

**City of Kenmore
Planning Commission Meeting Minutes
September 17, 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 – attending virtually
Derek Wyckoff

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 COMMENTS

There was no Public Comment.

5. CONSENT AGENDA

The Consent Agenda was unanimously approved.

6. AGENDA ITEMS – Comprehensive Plan Update – Housing and Human Services Element

Clay White and Nick Chen from Kimley-Horn and Associates brought back the Middle Housing revisions.

Questions/Comments:

-Can the 6 choices of housing be different in different zones?

Answer: Each of the zones needs to include at least 6 of the types in all the zones. Can vary types from zone to zone but must have at least 6.

-Is there an alternative pathway to meet 1110? Concerns about R1 and R4 adjacent to Swamp Creek

Answer: Still need to have 6/9 housing types. City Council decided to go through standard process vs. alternative method.

-Concerns about financial incentives. Can see a policy that adopts design standards rather than financial incentives.

- Where we use single family and single family neighborhoods in LU-1.3.4 don't think we need 'single-family neighborhoods' in there. Want to get away from the idea that a single family neighborhood is the gold standard. Maybe replace it with new terminology like low-, medium-, and high-density.

- Where in the policy is going to protect our ability to put high density by 522; there's a lot of use that is non-buildable in north and south areas and would rather expand density. Just making sure we are not offering lower density than we wanted.

Answer: This only applies to R1, R4, R6 zones.

-Concern on infrastructure and ability to provide services.

Answer: No policies would prevent future land use for other zones.

-Wondering how code could interplay with policy; if we allow Townhomes as one of 6 of 9 can we limit height to 35 feet?

-Did they negotiate no alcohol legislation in the state law? LU-1.5.4 limited to non-alcohol businesses for neighborhood retail based on state law?

-When we get to the code section, we need to be very specific at that point.

-H-3.1.3 and H 1.1.4 in areas zoned R1 that include critical areas even where there is an area outside buffer to build, still concern about increasing

development adjacent to buffers. Could there be a 25% exception for areas zoned R1?

-H3.1.5 how are necessary community facilities determined?

6. AGENDA ITEMS CONT. – Comprehensive Plan Update – Land Use Element

-Does this include analysis on amenities beyond housing or how does the analysis note there may be non-housing development on certain parcels? Concern about double counting for employment and housing or mixed-use.

-Retail trends impacting development, including for example more home occupation. When writing code and policy do we look at history or do we make incremental approaches to development standards.

-What happens if the land capacity shows that there is insufficient capacity.
Answer: We make necessary changes to zoning to accommodate.

-What is the enforcement for non-compliance with Middle Housing or meeting Growth Management Act standards.

-How much time do we have between bullet point 1 and 2 of the last slide?
Answer: After the Comp Plan is adopted we will come back with requirements.

-Other cities in Land Use Policy define the minimum lot size and max density under Middle Housing policy. It would be nice to mention that and what lot sizes are under Middle Housing policy.

Additional discussions Housing:

MOTION: Commissioner Dorrian moved to remove “Human Services” from the Element. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Olson moved add ADUs back into the sentence of Policy H.1.4. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

-Page 25, lines 35-37, staff could add a new footnote or reference related to the just cause eviction passed at the City Council meeting Monday night.

MOTION: Commissioner Olson moved to remove “people with” from Goal H-2. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

-Page 29 line 36 is Policy H-3.1.2 consistent with state law?

-Policy H-4.1.4 is wordy. Needs to be support and preserve.

-Advocating for planning for the environment and climate.

Additional discussions Land Use:

-Map needs updating due to Middle Housing.

-Add min lot sizes to page L-19 top.

-Once we change regulation, we will need to change the policy to match.

-L-23 lines 1-24 still applicable for Lakepointe?

Answer: It is consistent right now.

-Looking for other words to replace “character.”

- L-19 line 31 we may have to make changes to the Downtown Element but they are not reflected here yet because we are not sure what they are yet.

-L-32 Policy 4.3.3 I think this policy does not reflect the current policy of dedicating new capital projects and honoring Indigenous Peoples.

-There was Public Comment on L-25 line 29 developing P-suffix (additional zoning on specific properties).

Answer: The City started conversation regarding this in 2011(?) but it was difficult. Right now it is left alone.

-Objective 2.4.1 - Encourage transit demand management to encourage multimodal use.

Commissioners will send additional comments to staff for them to work into the element. Commissioners will need to complete all work on these elements by the October 1st meeting so there can be a Public Hearing on October 15th.

Chair Thompson instructed the Clerk to put an instructive paragraph at the

beginning of the next agenda.

Suggested to make the last meeting in December a social meeting to say goodbye to outgoing Commissioners and hello to incoming Commissioners.

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:54 PM.

Planning Commission

Approved by Planning Commission on: _____