

**City of Kenmore
Planning Commission Meeting
March 2, 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, Vice Chair

Consultants & Staff

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

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

David Morton from Redmond expressed concerns about what comes out of the stack of Cadman's hot mix asphalt plant in Kenmore.

Vicki Grayland, Kenmore resident, expressed support of David Morton's message. She encouraged the Planning Commission to fast track issues of the tree canopy.

3. APPROVAL OF MINUTES

February 16th, 2021 Meeting Minutes – A motion to approve was made by Commissioner Greathouse. Commissioner Thompson asked for the minutes to be amended for his absence due to technical difficulties. Commissioner Vanderlinde seconded the motion. The motion passed 6-0 by roll call vote.

4. AGENDA ITEMS

- Land Use and Housing Elements updates, including “Missing Middle”

City Staff gave background information related to missing middle housing, TOD, development intensity, and follow up information that had been requested at the last meeting.

Staff gave an overview of two potential approaches for missing middle housing. Commissioners had questions on Kenmore townhomes using conditional use permits and how many townhomes currently exist in single family zoning districts. Staff asked if commissioners had thoughts or questions on the two potential approaches. There was a discussion about the two approaches and which they initially preferred.

Staff gave background info on TOD. Commissioners had questions about the level of TOD interest from developers. Commissioners also mentioned wanting to determine what is the long term goal. Staff provided a little more explanation about the tax advantage (multifamily tax exemption). A link to the Municipal Code will be provided for more information. Commissioners also questions on zoning patterns. The discussion on TOD continued.

Staff provided information on how density is controlled in Kenmore and in other places. Staff also gave a brief explanation of floor area ratio or FAR. There was a discussion on the use of FAR in Kenmore and other areas.

There was follow up on information that commissioners had requested from the previous meeting. This information was provided in their packets.

There was a discussion on the number of residents that live and work in Kenmore. Commissioners had questions about whether this is a trend happening in surrounding communities? What are the numbers? What are people looking for when working in Kenmore and living in Kenmore?

Staff gave a follow up on financial implications of various land use patterns. Staff would like to schedule a presentation from Joe Minicozzi. This would be in place of the regularly scheduled Planning Commission meeting.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:40 p.m.

Planning Commission

Approved by Planning Commission on: _____