

**City of Kenmore
Planning Commission Meeting
June 1, 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

No citizen comments.

3. APPROVAL OF MINUTES

May 4, 2021 Meeting Minutes – A motion to approve was made by Commissioner Greathouse. Commissioner Vanderlinde seconded the motion. The motion passed 5-0 by roll call vote, with 2 members abstaining.

4. AGENDA ITEMS

- Land Use Element Update: TOD expansion

City Staff gave an overview of the 3 different scenarios for the TOD expansion – approaches and alternatives. (1) No change. Leave the TOD as an optional development scheme in the identified area. (2) Modify the geographic extent of the existing TOD. Expand the TOD to the west along the transit corridor. This could incorporate downtown, areas south of SR-522 or properties west along NE 181st Street and SR-522. (3) Modify the TOD standards, eliminate the optional nature of the overlay, and expand the revised standards to additional areas.

There was a discussion about the impacts of each TOD expansion choice and staff gave their recommendation. Commissioners had a question about the underutilized and vacant properties map and multifamily tax exemptions. Commissioners also had questions about parking for the TOD. Commissioners expressed wanting to plan for the livability of Kenmore--planning for people not just transit. There was also a discussion about the urban growth boundary and what the intentions are with it.

Commissioners agreed that the TOD standards should not be expanded to the west beyond Downtown. They discussed protection of trees and critical areas and the impact of protection on the TOD boundaries.

Staff will prepare a broad outline of the policy directions from Commissioners for the next meeting.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:50 p.m.

Planning Commission

Approved by Planning Commission on: _____