

**City of Kenmore  
Planning Commission Meeting  
September 14, 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  
Dennis Olson  
Dwight Thompson

**Consultants & Staff**

Debbie Bent, Community Development Director  
Lauri Anderson, Principal Planner  
Rita Moreno, Recreation Coordinator/ Admin. Assistant  
Mike Stanger,

**1. CALL TO ORDER**

The meeting was called to order by Chair Ohrenschall at 7:01 p.m.

**2. PUBLIC COMMENTS**

Jon Paul Mickle had a comment on the Lakepointe development project and wondered if deputy mayor and select council members have used city resources to organize protest against the tenants and property owners of the parcels affected by the project, they should recuse themselves due to conflict of interest. Mr. Mickle also had questions

- will the revised lakepointe project still require putting hundreds of piers into Lake Washington to sustain the building weight and is there an estimated time where the impact study would be available to the public.
- Has an independent economic impact study of current tenants' occupations and impacting the Kenmore community been compared to the proposed Lakepoint project?
- 

**3. APPROVAL OF MINUTES**

August 17, 2021 Meeting Minutes – A motion to approve by unanimous consent was made by Vice Chair Vanderlinde. Commissioner Banaszynski seconded the

motion. The motion passed 6-0. Commissioner Thompson asked to be excused from the 8/17 meeting due to illness.

#### **4. AGENDA ITEMS**

- Revised Vision Statement

Staff gave an overview of the revised draft Comprehensive Plan Vision statement based on the comments and recommendations of the commissioners.

Commissioner Banaszynski asked if there was wording that could humanize the first bullet point where taking out the word attractive. Point 2, asked if it could go back to protects and asked if it could get revised more through community input. Staff gave a suggestion for a potential addition to the second bullet point for the commissioners to consider. Commissioners then discussed the use of attractive in the first bullet point and commissioner Greathouse suggested putting the draft out as is for community input. Commissioner Banaszynski volunteered to submit comments on revised vision statement to be shared with the rest of the commissioners for review. Commissioner Vanderlinde ninth bullet point suggested it be separated into another bullet point because they are two separate ideas and would be helpful. There was a discussion on the term character of neighborhood and what it means.

- Housing Element Background Information

Staff presented a power point presentation with the housing data highlights. Mike Stanger was in attendance to help answer any questions. Chair Ohrenschall asked about Kenmore residents working in Kenmore jump from 3% to 14%. It was mentioned that 2020 census data will be available soon to give an updated number. There was a discussion on the capacity for affordable housing and the question of it being a capacity issue. Where are the gaps on the affordability side then see what the options on the different income levels? There was also a discussion around affordability, incentives to developers for affordable housing. And what is incentive and what isn't. What would it take for a developer to provide more affordable housing? Commissioner Banaszynski talked about racial disparity surrounding housing. Try to do things in a new different way, what will it look like. Commissioner Thompson commented on seniors and asked the question will they be able to age in place or will they move. Access to services that are needed, meals on wheels etc. Commissioners continued the conversation on affordability. Commissioner Banaszynski asked for clarity around capacity and the inclusion of Plywood supply and Lakpointe. Staff clarified that at least one had to be used to meet targets.

**7. ADJOURNMENT**

Chair Ohrenschall adjourned the meeting at 8:28 p.m.

---

Planning Commission

Approved by Planning Commission on: \_\_\_\_\_