City of Kenmore
Planning Commission Meeting Minutes
September 3, 2024 @ 7:00 PM

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
David Dorrian
Saad Qadri
Chris Olson
Derek Wyckoff

Staff
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 ACKNOWLEGDEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC HEARING #1 – Natural Environment Element

The Public Hearing opened at 7:05 pm.
There was no Public Testimony.
The Public Hearing closed at 7:07 pm.
There was no Planning Commission discussion.

MOTION: Commissioner Dorrian moved to send the Natural Environment Element to City Council for review. Commissioner Banaszynski seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

5. PUBLIC HEARING #2 – Surface Water Element

The Public Hearing opened at 7:07 pm.
Nancy Hansen gave Public Testimony.
The Public Hearing closed at 7:12 pm.
There was no Planning Commission discussion.

6. PUBLIC HEARING #3 – Table CF-B Surface Water Facilities Capital Improvement (Capital Facilities Element)

The Public Hearing opened at 7:13 pm.
There was no Public Testimony.
The Public Hearing closed at 7:14 pm.
There was no Planning Commission discussion.

MOTION: Commissioner Olson moved to send the Table CF-B Surface Water Facilities Capital Improvement (Capital Facilities Element) to City Council for review. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

7. PUBLIC HEARING #4 – Amendments to Chapter 18.20 KMC – Technical Terms and Land Use Definitions

The Public Hearing opened at 7:14 pm.
There was no Public Testimony.
The Public Hearing closed at 7:16 pm.
There was no Planning Commission discussion.

MOTION: Commissioner Olson moved to send the Amendments to Chapter 18.20 KMC – Technical Terms and Land Use Definitions to City Council for review. Vice Chair Vanderlinde seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

8. PUBLIC HEARING #5 – Amendments to Chapter 18.55 KMC – Critical Areas

The Public Hearing opened at 7:17 pm.
There was no Public Testimony.
The Public Hearing closed at 7:18 pm.
There was no Planning Commission discussion.

MOTION: Vice Chair Vanderlinde moved to send the Amendments to Chapter 18.55 KMC – Critical Areas to City Council for review. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

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

There was no Public Comment.

7. CONSENT AGENDA

The Consent Agenda was unanimously approved.

8. AGENDA ITEMS – HOUSING ELEMENT

Todd Hall brought back the Housing Element.

MOTION: Commissioner Banaszynski moved to strike “downtown” and end with “neighborhoods” on page H-1, line 25. Commissioner Dorrian seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Dorrian moved to change the title of the element to Housing and Human Services Element. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

On page H-2, line 10 is it worth calling out the difference between “moderate” displacement and “high” displacement?

Census tracks are defined levels. Maybe there should be a comment at the end that clarifies there is not a land area that is defined as higher displacement. Todd stated that he would include a new sentence or footnote.

Reestablish lines 2-9 on page H-5.

Page H-13, line 22/23 change to “Housing for vulnerable populations.”

Page H-13 line 24 replace with “has a very limited housing.”

Table H-F is 2021. Can we get some newer numbers?

Can we meet our required housing targets without any further developing?

Answer: Mr. Hall stated that he is not sure at this point. Will need to see what the outcome is from the land capacity analysis that will be completed by

the consultant team.

Page 26, H-1.1.3 change PSE to "utility providers."

Page 25, H-1.1.4, concerns on why ADU is included. Todd will have Kimley-Horn address at 9/17 meeting).

There are some Commerce policies that we might want to consider, (maintenance standards).

(TB) Suggestions for OBJ H-1.4 for sustainable housing.

Page 28, change Goal H-2 from "Special Needs" to "Vulnerable Populations" in entirety of document.

Page 29, H-3.1.2, is this policy still consistent?
Answer: Todd will ask Kimley-Horn to provide feedback at the next meeting.

Page 29, H-3.1.1, consider adding corner store.

Page 31, H-4.1.6 and .7 can we add a footnote for the RCW of what it says?

H-4.1.7, keep first sentence.

(DD) H-4.1.4, change the word "aspire" to "support."

Remove "mobile home and" on H-4.1.4.

Several Commissioners will send policies to Todd for reference and addition to the document.

Presentation to the Council:

Commissioners Olson, Dorrian and Thompson will speak on the Downtown Element.

Commissioner Dorrian will speak on the Natural Element.

9. AGENDA ITEMS – LAND USE ELEMENT

Todd proposed to move the Land Use review to the next meeting.

Chair Thompson asked Commissioners if they had suggestions to the Land Use Element to please send to staff, especially if they are administrative.

Add “amenities” to the Purpose on L-1, lines 10-11.

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

10. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:58 PM.

Shannon Tipple-Leen
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Planning Commission
Approved by Planning Commission on: 09/17/2024