



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Regular Meeting Agenda
7:00 p.m., Monday, January 26, 2015
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. FLAG SALUTE

IV. AGENDA APPROVAL

V. PROCLAMATION

- A. Proclamation in Support of the Kenmore Cascade Canoe & Kayak Team (KCCKT) Paracanoe Program
[Proclamation](#)

VI. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

VII. CONSENT AGENDA

- A. Adopt Minutes for the January 12, 2015 City Council Meeting
[Draft 01 12 2015 Minutes](#)
- B. Approve Check Nos. 31308 - 31383 Totaling \$801,060.79 and Electronically Transferred Payroll Funds In the Amount of \$70,983.76 and Payroll Check Nos. 7071 and 7072 Totaling \$1,000.41 for the Period Ending January 2, 2015
[Checks for Approval](#)

VIII. BUSINESS AGENDA

- A. 2015 Annual Planning Commission Work Plan Docket for Comprehensive Plan

and Development Regulation Amendments - Debbie Bent, Community Development Director

[Agenda Bill & Attachments](#)

- B. Analysis of Pedestrian and Bicycle Collision Data for the City of Kenmore - Kris Overleese, Engineering & Environmental Services Director, and Andrew Calkins, Graduate Intern

[Agenda Bill & Attachment](#)

[PowerPoint Presentation](#)

IX. STAFF REPORT

X. COUNCILMEMBER REPORTS & COMMENTS

XI. COUNCILMEMBER INITIATIVES

XII. ADJOURNMENT

Upcoming Meetings:

Tues., January 27, 2015 7:00 p.m. Planning Commission Regular Meeting

Mon., February 2, 2015 7:00 p.m. City Council Special Study Session Meeting

Mon., February 9, 2015 7:00 p.m. City Council Regular Meeting

*City of Kenmore
Proclamation*

Kenmore Cascade Canoe & Kayak Team Paracanoe Program

WHEREAS, the Kenmore Cascade Canoe & Kayak Team (KCCKT) is a nonprofit group partnering with the City of Kenmore to provide a paracanoe program at the Kenmore Waterfront Activities Center in Squires Landing Park at the confluence of Swamp Creek and the Sammamish River; and

WHEREAS, Dan Henderson, former U.S. National Team member, National Team Coach, and World Championships U.S. National Team Leader, is Head Coach for the Canoe and Kayak Program; and

WHEREAS, the Kenmore Canoe and Kayak Club incorporates the latest scientific training methods in developing great paddlers and great people in an atmosphere of challenge, fun and self-discovery; and

WHEREAS, paracanoe is racing over a short distance in a kayak or Va'a outrigger canoe, with no rules regarding adaptations to boat and equipment, allowing almost all athletes, independent of disability, to participate and compete; and

WHEREAS, in 2009 the International Canoe Federation launched the Paracanoe Development Programme in an attempt to expand the sport of canoeing to the worldwide community of people with a disability and to target the inclusion of paracanoeing in the Rio de Janeiro 2016 Paralympics; and

WHEREAS, two athletes are currently training in Kenmore for the 2016 Paralympic Games; and

WHEREAS, Coach Henderson has been working with the Veterans' Administration to serve wounded veterans; and

WHEREAS, two new boats, a Va'a outrigger canoe and a PK1 Paracanoe single person kayak, have been awarded to the program through USACK from a Veterans' Administration grant,

NOW, THEREFORE, BE IT RESOLVED that the Kenmore City Council does hereby support, and urges all citizens to support, the Kenmore Cascade Canoe & Kayak Team Paracanoe Program.

IN WITNESS WHEREOF, signed this 26th day of January, 2015.

Signed _____
David Baker, Mayor

Attested _____
Patty Safrin, City Clerk

**City of Kenmore, Washington
City Council Regular Meeting
Minutes
January 12, 2015**

CALL TO ORDER – The regular meeting of the Kenmore City Council was called to order by Mayor David Baker at 7:00 p.m.

Councilmembers present: Mayor David Baker, Deputy Mayor Allan Van Ness and Councilmembers Brent Smith, Laurie Sperry, Milton Curtis, Nigel Herbig and Stacey Denuski

Staff present: Rob Karlinsey, City Manager; Nancy Ousley, Assistant City Manager; Jennifer Gordon, Public Works Operations Manager; Dawn Reitan, City Attorney; and Patty Safrin, City Clerk

FLAG SALUTE

Annette Eaton led the flag salute.

AGENDA APPROVAL

It was Council consensus to approve the agenda as submitted.

PROCLAMATION

Kenmore Community Club 90th Birthday Proclamation - Mayor Baker read the proclamation into the record and presented it to Annette Eaton, Club Manager.

CITIZEN COMMENTS

Maddie Hayden, 18531 64th Place NE, Kenmore; Sarita Pauly, 19228 86th Place NE, Bothell; and Alexandra Reed, 24327 Fourth Place W, Bothell, all members of Girl Scout Troop 42074, spoke together. They stated that they are working on their Silver Award, and their project is to install and sustain two free libraries (take a book; return a book) in two separate locations in the City. They stated that they hoped speaking at tonight's meeting would be the first step in getting permission from the City to create the free libraries.

Mayor Baker thanked them for coming. City Manager Karlinsey asked them to speak with Jennifer Gordon, Public Works Operations Manager, to work out the details of setting up the free libraries.

CONSENT AGENDA

Deputy Mayor Van Ness moved to approve the consent agenda as submitted. Mayor Baker seconded the motion to Adopt the Minutes of the December 8, 2014 and December 15, 2014 City Council Meetings and Approve Check Nos. 31226 - 31307 Totaling \$690,709.83 and Electronically Transferred Payroll Funds in the Amount of \$68,816.03 for the Period Ending December 19, 2014. The motion passed unanimously.

BUSINESS AGENDA

Integra Franchise Agreement Presentation, Ordinance No. 15-0394 - Jennifer Gordon, Public Works Operations Manager, and Eric Clayton, Integra Senior Outside Plant Engineer, were present to provide information to the Council about the Ordinance. The Ordinance will come to Council for adoption at their meeting on January 26. Mr. Clayton gave a brief introduction to Integra, including what they do and who they serve. This Ordinance will enable the expansion of fiber optic cable to customers in the City of Kenmore. City Attorney Dawn Reitan provided some clarifications regarding the proposed agreement with Integra. Staff and Mr. Clayton were also available to answer any questions.

Planning Commission Interviews

Mark Abersold, Carol Baker, Bruce Blackburn, Wayne Fu, Mike Mulcare, Daniel Ross, Kent Sturgis, Bob Swain, and Linda Wickizer were interviewed by the Council for the three open Planning Commissioner positions.

Appoint Planning Commissioners

It was Council consensus that Debra Srebnik, Carol Baker and Mike Mulcare would fill the three Planning Commissioner vacancies. The Council also chose four alternates as follows: 1) David Ross; 2) Dennis Olson; 3) Scott McDonald; and 4) Bruce Blackburn.

STAFF REPORT

Mayor Baker delivered the staff report on behalf of City Manager Karlinsey. He read an e-mail received by the City Manager from Daniel Church, President of Bastyr University. They have come to the conclusion that the University does not have a near-term space need sufficient to justify the proposed occupancy of 90,000 square feet in the St. Edward State Park Seminary Building and do not currently have the resources needed to finance the renovation project and still be able to respond to an opportunity for development of their permanent campus in San Diego should one arise.

The City has reached 500 “likes” on Facebook.

CITY COUNCILMEMBER REPORTS & COMMENTS

Mayor Baker stated that he recently spoke with 74 honor roll students at the Kumon Academy, after school math and reading program, here in Kenmore. He announced that the City will sponsor a pre- Super Bowl Hawk Walk.

ADJOURNMENT

Mayor Baker adjourned the regular meeting at 9:47 p.m.

David Baker, Mayor

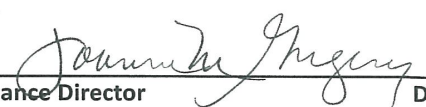
ATTEST:

Patty Safrin, City Clerk

City of Kenmore Voucher Certification and Approval

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the following claims, paid by checks 31308-31383 which total \$801,060.79, and electronically transferred payroll funds totalling \$70,983.76, and payroll check #7071 & #7072 which total \$1,000.41 are just, due and unpaid obligations against the City of Kenmore/King County/Washington, and that I am authorized to authenticate and certify to said claims.


 City Manager 1/16/15
 Date


 Finance Director 1/15/15
 Date

Check #	Vendor Name	Description	Check Amount
31308	NATIONWIDE FINANCIAL 401a	Social Security Replacement Plan	7,424.71
31309	NATIONWIDE RETIREMENT SOLUTIONS 457	Deferred Comp Payroll Deduction	285.00
31310	ICMA RETIREMENT TRUST 457 - 304745	Deferred Comp Payroll Deduction	2,817.81
31311	DRS 457	Deferred Comp Payroll Deduction	840.00
31312	AFLAC	Private Medical/ Disability Plans	512.27
31313	CITY OF KENMORE FS	Flexible Spending Medical Plans	232.15
31314	BANK OF AMERICA 941	Payroll Taxes	15,826.67
31315	WA GUARANTEED EDUCATION TUITION	WA Pre-Tax Education Plan	100.00
31316	DEPARTMENT OF LABOR AND INDUSTRIES	Worker's Compensation	2,030.49
31317	UNITED WAY OF KING COUNTY	Employee Charitable Contribution	446.00
31318	NATIONAL LIFE OF VERMONT	Life Insurance	234.89
31319	AMERICAN GENERAL	Life Insurance	413.53
31320	STATE OF FLORIDA DISBURSEMENT UNIT	Payroll Deduction	275.00
31321	DEPARTMENT OF RETIREMENT SYSTEMS	WA State Retirement	12,808.14
31322	AWC EMPLOYEE BENEFITS	Employee Health Insurance	40,204.65
31323	LINCOLN NATIONAL LIFE INSURANCE	Life/Long Term Disability/AD&D	758.71
31324	AMERICAN GENERAL	Jan. Coverage Adjustment	30.19
31325	PEOPLES STORAGE	Jan. 2015 Storage Unit Rent	190.00
31326	BANNER BANK LD	Newsletter, Ped. Safety, Tree Lighting	1,041.60
31327	BANNER BANK CS	Supplies	6.56
31328	BANNER BANK NO	Conf. Travel, Incubator, Bus Mtg. Exp.	1,548.00
31329	BANNER BANK KENMORE	Computer, Council Food, Hotel	2,628.71
31330	BANNER BANK KENMORE	Monitor, City Hall Supplies, Computer	425.16
31331	BANNER BANK VAN NESS	Conf. Hotel, Meals & Transportation	2,137.99
31332	BANNER BANK BAKER	Conf. Hotel, Meals & Transportation	3,185.38
31333	BAKER, DAVID	Meal/Mileage Reimbursement	147.75
31334	BULGER SAFE & LOCK, INC.	Locks for Bollards/Squires Landing	98.83
31335	CASCADE PEST CONTROL	Rhododendron Park Pest Control	142.35
31336	COASTWIDE LABORATORIES	Vacuum Parts/Service	173.28

