

**City of Kenmore
Planning Commission Meeting
October 16, 2018 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Vice Chair
Carol Baker
Scott McDonald
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Amy Summe, Shannon & Wilson

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

Robert Spurlock, 7021 NE 181st #3, Kenmore. He has been a 31-year resident of Kenmore and voted in favor of incorporation since he saw it as progress. He asked the Planning Commission not to forget about the people affected by the up-zoning. He would like to know of the timeline of the mobile home park zoning.

3. APPROVAL OF MINUTES

Commissioner Vanderlinde motioned to approve the August 7, 2018 minutes which was seconded by Commissioner McDonald. The motion passed 5-0 with no abstentions.

4. AGENDA ITEMS

Lauri Anderson responded to Mr. Spurlock's comment regarding the mobile home park zoning. On September 17th the City Council supported the Planning Commission's recommendation for long term preservation for the 2 mobile home parks on NE 175th St. For the remaining 4 mobile home parks, the City Council asked for a 10-year protection. After the 10 years, an up-zone would occur with affordability requirements. The Land Use element, Housing element and Downtown sub-element have been edited in the Comprehensive Plan to reflect this direction.

These amendments also include adding a new land use designation – (Manufactured Housing Community - MHC).

Commissioner McDonald recommended that the last sentence in the Land Use element amendment be changed to: The Manufactured Housing Community District promotes residential development that is higher density than single family, but single family in character. The Planning Commission agreed to this change.

Vice Chair Ohrenschall recommended adding verbiage to the Housing Element 5.6 to include that future redevelopment could provide opportunities for additional housing with affordability units.

After reviewing the Natural Environment element, Commissioner Vanderlinde recommended the title “State Requirements” be changed to “Federal and State Requirements”. The Planning Commission agreed.

In the review of the Critical Areas and Shoreline Master Program Forums and Open House, Lauri Anderson reminded the Planning Commission why the PAUE was important and why staff is interested in putting the option back in the Code. Additionally, staff will be providing the redrafted standards back to the forum participants reflecting feedback they provided.

The next steps will be to hold a public hearing on November 6th for the Comprehensive Plan amendments. Additionally, the Planning Commission will need to hold a public hearing in December on the Critical Areas and Shoreline Master Program amendments.

5. ADJOURNMENT

Vice Chair Ohrenschall adjourned the meeting at 8:25 p.m.



Planning Commission

Approved by Planning Commission on:

Nov. 6, 2018