

**City of Kenmore
Planning Commission Meeting
December 4, 2018 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Douglas Nugent, Chair
Mark Ohrenschall, Vice Chair
Carol Baker
Scott McDonald
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Amy Summe, Shannon & Wilson

1. CALL TO ORDER

The meeting was called to order by Chair Nugent at 7:00 p.m.

2. CITIZEN COMMENTS

Dominic Andrilla, 18549 60th Ave Ne, Kenmore, WA 98028 commented after the discussion of the agenda items. He is curious about how the City decides to object to a geotechnical report and on what basis the City would render a report invalid. He feels that price, lead time, reputation and customer service are a few reasons why not to go with the City-recommended Geotech as discussed. He started with a Geotech in July and just received the Critical Areas Report last week which cost him approximately \$4,000. He doesn't feel confident that a Geotech or the City can review the reports without being onsite to make the right conclusions.

3. APPROVAL OF MINUTES

Commissioner Baker motioned to approve the November 6, 2018 minutes which was seconded by Commissioner Vanderlinde. The motion passed 5-0 with 1 abstention. Commissioner McDonald arrived after the vote was taken.

4. AGENDA ITEMS

Lauri Anderson began by highlighting the critical areas and shoreline master plan amendments. There were 3 sections which consists of the second set of the shoreline regulations, geologically hazardous areas and suggested changes to the groundwater susceptibility rules.

In response to the Planning Commissions comments and questions on Attachment 1, Lauri Anderson will verify whether any expansion of 522 would be covered under the Shoreline Regulations and would be an issue down the road. She will also research the wording on boat launches, pull out the specific section that addresses the ADA parking for the next meeting and she will correct the language that lists the Director instead of City Manager. The Planning Commission unanimously agreed on Attachment 1 subject to the comments addressed.

Attachment 2 relates to whether the City should treat moderate landslide areas differently than high landslide areas and the standards relating to each area. As agreed, since the City does not have all the Lidar information on the moderate landslide areas, the City would continue using the current map for moderate landslide hazard areas. A concern was raised by the Commissioners as to who and how to choose a Geotech Engineer if the City didn't agree with the Applicant's Geotech Report. Chair Nugent motioned to propose a tiebreaker option by which the City's Geotech and the applicant's Geotech select a third neutral party Geotech to resolve disputes. That Geotech will have the controlling decision on the Geotech Report. The motion was seconded by Vice Chair Ohrenschall. Commissioner McDonald moved to amend the motion stating that the applicant should not pay for the City's Geotech role in the tiebreaker role. The amended motion was seconded by Vice Chair Ohrenschall subject to the additional research. The motion passed 7-0 with no abstentions. Lauri Anderson will look to see if the City's review of a Geotech is covered in permit fees or if Development Services bills out review time. The Planning Commission gave approval of Attachment 2.

Attachment 3 relates to designated groundwater susceptibility and critical aquifer recharge areas. The Planning Commission approved Attachment 3.

Lauri Anderson proposed that the Planning Commission cancel their regular scheduled meeting on January 1, 2019, hold their regular meeting on January 15, 2019 and hold a special meeting on January 29, 2019 which was agreed upon by the Planning Commission.

Commissioner McDonald gave his resignation and will send an email to let the City Council know.

5. ADJOURNMENT

Chair Nugent adjourned the meeting at 8:18 p.m.



Planning Commission

Approved by Planning Commission on:

Jan 15, 2019