

**City of Kenmore
Planning Commission Meeting
September 20, 2022, @ 7:00 p.m.**

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

Dwight Thompson, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Nathan Loutsis
Christiana Mathews
Mariel Torres Mehdipour
Derek Wykoff

Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Sammie Rouen, Permit and Admin Specialist
Brian Randall, Accountant

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

No public comments

3. APPROVAL OF MINUTES

Commissioners approved the September 6, 2022, Planning Commission Meeting Minutes approved with amendments by unanimous consent.

4. AGENDA ITEMS

- Transit-Oriented Development (TOD) Regulations

Staff presented the complete set of amendments recommended by staff, in preparation for an October 18 public hearing on the changes. Following the Planning Commission's direction, staff will send the draft amendments to the members of February's developer panel for their review and comment as part of

the public hearing process. Commissioners discussed the changes and gave feedback. Some questions were asked about:

- How maximum impervious surfaces percentages were determined
- What are alternatives to decreasing the 90% impervious surfaces, incentives for developers to develop green approaches to reduce surface water
- Are impervious surfaces already being discussed by council in the climate action plan
- Staff recommended an additional amendment to 18.77.042 to reflect different levels for homeownership housing
- Commissioners suggested a change for the Fee in Lieu and asked staff to come back with different language
- Add missing middle housing to prohibition on town homes in appropriate section
- Diameter at breast height in tree section – definition
- Roof form – how to use them as a green infrastructure
- How do we ensure homeownership units are maintained to be affordable
- What does life of the project mean?

Planning Commission agreed to schedule the public hearing for October 18.

5. ADJOURNMENT

Chair Thompson adjourned the meeting at 9 PM

Planning Commission

Approved by Planning Commission on: _____