VII. B. Approve Check Nos. 31308 - 31383 Totaling \$801,060.7...

31337	FERGUSON ENTERPRISES INC #1539	61st/185th Drainage Materials	264.06
31338	FRUHLING SAND & TOPSOIL	Storm Debris Dumping	200.00
31339	JET CITY PRINTING	Envelopes & Open House Flyers	483.99
31340	KING COUNTY ANIMAL SVCS	Pet Licenses	195.00
31341	KING COUNTY FINANCE	July-December Animal Services	2,916.00
31342	KING COUNTY FINANCE	November Booking Chgs/Work Release	6,717.60
31343	KING COUNTY SHERIFF	November Police Services	256,517.42
31344	KING COUNTY SHERIFF	December Police Services	256,517.38
31345	NORTHSHORE YMCA	13-C1130 Qtrs 1-3 Human Svcs Program	4,875.00
31346	OFFICE DEPOT	Office Supplies	430.42
31347	PUGET SOUND ENERGY	11/13-12/12 Elec/Gas/St. Lights/Signals	2,198.40
31348	COLUMBIA RIDGE LANDFILL	Dump Fees	1,551.21
31349	AURORA RENTS	61/181st Pipe Install/Equipment Rental	230.06
31350	ARTS OF KENMORE	Public Art Aquisition	792.75
31351	AMERICAN SOCIETY OF COMPOSERS	Music License Fee	350.37
31352	BEARCOM	Wireless Radios for Tree Lighting Event	70.08
31353	WA STATE DEPT OF TRANSPORTATION	Nov. Project Mgmt./SR522 W. A ROW	45.20
31354	KING COUNTY PARKS	Historic Preservation/Community Club	708.70
31355	AA PARTY RENTALS	Rentals for Tree Lighting Event	290.28
31356	BUILDERS EXCHANGE OF WASHINGTON INC	SR522 West A Online Project Publication	409.15
31357	HDR	November SR522 W. A Design/ROW	13,782.43
31358	GRAINGER	Inspector Hard Hat	30.96
31359	A+ CONFERENCING	12/11/14 Teleconference	28.04
31360	SHRED-IT	Shredding Services	54.70
31361	ALCALDE & FAY	11/15-12/15 Gov't. Affairs Consulting	5,329.94
31362	GORDON THOMAS HONEYWELL	November Government Affairs Consulting	3,646.87
31363	SARAH ROBERTS	November Prosecution Services	10,302.00
31364	PHSI PURE WATER FINANCE	Incubator Bldg. Filtered Water Service	50.31
31365	FAZZARI MARKETING	Target Zero Table Cover & Stickers	811.95
31366	PAWS	November Animal Sheltering Services	330.00
31367	HOPKINS, CRAIG	Dec. Mileage Reimbursement	65.52
31368	DEVRIES, DENIS	Dec. Mileage Reimbursement	39.20
31369	BROADCAST MUSIC, INC.	Broadcasting Fee	330.00
31370	GREATER BOTHELL CHAMBER OF COMMERCE	Business Meeting Expense	40.00
31371	JOYCE ZIKER PARKINSON	Nov. Legal Adv/Lk WA Sediments/Ken Vill	1,851.00
31372	INNOVAC	Vactor Services	1,843.71
31373	AAA PRINTING	Kenmore Fact/Sell Sheets Economic Dev.	801.54
31374	ST OF WA DEPT OF FISH & WILDLIFE	HPA Fee (Beaver Response)	150.00
31375	OSBORN CONSULTING INC.	Oct. 2014 Surface Water On-Call Services	19,209.67
31376	ECONOMIC DEV COUNCIL OF SEATTLE/KC	Natural Health Hub IPZ	4,500.00
31377	VERTICAL VISUAL SOLUTIONS INC.	Wayfinding Signage	8,949.66
31378	BAYE ENTERPRISES, INC.	Front Desk Counter ADA Revisions	18,932.55
31379	SOUND EMPLOYMENT SOLUTIONS, INC.	Communications Workshop 12/18	1,017.76
31380	ALLISON & PARTNERS	November Kenmore Media Relations	3,200.00
31381	MUMMA, RYAN	Work Boot Reimbursement	166.59
31382	CRW SYSTEMS, INC.	New Permitting Software	72,817.50
31383	ALLEN, REX	Music Entertainment/Tree Lighting Event	50.00
7071	SEAN URANGA	Payroll	482.56
7072	TELA WHITEMAN	Payroll	517.85
12/26/2014	PAYROLL	Direct Deposit	70,983.76
			<u>\$ 873,044.96</u>

2014	PRIOR VENDOR ACTIVITY	TOTAL	FOR 2014
	314 PIE		7.00
	6270 BOTHELL WAY LLC		10,000.00
	A+ CONFERENCING		71.98
	A-1 LANDSCAPING & CONSTRUCTION, INC		863,289.54
	AA ASPHALTING, INC		17,426.93
	AA PARTY RENTALS		1,683.78
	AAA FLAG & BANNER MFG. CO., INC.		5,389.84
	ACADEMI TRAINING CENTER, LLC		800.00
	ACF WEST INC		863.99
	ACTION ENTERTAINMENT		790.00
	ADVANCE TESTING & SERVICE INC		540.00
	AFLAC		5,634.97
	ALCALDE & FAY		55,777.05
	ALLISON & PARTNERS		7,827.50
	ALLPLAY SYSTEMS LLC		664.45
	ALPHAGRAPHICS US718		998.35
	AMERICAN GENERAL		4,751.26
	AMERICAN PLANNING ASSOCIATION		1,990.00
	AMERICAN PUBLIC WORKS ASSOCIATION		780.00
	ANDERSON, LAURI		142.38
	ANDERSON, T.S.		250.00
	ARTS OF KENMORE		200.00
	ASAP APPLIANCE REPAIR		334.85
	ASP, DANIEL		437.50
	ASSOCIATION OF WA CITIES		17,456.62
	AURORA RENTS		2,339.56
	AVCA HARDWARE		4,730.08
	AWC EMPLOYEE BENEFITS		430,341.70
	BADGLEY'S LANDSCAPE LLC		3,941.75
	BAKER, DAVID		2,521.47
	BANK OF AMERICA 941		365,511.27
	BANNER BANK		2,966.08
	BANNER BANK BAKER		17,192.15
	BANNER BANK BH		4,960.78
	BANNER BANK CS		4,817.61
	BANNER BANK DB		1,372.42
	BANNER BANK JG		8,056.32
	BANNER BANK JGORDON		14,492.60
	BANNER BANK KENMORE		24,149.76
	BANNER BANK LD		8,806.38
	BANNER BANK NO		9,225.94
	BANNER BANK PS		1,675.03
	BANNER BANK ROGERS		2,536.68
	BANNER BANK VAN NESS		7,486.40
	BASTYR UNIVERSITY		50,200.00
	BAUER, ANDREW		807.07
	BAYE ENTERPRISES, INC.		833.30
	BEARCOM		170.82

BEEGEE TOLPA	700.00
BENT, DEBORAH A	169.52
BETHANY BIBLE CHURCH	35,850.00
BINW	1,138.63
BIOBAG AMERICAS INC.	710.83
BLACKBAUD	5,464.24
BLACKLINE, INC.	2,295.56
BRABEC, MARY	3,500.00
BRIEN, GAYLYNN	550.00
BUENA VISTA SERVICES, INC.	4,950.00
BUILDERS EXCHANGE OF WASHINGTON INC	45.70
BULGER SAFE & LOCK, INC.	704.47
C.B.A. PRODUCTIONS	199.00
CALPORTLAND COMPANY	2,167.57
CAMPOS APPRAISALS, INC.	3,200.00
CANTEEN REFRESHMENT SERVICES	3,240.08
CAPITAL ONE COMMERCIAL/ COSTCO	264.70
CASCADE PEST CONTROL	1,992.90
CEMEX	3,070.01
CENTER FOR HUMAN SERVICES	18,750.00
CENTER FOR PRIORITY BASED BUDGETING	28,483.38
CHARLENE COLLINS FREEMAN	50.00
CHICAGO TITLE	10,000.00
CITY OF BELLEVUE	159,903.66
CITY OF KENMORE	988,899.41
CITY OF KENMORE FS	5,571.60
CITY OF KENT	500.00
CITY OF LAKE FOREST PARK	786,571.26
CITY OF SHORELINE	1,775.15
CITYWORKS/ AZTECA SYSTEMS INC.	9,995.00
CLARITY SIGNS	650.10
CLK CONSTRUCTION LLC	3,171.48
CLOWNS UNLIMITED, INC.	711.75
COASTAL WEAR PRODUCTS INC	2,713.42
COASTWIDE LABORATORIES	5,769.62
CODE PUBLISHING COMPANY	350.00
COLORSPACE CREATIVE LLC	1,160.00
COLUMBIA BANK	13,725.10
COLUMBIA RIDGE LANDFILL	8,201.84
COMCAST	3,675.58
COMPUCOM	11,993.37
CONSOLIDATED PRESS	13,374.76
CONTECH ENGINEERED SOLUTIONS, INC	2,999.42
CONTOUR FENCE CO. INC.	3,801.85
COUGAR MOUNTAIN ZOO	550.00
CPS CONSTRUCTION LLC	4,000.00
CROWN PRODUCTS LLC	1,628.36
CUES	250.00
CULLEY, AMBERLY	4,000.00
CUNNINGHAM, ED	1,250.00

CURTIS, DR. MILTON	317.76
D.R. HORTON	7,500.00
DACO ENTERPRISES	2,975.00
DAILY JOURNAL OF COMMERCE	3,117.00
DANSOUND INC	6,817.50
DAY WIRELESS SYSTEMS	229.32
DENUSKI, STACEY	1,281.23
DEPARTMENT OF ECOLOGY	26,383.24
DEPARTMENT OF LABOR AND INDUSTRIES	26,852.92
DEPARTMENT OF NATURAL RESOURCES	500.00
DEPARTMENT OF RETIREMENT SYSTEMS	303,233.44
DEVELOPMENTAL RESOURCES, INC.	350.00
DEVRIES, DENIS	239.68
DIGITAL REPROGRAPHICS SERVICES INC.	463.27
DORIA, JOSEPH	1,000.00
DRS 457	19,900.00
DURRANT, JEFF	167.75
DWAYNE LANE'S	24,259.73
EJ USA, INC.	2,579.03
EMERALD FIRE LLC	303.32
EMERGENCY SERVICE COORDINATING AGCY	48,964.00
ENTERTAINMENT FIREWORKS INC	17,000.00
ENVIROCERT INTERNATIONAL, INC.	100.00
ENVIRONMENTAL SYSTEMS RESEARCH INST	7,675.95
ESTATE OF HARRY S. CHRISTIAN	5,350.00
EVERGREEN FIRE AND SAFETY, INC.	122.91
EVERGREEN PRINT SOLUTIONS	1,194.61
EVERGREEN SAFETY COUNCIL	199.00
EVER-MARK, LLC	1,491.48
FABULOUS CLEANERS	16.42
FASTSIGNS	794.93
FAZZARI MARKETING	6,453.74
FEDEX OFFICE	120.72
FERGUSON ENTERPRISES INC #1539	3,783.15
FIRE PROTECTION, INC	5,278.18
FIRST AMERICAN TITLE	11,182.20
FIRST CHURCH OF CHRIST, SCIENTIST	250.00
FITZGERALD, ELLIOTT	150.00
FLEMINGS HOLIDAY LIGHTING LLC	4,287.71
FRAUSE	15,412.27
FRONTIER	10,926.49
FRUHLING SAND & TOPSOIL	3,674.91
FUN WAY TO GO, LLC	360.00
G & H PRINTING	461.83
GEOENGINEERS INC	13,195.50
GIPSON FOOD COMPANY, LLC	360.00
GLOCK PROFESSIONAL, INC	390.00
GOBBLE EXPRESS	91.00
GOODSELL POWER EQUIPMENT #2 INC.	26.21
GORDON THOMAS HONEYWELL	36,563.06

