

**City of Kenmore
Planning Commission Meeting
October 4, 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 Matthews
Derek Wyckoff

Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Mike Stanger, ARCH
Rita Moreno, Administrative Assistant/ Recreation Coordinator
Brian Randall, Accountant

1. CALL TO ORDER

The meeting was called to order by Chair Thompson at 7:00 p.m.

2. PUBLIC COMMENTS

Elizabeth Moony – Thanked Commissioners and staff for their hard work. Also wants the more assessment done before Kenmore makes major zoning or comprehensive plan changes until we receive more community feedback. Invited the commissioners to coffee with other community members and also asked that the commissioners start emphasizing salmon restoration before making density decisions.

3. APPROVAL OF MINUTES

Meeting minutes will be available for approval at the 10/18 meeting

4. AGENDA ITEMS

- Transit-Oriented Development (TOD) Regulations

Staff presented the remaining TOD code amendments. There were four items outstanding. Commissioners discussed the amendments and had the following questions:

- Is there a way to accelerate low impact development to manage storm water
- Who maintains the rain gardens in the city right of way/public property
- What is the intent of the language for Fee in Lieu #4
- Commissioners asked for a language change for Attachment 3, #4. New language: before the City Manager executes an agreement to accept payment in lieu of affordable housing, the city must have a plan for investing funds in affordable housing that supports city objectives. The City should make every effort to use these funds as quickly as possible.
- There was a motion by Commissioner Loutsis and seconded by Chair Thompson to adopt option 1 amended language to the end of the last sentence in sub section 4. Motion passed unanimously.
- Commissioners discussed the upcoming public hearing which will be scheduled for October 18th
- The Planning Commission approved the document as amended for public hearing.

Commissioners also discussed Wallace Swamp and other critical areas and asked about a new way of zoning that is ecologically sensitive. The question was asked should transit oriented development be allowed in that corridor using critical area rules to protect it and the shoreline rules to protect it or should a different approach be taken, which would not allow that higher density in that area. Staff asked for clarification on the conversation. The commissioners discussed the issue and asked staff for master maps of where the critical areas and zoning are. Staff explained which maps are available on the city website and will include links for commissioners in the next packet.

5. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:32 PM

Planning Commission

Approved by Planning Commission on: _____