

**City of Kenmore
Planning Commission Meeting
October 20, 2020 @ 7:00 p.m.**

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Mark Ohrenschall, Chair
Carol Baker
Suzanne Greathouse
Nathan Loutsis
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Maura Query, Administrative Assistant

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

Stacey Valenzuela from Kenmore commented that it is important to put forward actions to reduce homelessness. She emphasized that the largest need for affordable housing is in the low and very low-income brackets and spoke about seniors' and those with disabilities' housing needs. She requested support of local non-profits such as St. Vincent DePaul, Habitat for Humanity, and local churches.

Emilie Burnham from Kenmore expressed concern for the tree canopy in Kenmore. She requested that developers pay attention to the existing old growth in Kenmore.

3. APPROVAL OF MINUTES

There were no minutes to approve.

4. AGENDA ITEMS

There were four goals for the meeting. 1) review proposed code amendments; 2) decide on additional standards for the expedited process; 3) discuss possible amendments to the Development Agreement to address housing owned or controlled by a religious organization; 4) decide if the Affordable Housing Review Process is ready for a public hearing.

City Staff reviewed the agenda attachments and the feedback from developers on the expedited process. There was a long conversation about the feedback received with regards to the value of the expedited process. Questions and concerns were raised regarding the economic value for developers. After much discussion, it was determined to take the language regarding the expedited process, with the removal of the language from Attachment 4, to the public hearing.

The State requirement for allowing consideration of a density increase on affordable housing projects on properties owned or controlled by a religious organization was discussed. The State law talks about moderate income affordable housing. City Staff asked the City Attorney if it could be made clear that the emphasis was on low to very-low income affordable housing. City Staff has addressed this within the amendments to the Development Agreement (attachment 6 of the agenda). The Commissioners discussed modifying the proposed language pertaining to increased density bonuses for low to very-low income housing. It was agreed that the language should be more specific regarding the number of low or very-low income units required to receive the density bonus. There was a discussion on the best modification to the wording. Commissioner Baker made a motion to modify the proposed language in the Development Agreement in section 18.110.020 C.3 to *"To achieve a greater density bonus, the project shall provide **a significant proportion of** low or very-low income affordable housing units."* Commissioner Vanderlinde seconded the motion. The motion passed unanimously via roll call vote.

The next item on the agenda, the Parks Recreation and Open Space (PROS) Element of the Comprehensive Plan, was discussed. There were no other amendments to the Comprehensive Plan this year. As the Commissioners have already presented the full PROS Plan to City Council, it was suggested that City Staff make the presentation of this Element. Commissioner Baker made a motion to accept City Staff's presentation of the PROS Element to City Council. Commissioner Loutsis seconded the motion. The motion passed unanimously via roll call vote.

There are three Planning Commissioner terms that expire this year. City Council decided that they would like to proceed with an open application process. The Commissioners with expiring terms are welcome to reapply for another term.

The Commissioners agreed to cancel the November 3, 2020 meeting.

6. ADJOURNMENT

Vice Chair Greathouse adjourned the meeting at 8:40 p.m.