GOVDELIVERY, INC.	12,300.00
GOVERNMENT FINANCE OFFICERS ASSOC	190.00
GOVERNMENT FINANCE RESEARCH GROUP	1,995.00
GOVERNMENTAL ACCT STANDARDS BOARD	225.00
GRAINGER	231.37
GRAY & OSBORNE, INC	18,352.14
GREATER BOTHELL CHAMBER OF COMMERCE	725.00
GREGORY, JOANNE	358.11
GSC PRODUCTION	300.00
HANSEN, COREY	12,000.00
HAPA WORLD MUSIC, LLC	2,250.00
HARRIS COMPUTER SYSTEMS	7,105.83
HARRIS, LESLIE	2,759.60
HDR	735,357.41
HENLEY USA, LLC	7,500.00
HERBIG, NIGEL	578.82
HERO HOUSE	1,050.00
HESTON VISUAL ARTS	1,078.30
HEWITT	27,642.85
HIGHWIRE	5,439.96
HOFFMAN, GAYLE	1,500.00
HOME COURT ADVANTAGE INC.	1,368.75
HOME DEPOT CREDIT SERVICES	2,036.62
HONEY BUCKET	2,355.35
HOPELINK	45,750.00
HOPKINS, CRAIG	351.68
HORIZON DISTRIBUTORS INC	587.11
HOUGH BECK & BAIRD INC	13,512.50
HP'S SMOKEHOUSE BBQ	154.00
HWA GEOSCIENCES INC.	900.00
ICMA RETIREMENT TRUST 457 - 304745	69,777.44
iCOMPASS TECHNOLOGIES, INC.	8,400.00
INDEPENDENT STATIONERS	2,687.10
INGALLINAS BOX LUNCH	60.63
INGLEMOOR HIGH SCHOOL MUSIC BOOSTER	100.00
INNOVAC	29,684.88
INSLEE, BEST, DOEZIE & RYDER, P.S.	292,636.58
INTEGRA TELECOM	9,561.34
INTERNATIONAL CITY/CNTY MGMT ASSOC	2,375.49
INTERNATIONAL INST OF MUNI CLERKS	210.00
iWORQ SYSTEMS	1,000.00
JACOBS ENGINEERING GROUP	126,872.18
JAYMARC - AV	410.63
JB TECHNOLOGY, INC	714.29
JET CITY PRINTING	2,285.76
JOHN E. REID & ASSOCIATES	1,500.00
JOYCE ZIKER PARKINSON	23,646.50
KAMINS CONSTRUCTION	307,687.41
KARLINSEY, ROB	1,021.33
KCDA PURCHASING COOP	95,358.31

KD CANOPY	1,560.00
KEEP POSTED INC	278.00
KENMORE COMMERCIAL LLC	39,372.00
KENMORE ELEMENTARY PTA	8,000.00
KENMORE HERITAGE SOCIETY	200.00
KENMORE HOLDINGS, LLC	6,950.00
KENMORE INVESTMENT PROPERTIES, LLC	33,700.00
KENMORE JR. HIGH BAND BOOSTERS	60.00
KENMORE LAKEVIEW, LLC	2,500.00
KENMORE SENIOR CENTER	700.00
KING COUNTY ANIMAL SVCS	4,015.00
KING COUNTY DISTRICT COURT	94,353.00
KING COUNTY FINANCE	1,664,931.70
KING COUNTY FINANCE W.L.R.D.	63,724.81
KING COUNTY FINANCE/ GIS	744.00
KING COUNTY MUNICIPAL CLERKS ASSOC	25.00
KING COUNTY OFFICE OF FINANCE	2,084.55
KING COUNTY RADIO COMM SERVICES	1,087.80
KING COUNTY REAL ESTATE SVCS	51,700.00
KING COUNTY RECORDER'S OFFICE	784.00
KING COUNTY SHERIFF	2,614,880.08
KING COUNTY SUPERIOR COURT CLERK	576,800.00
KING COUNTY TREASURY	33,246.11
KING CTY EASTSIDE TRANSP PARTNERSH	200.00
KINGMAN, ASHLEY	2,000.00
KOMPAN, INC	976.96
KONICA MINOLTA BUSINESS SOLUTIONS	2,523.22
KUSTOM SIGNALS, INC.	9,546.25
LACONNER CHANNEL LODGE	194.00
LANGUAGE LINE SERVICES, INC.	182.22
LAW SEMINARS INTERNATIONAL	930.00
LEE, BRETT	56.94
LENNAR NORTHWEST, INC.	7,500.00
LIGHTHOUSE CONSULTING INC	45,417.88
LINCOLN NATIONAL LIFE INSURANCE	1,549.27
LOYUK, SAMANTHA	72.24
LUM, GREG	168.00
LYONS, LIZANNE & HAMMOND, JAMES	2,531.26
MACDONALD MILLER FACILITY SOLUTIONS	8,786.92
MAIL FINANCE	3,404.59
MAIN STREET PROPERTY GROUP	10,000.00
MARINE FLOATS CORPORATION	71,401.30
MCALLISTER, TERESA	129.50
MEDELES, JOSE	600.00
MEEHAN, NANCY	45.20
MEITZNER BROTHERS	7,500.00
METROPOLITAN TRANS. COMMISSION	1,500.00
MICRONET, INC.	450.00
MILLER STEPHENS, MARY	13,750.00
MILLER'S EQUIPMENT & RENT ALL INC.	46.81

MINZGHOR, NICHOLAS	343.75
MOBILE MINI, INC.	1,813.35
MORGAN SOUND INC	2,401.89
MR. T'S TROPHIES	1,848.01
MULVIHILL, MARJORIE	250.00
NATIONAL BARRICADE CO	191.41
NATIONAL BUSINESS INCUBATION ASSOC.	525.00
NATIONAL LEAGUE OF CITIES	1,489.00
NATIONAL LIFE OF VERMONT	2,583.79
NATIONWIDE FINANCIAL 401a	237,354.89
NATIONWIDE RETIREMENT SOLUTIONS 457	6,700.00
NEOPOST NORTHWEST	274.82
NEW PIG	3,440.64
NEWELL, HEATHER	1,519.05
NORTH COAST ELECTRIC	1,154.78
NORTH CREEK DESIGN	60.00
NORTHSHORE FIRE DEPT	6,293.00
NORTHSHORE PARK & REC SERVICE AREA	1,360.00
NORTHSHORE PAVING INC	6,099.11
NORTHSHORE ROTARY CLUB	202.00
NORTHSHORE SENIOR CENTER	24,750.00
NORTHSHORE UTILITY DIST	245,279.90
NORTHSHORE YOUTH & FAMILY SERVICES	18,750.00
NORTHWEST LANDSCAPE SERVICES	36,763.10
NORTHWEST PLAYGROUND EQUIPMENT INC.	1,053.94
NORTHWEST VENTURES, LLC	9,500.00
OFFICE DEPOT	7,955.64
OFFICE TEAM	643.95
OfficeMax Workplace Interiors	28,327.64
OLSON, ROBERT & KRISTIN	3,800.00
OLYMPIC ENVIRONMENTAL RESOURCES INC	45,271.11
OLYMPUS PURSUITS/ SHAWN JOHNSON	600.00
OSBORN CONSULTING INC.	152,120.51
OUSLEY, NANCY	1,815.13
OVERLEESE, KRISTEN	743.68
PACIFIC HOME CONSTRUCTION	1,200.98
PACIFIC TOPSOILS	8,984.37
PACIFICA LAW GROUP LLP	3,168.00
PART WORKS INC	810.73
PASSPORT TRAVEL AND TOURS	1,935.10
PAWS	6,270.00
PENDLETON, MICHAEL	5,113.94
PEOPLES STORAGE	2,036.00
PERTEET INC.	435,966.47
PETTY CASH CUSTODIAN	1,690.43
PHAM, NY THI	500.00
PHSI PURE WATER FINANCE	1,760.97
PIPERS CREEK NURSERY	766.50
POLYRYTHMICS, LLC	1,750.00
PROTECTION TECHNOLOGIES, INC	2,096.17

PRO-VAC	5,672.10
PUBLIC HEALTH DEPT. OF KING COUNTY	100.00
PUGET SOUND BUSINESS JOURNAL	97.00
PUGET SOUND CLEAN AIR AGENCY	11,500.00
PUGET SOUND ENERGY	217,887.84
PUGET SOUND FINANCE OFFICERS ASSOC	50.00
PURE WATER TECHNOLOGY OF PUGET SOUND	498.83
QUALITY BUSINESS SYSTEMS	9,193.78
RANDALL, BRIAN	151.86
RAZZ CONSTRUCTION	23,077.53
REDFIELD PROPERTIES LLC	2,975.00
REDMOND, MICHAEL	544.71
REITZ, THERESA dba MISS TESS	1,500.00
REPUBLIC SERVICES	9,409.63
RICHARDSON, ZACK	656.88
RNR CONSULTING	15,532.00
ROAD CONSTRUCTION NW, INC.	286,854.55
ROD STEVENS	3,207.90
RODGERS, DEUTSCH & TURNER PLLC	750.00
ROGERS, GLENN	64.96
RONGERUDE, JOHN	1,800.00
SAFRIN, PATTY	419.30
SAMYN, DR. JEFFREY	250.00
SANDRA OWEN DESIGN	420.00
SARAH ROBERTS	103,020.00
SATO, EDWIN	101.32
SCHINDLER ELEVATOR CORPORATION	2,111.17
SCHUMACHER, JAMIE	2,710.25
SCHWARZWALTER, MARK	180.00
SCORE	293,758.86
SEATTLE TIMES	14,351.85
SEES TREES AND EXCAVATION INC	6,346.22
SESAC	343.00
SHANE-KULMER, SEAN P.	240.00
SHARAM FAMILY	3,484.30
SHELTON, CINDY	34.72
SHRED-IT	647.22
SIGN UP, SIGN CO, INC	295.65
SIMPSON, ARTHUR	150.00
SKAGIT GARDENS	1,318.20
SMITH, BRENT	68.32
SNOHOMISH COUNTY	9,024.00
SNOHOMISH COUNTY SHERIFF'S OFFICE	9,761.31
SNOHOMISH COUNTY TREASURER/ SHERIFF	44,513.99
SOUND CITIES ASSOC	11,850.97
SOUND EMPLOYMENT SOLUTIONS, INC.	4,539.60
SOUND LAW CENTER	4,102.00
SOUND PUBLISHING, INC.	7,449.24
SPERRY, LAURIE	63.84
SPOT HOT DOG & BRATS	263.00

