

**City of Kenmore
Planning Commission Meeting Minutes
October 1, 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 – attending virtually
Chris Olson
Derek Wyckoff

Excused: Saad Qadri

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

Commissioner Qadri was excused from the meeting with a work conflict. The Consent Agenda was unanimously approved.

6. AGENDA ITEMS – Comprehensive Plan Update – Housing Element

Questions/Comments:

Line 15 – Add the word “quality” for housing in addition to adequate.

MOTION: Commissioner Olson moved to change the word “racial” or “racially” to “historically marginally communities/populations” throughout the document. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Policy H-3, Line 39 – Include an additional sentence about the DEIA Plan and implementation.

ADU discussion – Where did number of ADU’s come from? Change the number to make it consistent on Page 26. Remove line 5-6 reference to ADU’s.

Start policies with the imperative rather with wording policies with “the City shall..” or “the City will....”

Policy H-1.3.8, page 29 – Remove line 16-18.

Policy H-1.4.10, Line 8 – Change word “design” to “implement housing efficient standards” so it doesn’t look like we are designing.

MOTION: Vice Chair Vanderlinde moved to delete “distribute” and change to “allow” in H-2.1.4 page 13 line 31. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Vice Chair Vanderlinde moved to strike the Policy H-3.1.3 on page 33 as it was addressed elsewhere. Commissioner Olson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Commissioner Olson moved to add the word “requirements” after the word “parking” and then delete “reducing parking requirements”. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Put a footnote to define “Deepest” and “Deeply” with regards to AMI.

MOTION: Vice Chair Vanderlinde moved to conclude the discussion and send the Housing Element to Public Hearing on October 15th. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

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

Questions/Comments:

Page 1 line 17 - Delete "and".

On section L-3 staff can make edits to the "white settlers" section and edits to historical section.

Rearrange the list of historical structures and add the Aqua Club.

Page 11 – Remove redundancies to lines 32-36.

Page 12 – Delete "in the area centered" and add "include".

L U 1.6.4, Page 17 – Line 18-21 reference language from Page 12 regarding heavy industry.

Policy LU-1.8.3, Page 18 – Change "maximize" to "minimize".

Page 19, LU-2.1.5 – Remove "missing" and change "single family" to residential.

Page 20, Line 24 – Delete "as of right".

MOTION: Vice Chair Vanderlinde moved to conclude the discussion and send the Land Use Element to Public Hearing on October 15th. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Comprehensive Plan Update – Introduction

Page 1 – Include 5 year progress check requirement.

Page 4, Line 26-27 – Delete "and".

Line 32, Page 6 – Delete "the purpose of the" and "enhance"

Economic Development Element – move second sentence to the first.

Community Design Element what does "compatible development" mean? Does it mean compatible with itself or the surrounding neighborhoods?

Answer: Yes the surrounding Development.

Page 6 – Move second “Element” after Economic Development and page 8 after Utilities.

Page 8 – Make "Goal" "Objective" "Policy" plural.

MOTION: Vice Chair Vanderlinde moved to conclude the discussion and send the Introduction to Public Hearing on October 15th. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:59 PM.

Planning Commission

Approved by Planning Commission on: _____