

**City of Kenmore
Planning Commission Meeting
November 17, 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 7:01 p.m.

2. CITIZEN COMMENTS

Stacey Valenzuela from Kenmore expressed concerns about the City Manager being on the executive board for ARCH as it may be a conflict of interest. She expressed a need for more low to very-low income housing units in Kenmore and more transparency for Public Hearings.

3. APPROVAL OF MINUTES

October 6, 2020 Meeting Minutes – A motion to approve as written was made by Commissioner Baker and seconded by Commissioner Mulcare. Commissioner Loutsis suggested a modification to the wording in the minutes. Commissioner Baker made a motion to accept the minutes as written with the additional wording Commissioner Loutsis suggested. Commissioner Mulcare seconded the motion. The motion passed unanimously by roll call vote.

October 20, 2020 Meeting Minutes – A motion to approved as written was made by Commissioner Vanderlinde. Commissioner Olson seconded the motion. The motion passed unanimously by roll call vote.

4. PUBLIC HEARING

Chair Ohrenschall opened the Public Hearing on the Affordable Housing Review Process at 7:14 p.m.

City Staff presented an overview of the goals for the Affordable Housing Review Process and an overview of the preliminary recommendations.

Chair Ohrenschall opened the meeting to citizen comments at 7:18 p.m.

Stacey Valenzuela from Kenmore expressed that her comments from earlier applied to the Public Hearing and that she hopes the Planning Commission puts forward support for encouraging housing for low and very-low income wage earners. She expressed concern that the City Manager is the approver of the permits and the potential for a conflict of interest as the City Manager is on the executive board for ARCH.

Commissioner Mulcare mentioned the distinction between the City Manager as an individual versus an office. If the City Manager is listed as a decision maker it could be several people that report into the City Manager, rather than the specific individual.

City Staff commented on the City Managers role with ARCH. ARCH's role in affordable housing is to provide funding for projects and assist the City with code amendments. ARCH is not in competition with other organizations that might want to fund a project.

Chair Ohrenschall closed the Public Hearing at 7:25 p.m.

5. AGENDA ITEMS

The meeting was opened to questions, comments, and suggested changes to the proposed recommendations.

Commissioner Baker commented that the Commission is looking at Affordable Housing through the lens of an expedited process. As such, some of the levels of the process do exclude community participation. There is usually advance knowledge of these types of projects and that the Council would do their due diligence to allow the community into that process somehow, and that removing these levels of community participation are helpful in expediting the process.

Commissioner Vanderlinde made a motion to accept the final recommendations and ask that they be presented to City Council. The motion was seconded by Commissioner Loutsis. The motion passed unanimously by roll call vote.

6. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:36 p.m.

Planning Commission

Approved by Planning Commission on: _____