ST EDWARD STATE PARK	8,454.34
ST OF WA DEPT OF FISH & WILDLIFE	68,108.71
STATE OF FLORIDA DISBURSEMENT UNIT	6,600.00
STATE OF WA DEPT. OF LICENSING	30.00
STEWART MACNICHOLS HARMELL, INC.	58,000.00
STRIPE RITE, INC.	34,000.00
SUSSMAN/PREJZA & CO, INC	2,455.75
TACOMA SCREW PRODUCTS, INC.	88.37
TELESYSTEMS WEST	2,304.99
TELGE, CHRIS & BARBARA	75.55
THE EASTMAN COMPANY	1,100.00
THE KIPLINGER LETTER	99.00
TIMEMARK INCORPORATED	111.58
TITAN OUTDOOR, LLC	1,505.95
TOPIA TECHNOLOGY/ BIS	8,220.00
TOTAL LANDSCAPE CORP	70,762.32
TOWNE CENTRE HARDWARE	2,937.19
TRAILER BOSS	2,933.81
TRANE U.S. INC.	26,690.67
TRINITY CONTRACTORS, INC.	148,658.19
TWO BROTHERS' TREES	191.63
UNITED RENTALS NW, INC	9,287.18
UNITED STATES POSTMASTER	8,155.92
UNITED WAY OF KING COUNTY	5,442.00
UNIVERSAL FIELD SERVICES	12,087.52
UPS STORE	830.96
URBAN LAND INSTITUTE	215.00
US POSTAL SERVICE (HASLER)	12,336.03
UTILITIES UNDERGROUND LOCATION CTR	1,562.19
V2WORKS	2,372.50
VALUE DRIVEN LLC	7,200.00
VAN NESS, ALLAN	2,440.08
VERIZON WIRELESS	11,706.85
VERTICAL VISUAL SOLUTIONS INC.	15,795.37
VOLGISTICS, INC	186.00
W.S.O. Advanced Training	250.00
WA ASSOC OF BUILDING OFFICIALS	745.00
WA ASSOC OF PUBLIC RECORDS OFFICERS	330.00
WA CITIES INSURANCE AUTHORITY	186,543.00
WA FINANCE OFFICERS ASSOCIATION	475.00
WA GUARANTEED EDUCATION TUITION	1,100.00
WA STATE CONSOLIDATED TECH SVCS	1,925.00
WA STATE DEPT OF LABOR & INDUSTRIES	125.30
WA STATE DEPT OF TRANSPORTATION	38,170.86
WA TRUST FOR HISTORIC PRESERVATION	100.00
WA WILDLIFE & RECREATION COALITION	125.00
WAGE WORKS	600.00
WAGGONER, RYAN	100.00
WALL, JOHN	1,792.84
WANG, YU SHENG & HUI KUAN	8,850.00

WASHINGTON MUNICIPAL CLERKS ASSOC	75.00
WASHINGTON STATE DEPT OF REVENUE	78.54
WASHINGTON STATE O.M.W.B.E.	100.00
WASHINGTON STATE PATROL	2,536.68
WASHINGTON TOURISM ALLIANCE	500.00
WASHINGTON WOMEN OF CROSS	400.00
WEIGEL, JON	83.85
WEISBAND, BARRY	21,258.74
WELLS FARGO FINANCIAL	12,998.59
WELWEST CONSTRUCTION INC.	92,492.52
WEST, ELI	1,750.00
WESTERBECK ARCHITECTURE LLC	704.47
WETLANDS & WOODLANDS INC	782.38
WIESE ENTERPRISES, INC.	1,220.34
WILDCLIFFE MANOR, LLC	7,956.00
WINDOW CLEANING & MORE	2,400.00
WINTERBOURNE LANDSCAPE	1,626.09
WIRELESS MARKETING	178.50
WONDERLAND DEVELOPMENT	9,000.00
ZHANG, LIJUAN	206.00
ZONAR SYSTEMS	525.33
ZORNES, GARY	1,668.19
ZUMAR	3,283.50

\$15,408,056.84

Subject/Topic: 2015 Annual Docket for the Planning Commission Proposed Council Action/Motion: Council authorization of the Planning Commission's 2015 docket.	For Council Meeting Agenda of: 1/26/15 Department: Community Development Prepared by: Debbie Bent, Director <u>Initial & Date</u> Approved by Department Head: Approved by City Attorney: Approved by Finance Director: Approved by City Manager: Exhibits/Attachments: Staff Memo dated 1/12/15
Expenditure Required: to be determined	Amount Budgeted \$35,000 in the 2015-2016 budget includes general consulting and comprehensive plan services. An additional \$12,800 is in the 2015-2016 budget for a student intern Appropriation Required \$0
INFORMATION/BACKGROUND: At the January 26, 2015 City Council meeting, staff will review the eight pending items on the 2015 docket and present the staff recommendation for the docket. Staff recommends (see Attachment 1 of the enclosed staff memo) that Council accept six projects for review by the Planning Commission and deny review of two private applications by Mr. Gong and Mr. Mendrey. The most significant projects recommended for the 2015 docket are completion of the state-mandated Comprehensive Plan Update, review of tree protection measures related to windshear, and, potentially, addressing microhousing. If time allows, additional docket items, now targeted for 2016, could be started, including review of the Neighborhood Business (NB) zone, review of the Public Agency and Utility Exception (PAUE) critical area rule, and the rewriting of Chapter 18.60, the Communication Facilities chapter. The annual docket review process, outlined in Chapter 19.20 of the KMC, determines which amendments to the City's Comprehensive Plan and related development regulations will be forwarded to the Planning Commission for their review and recommendation during the year. Private applicants have the opportunity to submit docket requests, and two private requests are included for Council consideration. Staff is recommending against inclusion of these site specific private docket requests for reasons stated in Attachment 2 of the enclosed staff memo. The staff memo provides additional details on the 2015 docket, reviews proposed projects against the docket criteria from the Municipal Code, and recommends the docket projects for Council consideration. FISCAL CONSIDERATION: The need for consultant technical expertise related to the 2015 docket items has not been determined but \$35,000 is included in the 2015-2016 budget including general consulting and comprehensive plan services. An additional \$12,800 is also budgeted for a student intern. COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: The Mission Statement references a community generated plan for the future as one item that the City will provide to meet its obligations.	



The City of Kenmore

18120 68TH AVENUE NE PO BOX 82607
KENMORE, WASHINGTON 98028

MEMO

TO: Rob Karlinsey, City Manager

FROM: Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner *LWA*

DATE: January 12, 2015

SUBJECT: 2015 Annual Planning Commission Docket

At the January 26, 2015 City Council meeting, staff will review the proposed 2015 annual Planning Commission docket for Council action. The annual docket review process, outlined in Chapter 19.20 of the KMC, determines which amendments to the City's Comprehensive Plan and related development regulations will be forwarded to the Planning Commission for their review and recommendation during the year. Private applicants have the opportunity to submit requests for amendments during an open docket application period, which, for 2015, occurred in November of 2014. The City received two requests for private docket amendments during this period, which ended on December 1, 2014.

Staff Recommendations

Attachment 1 provides a list of the eight docket items under consideration, along with the source of the proposal and the abbreviated staff recommendation. Attachment 2 provides a more detailed analysis of each docket request, using the docket criteria and information provided on the application materials (for the two private requests).

Staff is recommending that Council authorize and assign six of the eight docket items to the Planning Commission for 2015. Three of these six tentatively are scheduled for review as part of the 2016 docket; however, these projects could be started in 2015 if, for example, microhousing amendments are not needed:

- Continuation of the overall Comprehensive Plan update due to the State by June 2015;
- Review of tree regulations related to windshear;
- Microhousing, potentially, if code amendments are necessary;
- Review of the Neighborhood Business (NB) zone;
- Review of the Public Agency and Utility Exemption (PAUE) in the critical area rules; and
- Rewriting of Chapter 18.60 Communication Facilities, to address inconsistencies in the chapter, new federal regulations, and public concerns about these facilities.

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The two private docket requests received this year are:

Gong-- increase density on a single-family parcel at the south end of the city by changing the comprehensive plan designation and zoning from R4 to R6; and
Mendrey—change Comprehensive Plan designation and zoning from Community Business (CB) to Regional Business (RB) for property owned on NE 181st Street..

Staff recommends that Council not add these two items to the docket for reasons outlined in Attachment 2 of this memo and that Council deny both requests based on threshold review criteria and other findings.

Background

A number of projects have been identified by staff, the City Manager, the Planning Commission, and the City Council as work program or potential docket items. Attachment 3 to this memo outlines all of these pending proposals and assigns potential years of consideration: 2015, 2016, or 2017 and beyond. Staff is recommending that six of these projects be forwarded to the Planning Commission as part of the 2015 docket.

Threshold criteria for inclusion on the annual docket are established in KMC19.20.080. The criteria are:

1. The City has the resources, including staff and budget, necessary to review the proposal; and
2. It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made; and
3. The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or
4. All of the following:
 - a. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan; and
 - b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.

KMC 19.20.060.D.3 states that the City Council's options for each docket request are as follows:

- Accept application for review by the planning commission in the current amendment cycle;
- Recommend delay of the amendment to the next amendment cycle; or
- Denial of the amendment request based upon criteria set for in KMC 19.20.080 or other findings of fact.

Once the City Council sets the 2015 annual docket work program, the Planning Commission would spend the year reviewing and discussing the proposed docket

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amendments before making their recommendations to the City Council. It is anticipated that a final recommendation on the Comprehensive Plan update would occur in late spring. Final recommendations on the tree windshear and microhousing projects would occur later in the year. It is not anticipated that recommendations on the remaining three projects (review of the NB zone, review of the PAUE critical area rule, and rewriting of the Communication Facility chapter) would be made until 2016.

Attachments

Attachment 1: Staff Recommendations for 2015 Docket

Attachment 2: Analysis of Proposed 2015 Docket Items

Attachment 3: Draft Docket/Work Program Prioritization List

Attachment 1**Staff Recommendations for 2015 Docket**

	2015 Docket Item	Source	Recommendation	Analysis Summary (see Attachment 3)
1.	2015 Comprehensive Plan update	City-initiated	Add to 2015 docket	Meets criteria. Update mandated by the State. This abbreviated review would update those portions of the Comprehensive Plan not already addressed by the new Parks Element, Commercial Zoning Project, Surface Water Element update, and Transportation Element update. The project must be completed by June 2015.
2.	Review of tree regulations related to windshear	City-initiated	Add to 2015 docket	Meets criteria. This project is limited in scope but would address a concern that trees are lost when partial groves are cut.
3.	Review of regulations related to microhousing	City-initiated	Add to 2015 docket, if necessary	Meets criteria. This project is limited in scope but would address any new issues raised by microhousing proposals.
4.	Review of Neighborhood Business (NB) zoning district	City-initiated	Add to 2015/2016 docket	Meets criteria. This project would address the last holdover King County zoning district.
5.	Review of Public Agency and Utility Exception rule	City-initiated	Add to 2015/2016 docket	Meets criteria. This project would address a City Attorney interpretation that limits the scope of this exception beyond the original intent.
6.	Rewrite of Chapter 18.60, Communication Facilities	City-initiated	Add to 2015/2016 docket	Meets criteria. This project would correct inconsistencies in this chapter, respond to new federal regulations, and address potential community concerns
7.	Rui Gong private request for property at 14337 73rd Avenue NE	Private request	Do not add to docket	Does not meet criteria. The City does not presently have resources or staff to complete this project. The need for a related Comprehensive Plan amendment would require that this item be complete by late spring 2015.
8.	Dennis Mendrey private request for property at 14337 73rd Avenue NE	Private request	Do not add to docket	Does not meet criteria. The City does not presently have resources or staff to complete this project. The need for a related Comprehensive Plan amendment would require that this item be complete by late spring 2015.

