

**City of Kenmore
Planning Commission Meeting
June 15, 2021 @ 7:00 p.m.**

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

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

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Tela Gardner, Permit Coordinator

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:06 p.m.

2. CITIZEN COMMENTS

No citizen comments.

3. APPROVAL OF MINUTES

June 1st, 2021 Meeting Minutes – A motion to approve was made by Commissioner Thompson. Vice Chair Vanderlinde seconded the motion. The motion passed 7-0 by roll call vote.

4. AGENDA ITEMS

- Discussion of Land Use Element Update, including discussion of nominating downtown Kenmore as a Candidate Countywide Center, downtown heights and densities, and a recap of the TOD discussion

City Staff summarized Staff's recommendation that the City's downtown area be designated as a Candidate Countywide center which will acknowledge the City's new role and increase its regional

funding priority. Staff clarified the framework provided by King County Centers Designation and discussed the “activity units” required; activity units are a combination of population and jobs that generally reflect density.

The Commission discussed the feasibility of Lakepointe development and potential outcomes if activity units were not achieved. Other points made by Commissioners were that there appears to be no downside to this nomination, that it matches the vision for downtown, and that the nomination could be revisited in the future if conditions change. Commissioners acknowledged that the City would be setting expectations and that a good faith effort should be made to meet the Countywide Center criteria.

Motion: Commissioner Olson made a motion that the Planning Commission recommend Kenmore Downtown be nominated as a Countywide Center. Commissioner Loutsis seconded the motion which passed unanimously 7-0 by roll call vote.

City Staff summarized the Downtown Heights and Densities policy question asking if Commissioners were in support of adding a policy to the Comprehensive Plan requiring a minimum height (in stories) or a floor area ratio (FAR) for buildings in the downtown core.

The Commission was generally in favor of adding a policy about a minimum commercial FAR to the Comprehensive Plan. Staff clarified that there were no associated impacts to the TOD and critical areas, as these standards are already established in the zoning code.

Staff presented a summary of the TOD Discussion by memo and Commissioners provided feedback. They requested stronger wording for the bullet point about critical areas protection to represent the priority of those areas.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:24 p.m.

Planning Commission

Approved by Planning Commission on: _____