

**City of Kenmore
Planning Commission Meeting
January 5, 2021 @ 7:00 p.m.**

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

Mark Ohrenschall, Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson
Mike Vanderlinde

Consultants & Staff

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

1. CALL TO ORDER

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

2. INTRODUCTION OF NEW COMMISSIONERS

Tracy Banaszynski and Dwight Thompson were introduced as the two new Commissioners appointed by City Council.

3. ELECTION OF OFFICERS

Commissioner Vanderlinde nominated Mark Ohrenschall for Chair. Commissioner Greathouse seconded the motion. The motion passed unanimously by roll call vote.

Commissioner Loutsis nominated Mike Vanderlinde for Vice Chair. Commissioner Olson seconded the motion. The motion passed unanimously by roll call vote.

4. CITIZEN COMMENTS

There were no Citizen Comments at this meeting.

5. APPROVAL OF MINUTES

November 17, 2020 Meeting Minutes – A motion to approve was made by Commissioner Vanderlinde. Commissioner Olson seconded the motion.

Commissioner Thompson abstained from the vote. The motion passed 6-0 by roll call vote.

6. AGENDA ITEMS

- Introduction to the preliminary 2021 Docket

The docket establishes the Planning Commission's work program for the year. Missing Middle Housing is anticipated to be rolled into 2021 from the 2020 docket. The Comprehensive Plan Land Use and Housing Elements are also to be reviewed over the next year as the next state mandated update of the full Comprehensive Plan is due in June of 2024.

City Staff gave a background on the Comprehensive Plan process and the current 20-year vision. An overview of Vision 2050 and Missing Middle Housing was then provided.

Questions were raised about how the timing of the county-wide planning policies might impact the Commission's ability to move forward with these topics. There were comments about needing input from the community to be effective in setting policy recommendations.

There was a conversation around community outreach and statistically valid surveys. There is an interest in increasing public outreach to encourage more public participation and a question regarding the focus of a statistically valid survey. The City anticipates working with a consultant to refine questions on the survey to ensure they are being asked in the best way possible.

There was a request to gather input from potential developers early on to gain insight on what would help make certain housing projects viable. There was a Missing Middle Housing panel at the City of Kenmore in 2019. The information gathered from the panel could provide a good sense of what the development community is thinking.

There was a brief discussion on high capacity transit communities and target capacities as it relates to Kenmore. The Commissioners were interested in learning more about the target, the gap between it and where Kenmore is now, and how Kenmore wants to grow to meet the targets (density in multi-family zones, reallocating zoning, increased density in single-family zones etc.).

Increasing employment opportunities to support the Vision 2050 plan was discussed. The Commissioners commented about zoning, property availability, and industry types.

There was a conversation around housing types such as accessory dwelling units, townhouses, and cottage housing as it relates to Missing Middle Housing. Affordability and availability were discussed. The reduced carbon footprint of smaller houses was a point of interest.

There was a brief conversation about the Lakepointe development project and how that fits into housing goals. City Staff provided an update on the status of this project.

The Commissioners discussed how land use decisions have additional impacts in other areas of the community. Topics in this discussion included: displacement; the effect of meeting housing goals on the City's revenue base, taxes for Kenmore residents, and local businesses and retail; and the effect of increased density and decreased permeable surfaces on Kenmore's watershed and environment.

- Affordable Housing Review Process - Joint meeting presentation

City Staff asked how the Commissioners would like to handle the presentation to City Council. The Commissioners liked the idea of City Staff providing an overview to City Council and the Commissioners then taking specific principles to give more in-depth information. Individual Commissioners chose the principles each would address. There was a brief conversation regarding the next steps in the process for this project.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:47 p.m.

Planning Commission

Approved by Planning Commission on: _____