Attachment 2

Analysis of Proposed 2015 Docket Items

1. 2015 Comprehensive Plan update: State law requires that the City review and update the Comprehensive Plan and associated development regulations by June 2015. The City has taken major steps toward meeting this deadline through the Commercial Zoning Project, the Parks, Recreation and Open Space Element update, the updated Transportation Element, and the updated Surface Water Element. Staff has been working with the Planning Commission since October to prepare recommendations for the balance of the update.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

\$35,000 is allocated in the 2015-2016 budget for general consulting and comprehensive plan services within the Community Development Department. The need for outside resources to supplement staff resources has not yet been determined. An additional \$12,800 is also allocated in the 2015-2016 budget for a student intern to assist with Community Development work program items.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

An overall update of the Comprehensive Plan has not occurred since 2003, although several elements have been updated since that time.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

The public interest would best be served by commencing the project in the current year so that the City can meet its June 2015 deadline. If that deadline is not met, the City will lose the ability to obtain Public Works Trust Fund dollars, as well as other grant and funding opportunities.

2. Review of tree regulations related to windshear: The City Council has expressed interest in reviewing existing tree regulations to address impacts of the partial cutting of groves.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

It is not anticipated that this would be a significant project in terms of time or budget. After completion of the Comprehensive Plan update, Community Development Department staff would be able to prepare a recommendation for the Planning Commission.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

Attachment 2

The current tree regulations were adopted in 2004, with minor amendments in 2009 and 2011.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

The public interest would best be served by commencing the project in the current year to address a “gap” in the existing tree regulations.

3. **Microhousing regulations (if necessary):** The City has received its first inquiries about microhousing—a style of housing where very small individual units share common areas. Individual units may or may not include kitchen facilities. Development Services staff presently are reviewing the City’s existing regulations, and clarifying code amendments may or may not be necessary.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

It is not anticipated that this would be a significant project in terms of time or budget. After completion of the Comprehensive Plan update, Community Development Department staff would be able to prepare a recommendation for the Planning Commission.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

This issue has not previously been addressed in Kenmore.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

Clarifying the City’s position and regulations on microhousing would serve the public interest. Commencing the project in the current year (if necessary) would be timely, as developer inquiries have been received.

4. **Review of Neighborhood Business (NB) Zone.** The Neighborhood Business (NB) zone is a very small zone applied in two places along Juanita Drive. This is the last remaining zone that has not been updated since incorporation.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

It is not anticipated that this would be a significant project in terms of time or budget. After completion of the Comprehensive Plan update, Community Development Department staff would be able to prepare a recommendation for the Planning Commission.

Attachment 2

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

This issue has not been addressed since incorporation.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

The Comprehensive Plan states that the purpose of the Neighborhood Business District is to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development. The current zone does not reflect this purpose statement, allowing for such uses as Vector Waste Receiving Facility, Conference Center, and Commuter Parking Lot. Amendments to this zoning district would correct the inconsistencies.

5. Review of Public Agency and Utility Exception (PAUE) rule. This rule (Zoning Code Section 18.55.160) exempts development proposals from public agencies or utilities in critical areas if there is no other practical alternative to the proposed development with less impact on the critical area and if the application of the chapter would unreasonably restrict the ability to provide utility services to the public. The intent of this section was to allow the City and utilities more flexibility in addressing critical rules in cases where strict compliance would prevent a public project. A City Attorney interpretation in 2009 determined that this Code section, as written, is applicable only to utility services. Staff proposes to rewrite this section to address the original intent, which was to allow the PAUE exemption for City (or other public agency) projects, not just utilities. The PAUE opportunity would not likely be available on lands regulated under the Shoreline Master Program (unless the Shoreline Master Program were amended and approved by the Department of Ecology)—including the main stem of Swamp Creek, the Sammamish River, Lake Washington, and associated wetlands and buffers.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

It is not anticipated that this would be a significant project in terms of time or budget. After completion of the Comprehensive Plan update, Community Development Department staff would be able to prepare a recommendation for the Planning Commission.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

This issue was last addressed in 2009.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

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The public interest would best be served by commencing the project in the current year to fix the inconsistency between the intent of the regulation and the implementation of the regulation as interpreted by the City Attorney.

6. **Rewrite of Chapter 18.60, Communication Facilities.** This Zoning Code chapter has repeatedly been identified as a source of confusion (there are existing inconsistencies in the regulations) and potential community concerns (treatment of facilities in single-family residential neighborhoods may be inadequate). Too, recent federal actions may result in the need for amendment.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

This project would be significant in terms of time and budget and would likely carry over into 2016. After completion of the Comprehensive Plan update, Community Development Department staff would be able to prepare a recommendation for the Planning Commission.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

This issue was last addressed in 2011 when very minor changes were made to the regulations in the communication facilities chapter. However, a full review of the regulations has not been completed since the regulations were adopted in 2005.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

This proposal has strong potential to serve the public interest. For telecommunications providers, clarification of the regulations would improve the permit process. For the general public, revisiting of the requirements in single-family residential districts would address concerns about incompatibility.

7. **Rui Gong Private Request.** Mr. Gong's property is located at 14337 73rd Avenue NE. It presently is planned and zoned for Single Family Residential at 4 dwelling units per acre (R4). Although there is a house on the property, Mr. Gong wishes to change the Comprehensive Plan designation and zoning to R6 (Single Family Residential at 6 dwelling units per acre) to allow future subdivision. It is likely that the R4 designation on this property was established by King County because of steep slopes in the area. Mr. Gong notes that there are nearby properties with less steep slopes that have an R6 designation.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

Review of this parcel likely would entail review of the several additional surrounding properties with the R4 designation to ensure consistency. Too, as a Comprehensive Plan map change would be required and as only one Comprehensive Plan amendment is permitted per year, this

Attachment 2

project would have to be taken up with the Comprehensive Plan update project that must be adopted by June. Staff believes that staff and budget resources would be better directed to the Comprehensive Plan work program.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

Zoning on this parcel has been in place since incorporation. Mr. Gong has owned the property since 2012 and presumably purchased it knowing the current zoning.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

This project does not have strong potential to serve the public interest. While additional housing in the city is desirable, the one additional housing unit that might be created with this proposal is not significant and staff believes that private, rather than public, interest is paramount in the request.

Mr. Gong's amendment application is included on the following pages for your review, including his response to the threshold criteria.

8. **Dennis and Barbara Mendrey Private Request.** The Mendreys' property is located at 6461 and 6443 NE 181st Street. It presently is planned and zoned for Community Business (CB). This zoning was applied in 2010. The former zoning was Regional Business. The Mendreys wish to change the Comprehensive Plan designation and zoning to back to Regional Business (now called Urban Corridor) to obtain increased densities. Mr. Mendrey suggests that other properties in the CB zone also would benefit.

Threshold Criteria Analysis:

- *The city has the resources, including staff and budget, necessary to review the proposal.*

Review of this parcel likely would entail review of the several additional surrounding properties with the CB designation to ensure consistency. Too, a Comprehensive Plan map change would be required and as only one Comprehensive Plan amendment is permitted per year, this project would have to be taken up with the Comprehensive Plan update project that must be adopted by June. Staff believes that staff and budget resources would be better directed to the Comprehensive Plan work program.

- *It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made.*

CB zoning on this parcel has been in place since 2010.

- *The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or the proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan and the public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.*

Attachment 2

This project does not have strong potential to serve the public interest. The CB zone was developed after extensive study and neighborhood involvement. No other properties fronting NE 181st Street have Regional Business zoning and to extend this zoning to the Mendrey property would create an inconsistency. Staff believes that private, rather than public, interest is paramount in the request.

The Mendreys' amendment application is included on the following pages for your review, including their response to the threshold criteria.



COMPREHENSIVE PLAN & DEVELOPMENT REGULATION AMENDMENT APPLICATION

Application Deadline - December 1, 2014 4:30PM

Intake Date: _____

APPLICANT:

Name: Rui Gong Phone: 206-331-6903
 Street Address: 14337 73rd Ave NE Fax: _____
 City/State/Zip: Kenmore, WA 98028 Email: ruigong@hotmail.com

CONTACT:

Name: Rui Gong Phone: 206 331 6903
 Street Address: 1009 205th Ave NE Fax: _____
 City/State/Zip: Sammamish WA 98074 Email: ruigong@hotmail.com

PROPERTY OWNER (for site specific comprehensive plan amendment only):

Name: Rui Gong Phone: 206-331-6903
 Street Address: 1009 205th Ave NE Fax: _____
 City/State/Zip: Sammamish WA 98074 Email: ruigong@hotmail.com

Comprehensive Plan Section to be Amended (Fee \$200):

Comprehensive Plan Map Change

Development Regulation Section to be Amended (Fee \$200):

Site Specific Comprehensive Plan Amendment Information (Fee \$200):

Property Address: 14337 73rd Ave NE
 Parcel Number(s): 3579700090
 Property Size: 16270 square feet
 Existing Use(s) on Site: single family
 Adjacent Land Uses: single family
 Existing Comprehensive Plan Designation: Residential Existing Zoning Designation: R4
 Proposed Comprehensive Plan Designation: residential Proposed Zoning Designation: R6

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge. I have read the application in its entirety and understand that my submittal will be reviewed for completeness and if found to be complete will be processed in accordance with KMC Title 19.

 Signature: _____ Date: 11/22/2014

Signature: _____ Date: _____

Please Call the Planning Department at 425-398-8900 if you have any questions
Kenmore City Hall- 18120 68th Ave. NE, PO Box 82607- Kenmore, WA 98028

To Whom It Is Concerned:

I, Rui Gong, own the house at 14337 73rd Ave NE, Kenmore (Parcel 3579700090). The lot is zoned as R4, and I am requesting the city to change the zoning map to accommodate its change from R4 to R6. If successful, I would like to explore the possibility of subdividing the lot for development in the future.

The main reasons for the request are:

- My lot and five others are the only six in an area that have the R4 designation, in an area solidly surrounding by houses designated as R6 zoning. In fact, my immediate neighboring lot to the north is zoned as R6. This is an inconsistency that should be corrected, which could foster the further development of housing in Kenmore city.
- One possibility of my lot being zoned as R4 is there is a section of slope inside the lot. However, as indicated by the topographic map (attached), several blocks north has similar topography and even steeper slope, and they are all zoned R6. So I think it is still inconsistent. Furthermore, the slope in right in the middle of the lot and if changed to R6, can be safely subdivided.

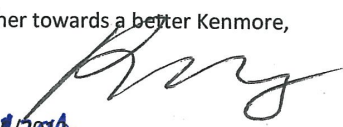
Here are the reasons why the proposal meets criteria in KMC 19.20.080 and 19.20.090:

- KMC 19.20.080: The city has the resources to review the proposal, as I am paying property taxes and believe my proposal can benefit Kenmore's future revenue; As the real estate market recovers, this is a changed circumstance that can lead to healthy development of housing that benefits City of Kenmore immediately; and the proposal would correct an inconsistency pointed out in my above reasoning.
- KMC 19.20.090: A. The proposed amendment is consistent with the Growth Management Act and county wide planning policies because it can further the goal of housing development in Kenmore; it eliminates an consistency (as described above) and the proposal is beneficial to the City as a whole as it will increase the revenue base of the city while growing population and will not adversely affect public health, safety and welfare
- KMC 19.20.090: B. It is consistent with the policies, objectives and goals of comprehensive plan, the countywide planning policies and State Growth Management Act as it fosters housing development. It is suitable for development in conformance with the standards under the classification being proposed, just like its immediate neighbor does. It is compatible with adjacent and nearby existing and permitted land use (immediate neighbor has the proposed zoning). The proposed plan is compatible with surrounding development pattern (neighbor has proposed zoning). It meets the zoning map criteria of KMC 19.30.210 and 19.30.220: since the last previous zoning, Kenmore has experienced significant growth and need for housing has increased; the proposed zoning change is not different from other properties in the vicinity, the proposal meets the increased residential density in comprehensive plan and is in the public interest as the city will develop more housing capacity and increase its revenue base.

