

**City of Kenmore
Planning Commission Meeting
November 1, 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
John Vicente, City Engineer/Engineering Director
Alex Atchison, Parametrix
Rachel Durham, Parametrix
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

John Hendrickson – Spoke on the 2023 Missing Middle zoning efforts. Would like to know how the approach to this project will be different than in the past. Also spoke on claims of racism in Kenmore and how to make Kenmore more welcoming to all.

Dakota Rash – Thanked the Commission for proposing Missing Middle housing. Also spoke on the moratorium on 80th and Swamp Creek and developing near transit. Would like to see the city carefully think about how it develops in the future. Would like to see future development take nature into consideration.

Chris Olson – Would like to see the Commission add language to reduce the maximum impervious area on parcels that are adjacent to wetlands. Also spoke

on the level of service for cars and how that can have a negative impact on urban centers when it is used to define the municipal urban growth area.

3. APPROVAL OF MINUTES

The October 18, 2022, meeting minutes were approved by unanimous consent with an amendment.

4. AGENDA ITEMS

Transportation Element Update

Alex Atchison, Parametrix gave a presentation on the Transportation Element Update. Covered revisions that were made since the September 6 meeting. Commissioners discussed the updates and had questions on the presentation. Some of the questions were:

- Pedestrian Facilities Plan and the proposed sidewalk improvements. The Pedestrian Facilities plan does not include all projects
- Clarification on the location of the lower Swamp Creek bridge replacement
- Low level of LOS for the Kenmore countywide growth designations
- T 1.5.4 – asked about the 6-year timeline for private development
- Is the Swamp Creek wetland part of Swamp Creek Park
- Is it possible to add “equitable” to the language in goal 3
- T 10 – how are the 6- and 20-year project lists determined and are they listed in priority order

Next steps and public involvement were also discussed: January 17, Capital Facilities Plan review, February 21, Public Hearing, online open house and drop-ins in January.

Transit-Oriented Development (TOD) Regulations

Staff gave a summary of the October 18 public hearing on the preliminary TOD code amendments and a summary of all public input received, with staff responses. Commissioners discussed the summary and had questions on the 3 amendments:

- 85-foot height limit--sticking with 65' rather than going to 85' Downtown
- Prohibiting drive-throughs in the Urban Corridor area
- Revising parking standards for staff and visitors of senior housing projects

A motion was made by Commissioner Vanderlinde and seconded by Commissioner Matthews to approve the staff recommendations for the new amendments to the TOD regulations. Motion passed unanimously.

Commissioners continued the discussion with questions on

- Required parking minimums and maximums.
- Setbacks – existing developments
- Mixed use in the TOD—stimulating the commercial side
- Additional language on zoning--adding tiered language as an option
- TOD boundaries--would like to look at the boundaries again to allow more space for Swamp Creek and to build climate resiliency into the plan
- 3.65.040 multifamily tax exemption – how is it determined

A motion was made by Commissioner Vanderlinde and seconded by Chair Thompson to approve TOD regulations as amended to be forwarded to Council for action. Motion passed 5-1, with Commissioner Banaszynski voting “no.”

5. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:31 PM

Planning Commission

Approved by Planning Commission on: _____