Minutes from 7/30 were unanimously approved.

8. AGENDA ITEMS – HOUSING ELEMENT

Todd Hall and Debbie Bent introduced the Housing Element.

Questions/Comments:

Extended conversation regarding Mobile Homes and Manufactured Homes:

- How to reconcile preservation of Manufactured Home communities where in some elements say some may not be compatible for long-term preservation in the downtown.
 - Concern about displacement if Manufactured Home communities are upzoned. How is displacement risk calculated.
 - Social displacement risk, the Manufactured Home communities are in the mapped quadrant area for risk. Is more data available about the risk specifically for the Manufactured Home parks.
 - Housing units pie charts. Lake Forest Park does not have land capacity for more units so not directly comparable to Kenmore as more opportunity for Manufactured Housing.
 - Are there Manufactured Homes in Bothell, not reflected in the pie charts?
Answer: Yes and we will fix chart.
 - Could include graphs showing change in housing stock over time. Potential future data for inclusion.
 - How often are data updated?
Answer: This is from the census in 5 year estimates. Could be another several years before there is new.
 - Mobile Home parks consistency across elements. What is the highest priority preservation or replacement?
 - Mobile Home parks future policy - could owners of units own land as well as units?
 - Pg 14 line 3, what is the percentage of rental housing in other communities?
- Extended discussion on transitional housing, supportive housing.**
- Is assisted living permanent supportive housing?

Answer: No, assisted living is related to housing for elderly providing for nursing care, housekeeping, and meals.

-Does Kenmore have a range of STEP housing

Answer: Every City needs to provide a range of housing and change the community opinion of permanent supportive housing.

-Concern about lack of affordability, Kenmore residents in need of permanent supportive housing have to go to other communities.

-Page 14 line 25, there is a range of STEP housing but limited.

-Figure H-9, the % do not add up.

-Page 19 Figure H-11 the description of the chart does not match the data.

-Figure H-12 High density residential does it allow mixed-use.

-Page 24 line 4 make consistent language on Page 14 line 25.

-Where would mixed-use be addressed, in this element or Land Use?

Answer: Land Use Element goes into detail about the various use types.
-Affordable Housing Strategy Plan. Should there be policies around helping homeless community.

9. AGENDA ITEMS – LAND USE ELEMENT

-Is this the appropriate Element to support Brew Row transition.

Answer: Yes.

-L-5 why are only some historic buildings discussed.

Answer: This list is from a previous King County Historic Preservation Program with regards to age, architecture, etc. Staff will explore for additional information.

Applications for the next round of Commissioners are now open on the City's website. Deadline is September 30th.

10. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:46 PM.

Shannon Tipple-Leen

Planning Commission

Approved by Planning Commission on: 09/03/2024