Thank you for your serious consideration of this request,

Working together towards a better Kenmore,

Rui Gong, 11/21/2014



Official Zoning Map | City of Kenmore

 Regional Business	 Neighborhood Business	R-1 (Residential, 1 Dwelling per Acre)	 R-18 (Residential, 18 Dwellings per Acre)
 Downtown Commercial	 Public / Semi-Public	R-4 (Residential, 4 Dwellings per Acre)	 R-24 (Residential, 24 Dwellings per Acre)
 Downtown Residential	 Parks*	 R-6 (Residential, 6 Dwellings per Acre)	 R-48 (Residential, 48 Dwellings per Acre)
 Community Business	 Golf Course	 R-12 (Residential, 12 Dwellings per Acre)	



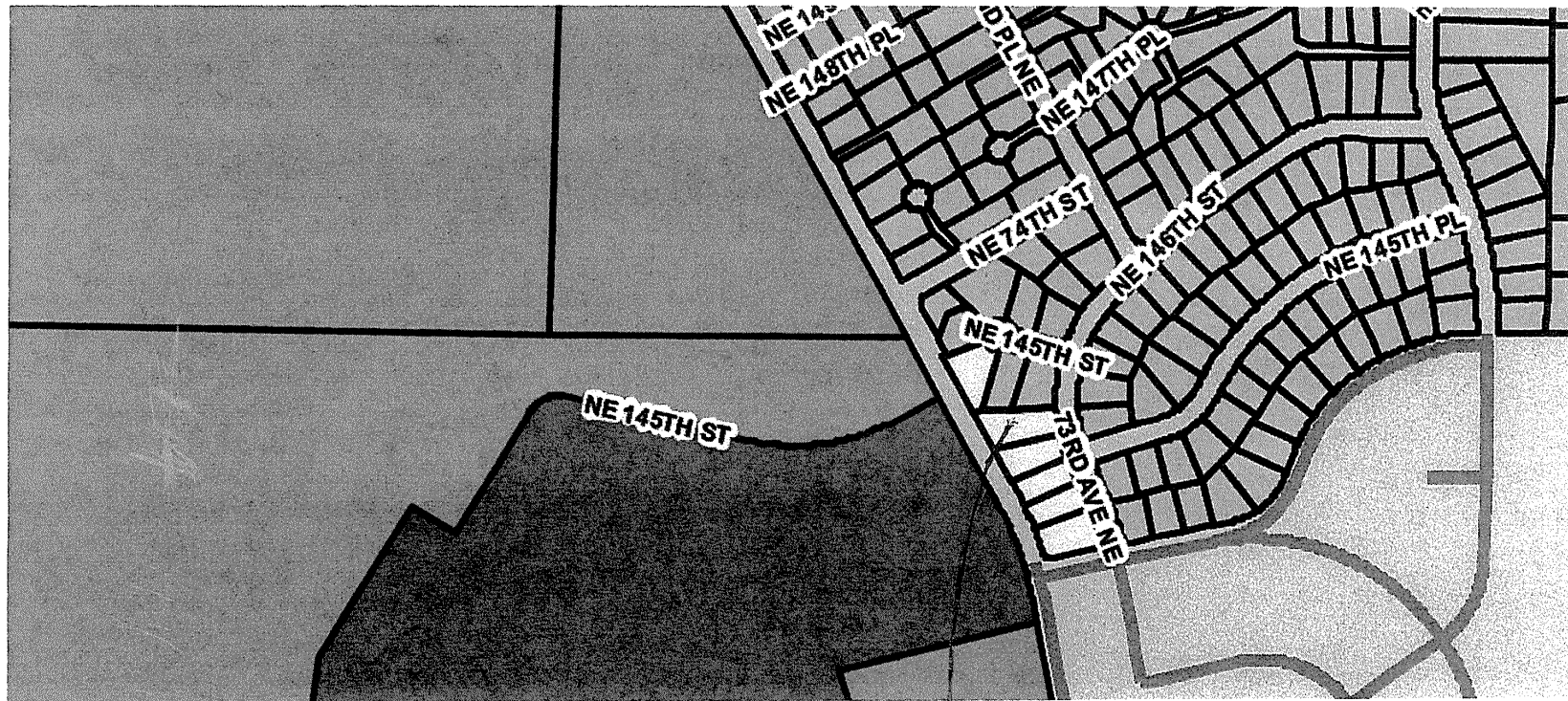
* Portions of the Burke-Gilman Trail & Tolt Pipeline occur in rights-of-way and not as separate parcels. However, these facilities are considered to be Parks along their full length.

Map Date: May 2011
Amended: June 2012 by Ordinance 12-0341

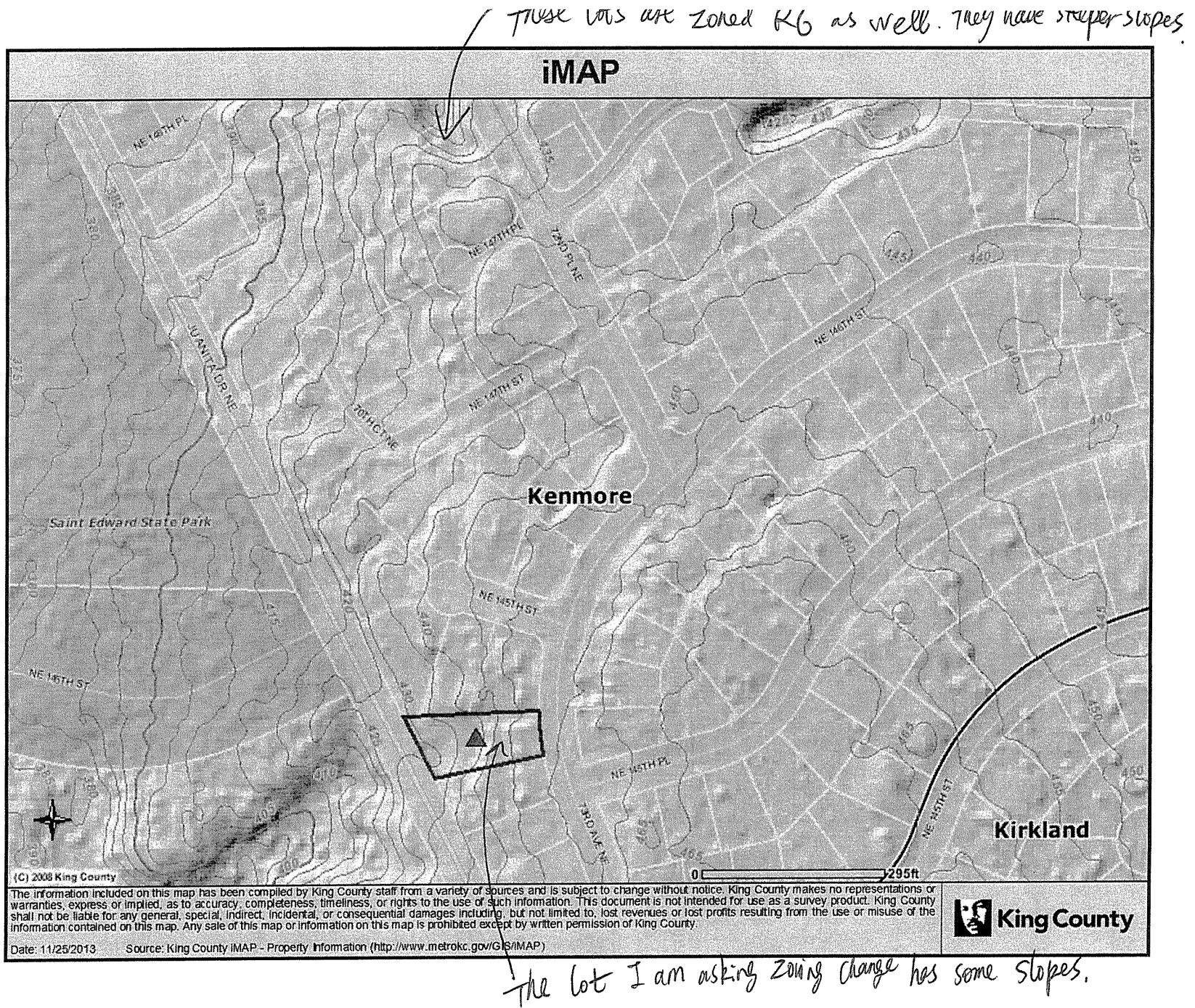
0 4,000
Feet



This map is intended for planning purposes only and is not guaranteed to show accurate measurements.



⇒ Subject lot requesting zoning changes



Legend

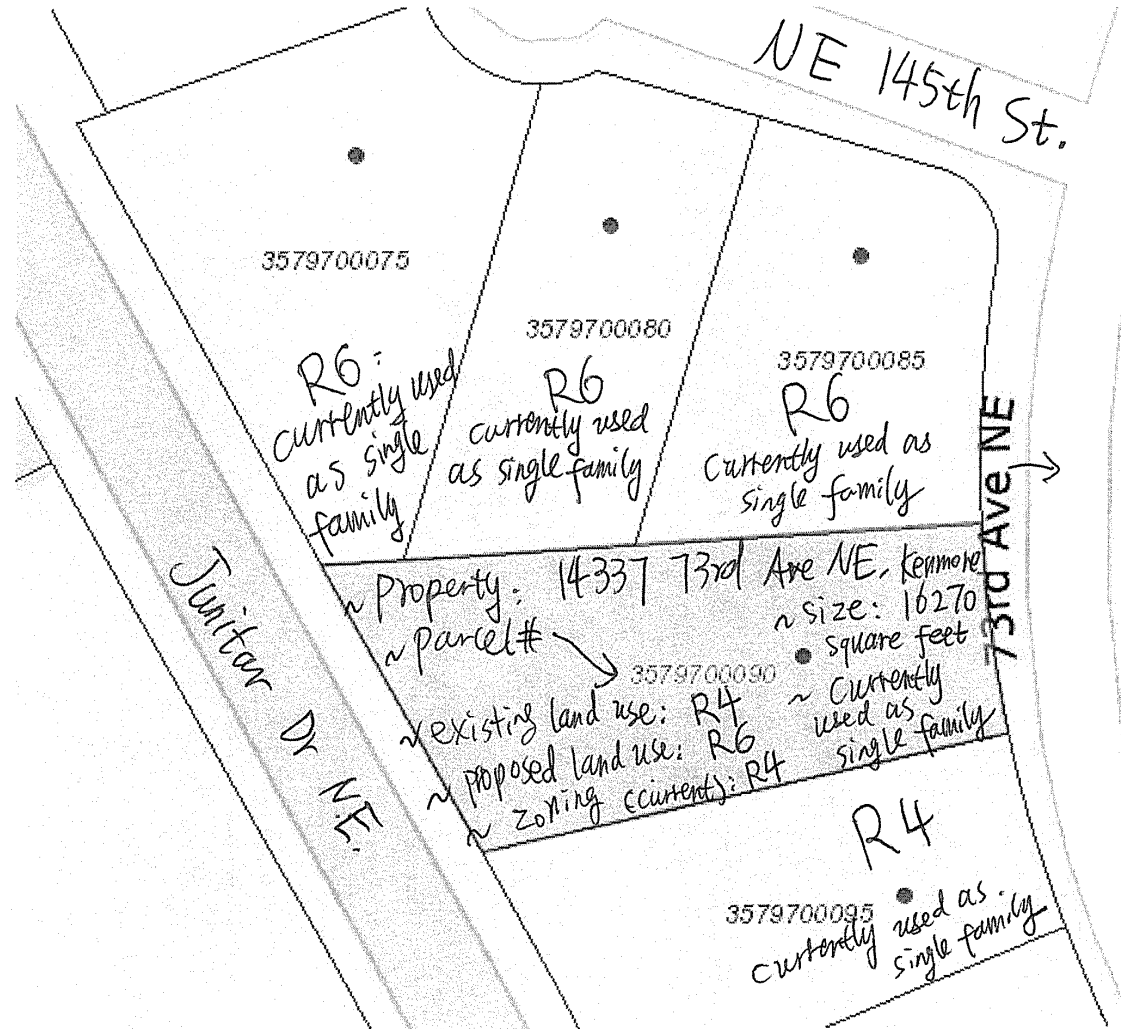
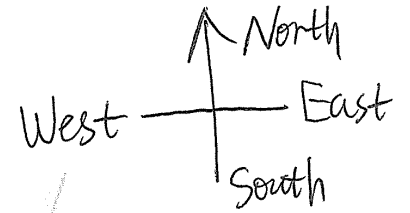
- ### Shaded Relief

