

**City of Kenmore
Planning Commission Meeting
November 4, 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

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

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

Stacey Valenzuela – commented on the need for 30% AMI affordable housing in Kenmore. Also spoke of the importance of having affordable housing available for purchase on single family lots. She does not support missing middle housing at the \$700,000 level. Would like to keep parks, open spaces and trees which are important to the environment.

3. APPROVAL OF MINUTES

The October 19, 2021, Planning Commission Meeting Minutes - A motion to approve by unanimous consent was made by Commissioner Thompson. Commissioner Vanderlinde seconded the motion. The motion passed 7-0.

4. AGENDA ITEMS

- Housing Element- Missing Middle Housing

Staff prepared draft Comprehensive Plan amendments to the Land Use and Housing Elements and prepared a draft map showing the general target areas for Missing Middle housing. Commissioners had a conversation on the amendments to the Land Use and Housing Elements and asked for some changes.

Commissioners suggested changing the wording on LU-1.3.1. Commissioners asked for some changes to the Medium, and High-Density residential classification descriptions. The Commissioners also discussed the importance of protecting the environment and adding wording to the introductory clause.

Commissioners asked for clarifying language and additional word changes on other staff recommended amendments.

Staff reviewed the policy approaches to Missing Middle housing. Staff recommendations were discussed and Commissioners decided to go with option B as the preferred approach to Form and Scale. Commissioners also discussed staff recommendations for Design Standards and chose option B. Parking was also discussed and Commissioners gave some feedback on staff recommendations.

Commissioners reviewed the early map of potential Missing Middle housing locations and agreed that a corridor approach (rather than a transit stop approach) was best.

- Discussion of Community Forum
Commissioners asked for a meeting after the community forum to discuss the forum. A debrief meeting was set for 11/23.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:39 p.m.

Planning Commission

Approved by Planning Commission on: _____