

**City of Kenmore
Planning Commission Meeting
October 18, 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
Mariel Torres Mehdipour
Derek Wyckoff

Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Mike Stanger, ARCH
Rita Moreno, Administrative Assistant/ Recreation Coordinator
Sammie Roeun, Permit and Administrative Specialist (Surface Water)

1. CALL TO ORDER

The meeting was called to order by Chair Thompson at 7:04 p.m.

2. PUBLIC COMMENTS

John Hendrickson – Spoke on land use and protection of the character single family neighborhoods.

Brian Houten – Spoke on challenges of housing. Sidewalks, crosswalks, safety, parking. Lack of parking and crosswalks.

Elizabeth Mooney – Would like to see the process slow down and would also like to see people come in to participate in the planning commission process.

Marcia Fisher – Public input is important and spoke of Lakepoint and the value of that property. Would like to see it used more as a focal point for Kenmore.

Scott Inslee – Feels like citizens are not being heard by Planning Commission and Council. Would like to know what the result is when the council and commission has no responses.

Stacey Valenzuela – Spoke on affordable housing and climate action plan. Would like to see the Commission to continue to protect Heron rookery, wetlands, and tress.

Christopher Olson – Thanked the Commissioners and staff for listening and trusts the decisions that are being made. Also, would like to see progress made on the parking in Kenmore. Would like to see parking minimums reduced or abolished. Spoke on missing middle housing and single-family housing zoning.

3. APPROVAL OF MINUTES

September 20, 2022 and October 4, 2022 Meeting minutes were approved by unanimous consent

4. Public Hearing on Transit Oriented Development Regulations

A Motion to extend 3 min public comment to 4 mins was made by Chair Thompson and seconded by Commissioner Loutsis. Staff gave a brief presentation on Transit-Oriented Development (TOD)

Public Hearing Comments

Brian Houten – spoke of need to plan for the future without impacting current residents.

Mark Carpenter – expressed concern, not wanting to live in Ballard or Capitol Hill with increased density. Occupants will own cars. The proposal on NE 80th is a giant box. King County is losing population so no need for this. Opposed to the change. Townhomes would be better.

Elizabeth Mooney – spoke about slowing down the process. Supports heron rookery protections. Wary of fee-in-lieu. Concerned that parking enforcement will be needed. Shouldn't put affordable housing in path of asphalt fumes.

Marcia Fisher – Kenmore doesn't have an economic base so people must drive. The bus takes too long, with many transfers. Where do Kenmore residents

work? Are those workers served by transit? Transit systems aren't centralized—the lake makes it difficult.

Jon-Paul Mickle – Not enough parking. All new development will exacerbate street parking. Projects for seniors also need parking. Need space for small businesses, not housing. 85' height limit will block views.

Christopher Olson – Cost to construct a parking space is about \$60,000. If people want lots of parking, they could move elsewhere. Should emphasize mixed use. Wants more plazas, greenspaces, recovery of environmental areas. Shouldn't have to drive to the transit station. For transit to work, must have higher density.

Stacey Valenzuela – Support 25% affordable housing. Do not allow fee-in-lieu. Height may be too tall. Should have lower heights around Swamp Creek. Don't create the UR zone; keep previous TOD rules. May be a while before transit comes to Kenmore.

Jon Howard – The proposal at 17715 80th Avenue NE is for a 6 story TOD development. Current neighborhood is townhomes. Neighborhood has limited sidewalks and no crosswalks. Should only allow TOD directly along Bothell Way.

Scott Inslee – TOD will go all the way to Finn Hill. Not enough parking. This proposal is to expand the tax base.

Alicia Kelly– Don't put apartments at 17715 80th Avenue NE. There are 600 new homes on 80th—lots of traffic. Renters will have cars and use parking spots on the neighboring condo properties. There is no street parking. There are school bus stops on 80th.

Colleen Anderson – spoke about not having enough parking Downtown. People farther from the core won't have services. Need additional infrastructure. Want firm requirement for affordable housing.

James Olson – More parking encourages more people to drive and makes it dangerous to walk or bike. Kenmore can't remain unchanged.

Annie Matthews – Can walk to store; takes buses to Seattle. Tall buildings will impact her as she works from home. There will be noise from construction; sun will be blocked. Parking reduction is unrealistic.

Corey Holder – Not opposed to TOD, but no confidence that infrastructure will be distributed equitably. Loss of street parking conflicts with these plans. Is there a

commercial/retail requirement on the ground floor? How is TOD going to impact the neighbors?

Kimberley Taylor – Read Comprehensive Plan materials. Concerned about environmental protection, good neighborhoods, compatible building types. How does the proposed project fit with these goals? New building will tower over its tallest neighbor.

5. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:58 PM

Planning Commission

Approved by Planning Commission on: _____