Date: 11/25/2013 Source: King County IMAF - Property Information (<http://www.metrokc.gov/GIS/IMAF>)


King County



Site Plan



~ No Critical Area on site or adjacent
~ No existing easement

212
**CITY OF KENMORE, WA
SEPA CHECKLIST**
18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov



ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

WAC 197-11-960 Environmental Checklist

A. BACKGROUND

1. Name of proposed project, if applicable: *N.A. Change zoning designation*
2. Name of applicant: *Rui Gong*
3. Address and phone number of applicant and contact person: *1009 205th Ave NE, Sammamish WA 98074*
206-331-6901
4. Date checklist prepared: *11/28/2013*
5. Agency requesting checklist: *City of Kenmore*
6. Proposed timing or schedule (including phasing, if applicable):
Finish by the end of 2014
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Yes. Once the zoning is changed, I will explore the possibility of short plat and sub-division of the lot.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
N.A.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *N.A.*
10. List any government approvals or permits that will be needed for your proposal, if known.
Needs a comprehensive Plan Amendment approval.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposal is to change the zoning designation of the parcel (#3579700090; address is 14337 73rd Ave NE, Kenmore WA), from R4 to R6, to be consistent with neighbours.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcel # 3579700090

Address is 14337 73rd Ave NE, Kenmore

Legal Description: Inglewood Hills Div # 1

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
B. ENVIRONMENTAL ELEMENTS 1. Earth a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other <i>Generally flat, with one small section of slope that is steeper.</i> b. What is the steepest slope on the site (approximate percent slope)? <i>21° or so</i> c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. <i>clay</i> d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. <i>No.</i> e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. <i>No.</i> f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. <i>No.</i> g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? <i>Currently about 14% are covered by impervious surface. If zoning is changed and lot subdivided, about 30% could be.</i> h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: <i>N.A.</i> 2. Air a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. <i>N.A.</i> b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. <i>N.A.</i> c. Proposed measures to reduce or control emissions or other impacts to air, if any: <i>N.A.</i>	

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**3. Water****a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N.A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No.***b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*N.A.***c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N.A.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

*No.***d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:***No.*

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
4. Plants	
a. Check or circle types of vegetation found on the site:	
☒ deciduous tree: alder, maple, aspen, other	
☐ evergreen tree: fir, cedar, pine, other	
☒ shrubs	
☒ grass	
☐ pasture	
☐ crop or grain	
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other	
☐ water plants: water lily, eelgrass, milfoil, other	
☐ other types of vegetation	
b. What kind and amount of vegetation will be removed or altered?	
<i>N.A. (None)</i>	
c. List threatened or endangered species known to be on or near the site.	
<i>None</i>	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:	
<i>N.A. at this stage</i>	
5. Animals	
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:	
<i>None</i>	
birds: hawk, heron, eagle, songbirds, other:	
mammals: deer, bear, elk, beaver, other:	
fish: bass, salmon, trout, herring, shellfish, other:	
b. List any threatened or endangered species known to be on or near the site.	
<i>None</i>	
c. Is the site part of a migration route? If so, explain.	
<i>None</i>	
d. Proposed measures to preserve or enhance wildlife, if any:	
<i>N.A.</i>	

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
6. Energy and natural resources a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. N.A. b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: No 7. Environmental health a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No 1) Describe special emergency services that might be required. 2) Proposed measures to reduce or control environmental health hazards, if any: b. Noise 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N.A. 3) Proposed measures to reduce or control noise impacts, if any: N.A.	

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
8. Land and shoreline use	
a. What is the current use of the site and adjacent properties? It is used for a single family house - address	
b. Has the site been used for agriculture? If so, describe. No.	
c. Describe any structures on the site. There is a single family house on site, with building footprint of about 1500 square feet.	
d. Will any structures be demolished? If so, what? No.	
e. What is the current zoning classification of the site? R4	
f. What is the current comprehensive plan designation of the site? R4	
g. If applicable, what is the current shoreline master program designation of the site? N.A.	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No	
i. Approximately how many people would reside or work in the completed project? N.A.	
j. Approximately how many people would the completed project displace? N.A.	
k. Proposed measures to avoid or reduce displacement impacts, if any: N.A.	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N.A.	

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	N.A.
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	N.A.
c. Proposed measures to reduce or control housing impacts, if any:	N.A.
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	16 feet
b. What views in the immediate vicinity would be altered or obstructed?	none.
c. Proposed measures to reduce or control aesthetic impacts, if any:	N.A.
11. Light and glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	N.A.
b. Could light or glare from the finished project be a safety hazard or interfere with views?	N.A.
c. What existing off-site sources of light or glare may affect your proposal?	N.A.
d. Proposed measures to reduce or control light and glare impacts, if any:	N.A.
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	N.A. (St. Edward State Park is across the road)
b. Would the proposed project displace any existing recreational uses? If so, describe.	No.
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	N.A.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N.A.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N.A.

- c. Proposed measures to reduce or control impacts, if any:

N.A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Junita Dr. NE and 73rd Ave NE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N.A.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N.A. at this stage (if additional house is built, maybe 4-10)

- g. Proposed measures to reduce or control transportation impacts, if any:

N.A. at this stage.

TO BE COMPLETED BY APPLICANT	EVALUATION FOR AGENCY USE ONLY
15. Public services a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. <i>No.</i> b. Proposed measures to reduce or control direct impacts on public services, if any. <i>N.A.</i> 16. Utilities a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. <i>yes. see above</i> b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. <i>N.A.</i>	
C. SIGNATURE The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Signature: _____ Date Submitted: _____  <i>11/26/2013</i>	

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N.A.

Proposed measures to avoid or reduce such increases are:

N.A.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N.A.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N.A.

3. How would the proposal be likely to deplete energy or natural resources?

N.A.

Proposed measures to protect or conserve energy and natural resources are:

N.A.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N.A.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N.A.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N.A.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N.A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N.A.

Proposed measures to reduce or respond to such demand(s) are:

N.A.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

LOT 18 OF INGLEWOOD HILLS DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 55 OF PLATS, PAGES 17 AND 18, RECORDS OF KING COUNTY AUDITOR.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

[Faint, illegible text, possibly a signature or stamp]

FIRST AMERICAN

1863916

2163

AFTER RECORDING MAIL TO:

Rui Gong
14337 73rd Avenue Northeast
Kenmore, WA 98028



20120430001602

FIRST AMERICAN WD
PAGE-001 OF 002
04/30/2012 14:33
KING COUNTY, WA

63.00

E2541208

04/30/2012 14:32
KING COUNTY, WA

TAX \$3,565.00
SALE \$200,000.00

PAGE-001 OF 001

Filed for Record at Request of:
First American Title Insurance Company

STATUTORY WARRANTY DEED

File No: 4260-1863916 (tjr)

Date: April 27, 2012

Grantor(s): Scott Harmon and Jacqueline Harmon

Grantee(s): Rui Gong

Abbreviated Legal: LOT 18, INGLEWOOD HILLS DIV. NO. 1, VOL. 55, P. 17-18, KING COUNTY

Additional Legal on page:

Assessor's Tax Parcel No(s): 357970-0090-01

THE GRANTOR(S) Scott Harmon and Jacqueline Harmon, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Rui Gong, a married man as his sole and separate property**, the following described real estate, situated in the County of **King**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of King, State of Washington, described as follows:

LOT 18 OF INGLEWOOD HILLS DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 55 OF PLATS, PAGES 17 AND 18, RECORDS OF KING COUNTY AUDITOR.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: 357970-0090-01

Statutory Warranty Deed
- continued

File No.: 4260-1863916 (tjr)

Scott Harmon
Scott Harmon
Jacqueline Harmon
Jacqueline Harmon

STATE OF Washington)

COUNTY OF King)-ss

I certify that I know or have satisfactory evidence that **Scott Harmon and Jacqueline Harmon** are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/28/12

Megan D. Ohmie
Notary Public in and for the State of Washington
Residing at: Issaquah
My appointment expires: 12/09/14





COMPREHENSIVE PLAN & DEVELOPMENT REGULATION AMENDMENT APPLICATION

DEC 01 2014

Application Deadline - December 1, 2014 4:30PM

Intake Date: CITY OF KENMORE

APPLICANT:

Name: Dennis Mendrey + Barbara Phone: 425-681-8727
 Street Address: 6410 NE 182 ST Fax: 206-686-8727
 City/State/Zip: Kenmore Email: dennism@criscrealtyllc.com

CONTACT:

Name: same as above Phone: _____
 Street Address: _____ Fax: _____
 City/State/Zip: _____ Email: _____

PROPERTY OWNER (for site specific comprehensive plan amendment only):

Name: Denbay LLC + Denbay 6443 LLC Phone: same as above
 Street Address: same as above Fax: _____
 City/State/Zip: _____ Email: _____

Comprehensive Plan Section to be Amended (Fee \$200): Comprehensive plan mapDevelopment Regulation Section to be Amended (Fee \$200): ZONING MAP

Site Specific Comprehensive Plan Amendment Information (Fee \$200):

Property Address: 6461 + 6443 NE 181 ST, Kenmore WA
 Parcel Number(s): (618170-0035) (618170-0040)
 Property Size: 6,121 6,372 sq ft
 Existing Use(s) on Site: mixed mixed
 Adjacent Land Uses: CB was DL CB
 Existing Comprehensive Plan Designation: CB Existing Zoning Designation: CB
 Proposed Comprehensive Plan Designation: ? Proposed Zoning Designation: RB

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge. I have read the application in its entirety and understand that my submittal will be reviewed for completeness and if found to be complete will be processed in accordance with KMC Title 19.

