City of Kenmore
Planning Commission Meeting Minutes
October 15, 2024 @ 7:00 PM

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
David Dorrian
Chris Olson – attending virtually
Derek Wyckoff

Excused: Saad Qadri

Staff
Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Shannon Tipple-Leen, Planning Commission Clerk
Michelle Kang, Co-Clerk – attending virtually

1. CALL TO ORDER

The meeting was called to order by Chair Thompson at 7:00 PM.

2. LAND ACKNOWLEGDEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC COMMENTS

There was no Public Comment.

5. CONSENT AGENDA

The Consent agenda was unanimously approved.

6. PUBLIC HEARING #1 - Housing Element

The Public Hearing was opened at 7:03pm. There was no Public Testimony. The Public Hearing was closed at 7:03pm.

MOTION: Commissioner Wyckoff moved to send the Housing Element to the City Council. Chair Thompson seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

7. PUBLIC HEARING #2 - Land Use Element

The Public Hearing was opened at 7:04pm. There was no Public Testimony. The Public Hearing was closed at 7:04pm.

MOTION: Vice Chair Vanderlinde moved to send the Land Use Element to the City Council. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

8. PUBLIC HEARING #3 – Introduction to the Comprehensive Plan

The Public Hearing was opened at 7:05pm. There was no Public Testimony. The Public Hearing was closed at 7:05pm.

Discussion:

L-21 Line 13 Didn't sit right that we were allowing townhouses in low density residential locations and not medium density residential.

Do we already have a code that allows townhouses in the City within the normal constraints for environment etc.?

Is there any difference between the footprint for a single family home and a townhouse environmentally?

Answer: There is an allowance but there is an additional permit needed in certain areas. This will be looked at with new code.

MOTION: Commissioner Dorrian moved to remove the yellow highlighted section on page L-21, lines 13-16. Then add a sentence at the end of the paragraph that states "Within that context Middle Housing development may be permitted and may include 6 of the 9 Middle Housing types within the context of environmental

constraints and critical areas." Commissioner Banaszynski seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Vice Chair Vanderlinde moved to send the Introduction to the Comprehensive Plan to the City Council. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

MOTION: Vice Chair Vanderlinde moved to send the Introduction to the Comprehensive Plan to the City Council. Commissioner Qadri seconded the motion. **VOTE:** 6 For, 0 Against, 0 Abstain. Motion Carried.

Speakers for topics at the City Council meeting:

Commissioner Banaszynski will speak on the Housing Element regarding the alternative housing options the Commission has discussed for HB 1110.

Commissioner Olson will speak on the Housing Element regarding the Commissions balancing environmental with housing choices especially when they are affordable.

Commissioner Dorrian will speak on the Housing Element regarding giving context to the policies especially coming from Commerce and affordable housing. Aligning policies to targets.

Vice Chair Vanderlinde suggested we begin by telling Council that these are drafts. The Commission expects there will be changes as we go forward depending on legislative changes etc. This is the best for right now. Chair Thompson offered to make this statement.

Commissioner Dorrian will speak on the Land Use Element pointing out an increase focus on historical land use of Indigenous people.

Chair Thompson will introduce the Land Use Element.

Todd will introduce the Introduction to the Comprehensive Plan.

Compliments from the Commissioner to staff for all their hard work on the Comprehensive Plan.

There will be a holiday party on Dec 17th for the Commissioners to socialize.

7. ADJOURNMENT

Chair Thompson adjourned the meeting at 8:13 PM.

Future dates:

Tuesday, November 5, 2024 meeting cancelled due to Election Day

Tuesday, November 17, 2024, 7pm – tentative Middle Housing discussion

_____
Planning Commission
Approved by Planning Commission on: _____