Signature: Dan Mendrey Date: 11-31-14
 Signature: _____ Date: _____

Please Call the Planning Department at 425-398-8900 if you have any questions
 Kenmore City Hall- 18120 68th Ave. NE, PO Box 82607- Kenmore, WA 98028

Comprehensive Plan & Development Regulation Amendment

To whom it may concern,

As most of you know my wife and I own two commercial mixed use lots along NE 181st Street in Kenmore, 6461 and 6443, these lots where zoned Regional Business (RB) and where down-zoned to Community Business (CB) in 2010. Since our residential home is on NE 182nd Street and height (max 35') of the CB was a very important issue we supported the other residential neighbors, up the hill, north of 181st. At that time RB and CB had the same densities and so our development density did not change. Also at that time all other property owners to the north and west of our lots received double the density and mixed use benefit in the re-zoning of NE 181st Street between 65Ave. NE. and 61st Ave. NE.

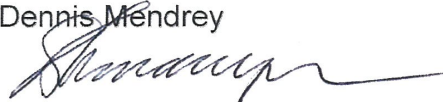
By year's end the City Council will be voting on the new staff recommendation and the Planning Commission's acceptance of a density increase for RB, I believe, from a min. 36 units /ac. to that of a min. 48 units / ac. My wife and I believe it to benefit both us and the city to get back our RB zoning as well as the other properties that were affected by that zoning change. Again this was not a concern in 2010 because our density was not affected at that time. Now it mat be.

The reason we supported the Community Business zoning was to protect views from Lake Washington north. Our request would not change what was accomplished for residential view properties at that time.

We are thankful for your serious consideration of our request,



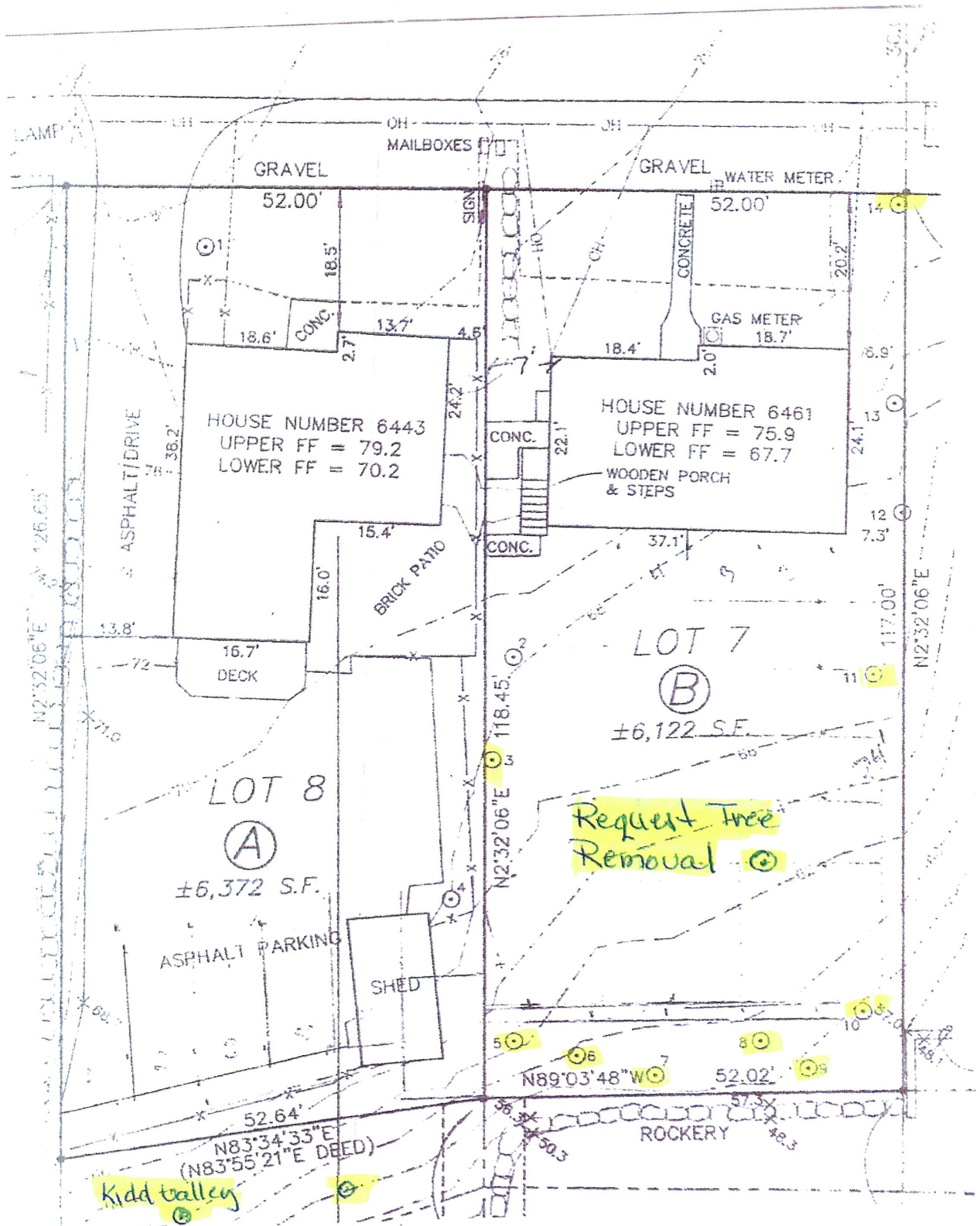
Dennis Mendrey



Barbara Mendrey

Supporter of Dennis and Barbara Mendrey's request for a
Comprehensive Plan & Development Regulation Amendment
(2015)

Name	Address	Date
Thomas Hyde	6269 NE 182nd	11-30-14
John S. Hyde	6269 NE 182nd	11-30-14
Karen Hyde	Karen Hyde	



212**CITY OF KENMORE, WA
SEPA CHECKLIST**18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

**SEPA ENVIRONMENTAL CHECKLIST*****Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) **Zoning + Comprehensive map change**
2. Name of applicant: [\[help\]](#) **Dennis Mendrey**
3. Address and phone number of applicant and contact person: [\[help\]](#) **6410 NE 152 ST Kenmore, WA
425-681-8227**
4. Date checklist prepared: [\[help\]](#) **12-1-14**
5. Agency requesting checklist: [\[help\]](#) **Kenmore Planning Dept.**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) **N/A**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **N/A**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) *** we have an Geotech Report + Environmental Report from Riley Group (#2008-291) in Bothell WA**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) **No**
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) **N/A**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) **We were down zoned in 2010 + are requesting the reinstatement of our old RB zoning**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#) **Lot #7-6181700040
* Lot #8-6181700035**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth**a. General description of the site [\[help\]](#)(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Teraced + flat + slopedb. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)6/12c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)san. sand, gravel, clay Geotech Report availabled. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)NOe. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)150 yard cut ?
150 yard fill — compactedf. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)NOg. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)65% 65%h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)N/A

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) *X/A*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) *X/A*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) *X/A*

3. Watera. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) *NO*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#) *N/A*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) *X/A*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) *X/A*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) *NO*
X/A
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) *NO*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#) *NO*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#) *N/A*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

soil peak

gutter + down spots

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) *NO*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *N/A*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *N/A*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site:
- [\[help\]](#)

see attached survey

☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
- [\[help\]](#)

X/A

- c. List threatened and endangered species known to be on or near the site.
- [\[help\]](#)

X/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- [\[help\]](#)

X/A

- e. List all noxious weeds and invasive species known to be on or near the site.

X/A

5. Animals

- a.
- List
- any birds and
- other
- animals which have been observed on or near the site or are known to be on or near the site. Examples include:
- [\[help\]](#)

X/A

birds: hawk, heron, eagle, songbirds, other

mammals: deer, bear, elk, beaver, other

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
- [\[help\]](#)

X/A

- c. Is the site part of a migration route? If so, explain.
- [\[help\]](#)

X/A

- d. Proposed measures to preserve or enhance wildlife, if any:
- [\[help\]](#)

X/A

- e. List any invasive animal species known to be on or near the site.

X/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) *N/A*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) *N/A*

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#) *N/A*

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) *N/A*

1) Describe any known or possible contamination at the site from present or past uses. *N/A*

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *N/A*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *N/A*

4) Describe special emergency services that might be required *N/A*

5) Proposed measures to reduce or control environmental health hazards, if any: *N/A*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) *N/A*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] *N/A*

3) Proposed measures to reduce or control noise impacts, if any: [help] *N/A*

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] *South - RB
North - CB
East - CB
West - CB*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] *NO*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *NO*

c. Describe any structures on the site. [help]

*6461 - Duplex ~ 1720 sq ft
6443 - office ~ 1960 sq ft*

d. Will any structures be demolished? If so, what? [help] *NO*

e. What is the current zoning classification of the site? [help] *CB*

f. What is the current comprehensive plan designation of the site? [help] *mixed use*

g. If applicable, what is the current shoreline master program designation of the site? [help] *N/A*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] *NO*

i. Approximately how many people would reside or work in the completed project? [help] *N/A*

~ 8 persons

- j. Approximately how many people would the completed project displace? [\[help\]](#) 0
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) X/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) X/A
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: X/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) X/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) X/A
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) X/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) X/A
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) X/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) X/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) X/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) NO

c. What existing off-site sources of light or glare may affect your proposal? [help] *N/A*

d. Proposed measures to reduce or control light and glare impacts, if any: [help] *N/A*

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help] *Lake Washington*

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] *NO*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] *N/A*

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help] *NO*

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] *NO*

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] *N/A*

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *N/A*

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] *N/A*

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] *Yes*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) *X/A*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) *NO*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) *NO*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) *X/A*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *NO*
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#) *X/A*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#) *NO*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) *NO*

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) *X/A*

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Dennis Mandy

Name of Signee Dennis Mendrey

Position and Agency/Organization owner

Date Submitted: ~~12-1-14~~ 12-1-14

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **NOT**

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **N/A**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources? **N/A**

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **N/A**

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

Exhibit "A"

LEGAL DESCRIPTION

THAT PORTION OF LOT 7, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 33 OF PLATS, PAGE 20, WHICH LIES NORTHERLY OF A LINE WHICH BEGINS ON THE WEST LINE OF LOT 8 IN SAID BLOCK 7 AT A POINT SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT 8 AND RUNS THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 12, TO A POINT ON THE EAST LINE OF SAID LOT 13 WHICH IS 115.55 FEET SOUTH 02°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

9806230879

Property #10

EXHIBIT "A"

LEGAL DESCRIPTION:

THAT PORTION OF LOT 8 IN BLOCK 7 OF NORTHLAKE TERRACE, AS PER PLAT RECORDED IN VOLUME 33 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, LYING NORTHERLY OF A LINE BEGINNING ON THE WESTERLY LINE OF SAID LOT 8, 126 64 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE NORTH 83°55'21" EAST TO THE EASTERLY LINE OF SAID LOT 8,

SITUATE IN THE CITY OF KENMORE, COUNTY OF KING, STATE OF WASHINGTON

200: 102 5001492

DOCKET/WORK PROGRAM PRIORITIZATION

In the Zoning Code, there is a list of criteria for making threshold decisions about annual docket (Planning Commission work program) contents. Criteria include how long it has been since the issue was last considered (more than 2 years unless there's a compelling reason for taking something up again), correction of inconsistencies or clarifications, and serving the public interest.

Another criterion is available city resources—do staff and budget allow review of the proposal. Potential docket items are selected and prioritized using the following assumptions:

1. Community Development (CD) staff time allows for one major amendment project per year. Two to three additional, smaller amendments also are possible in CD in any given year. Other departments may be able to take on additional amendments.
2. It is more efficient to group smaller amendments into a cohesive package of multiple related amendments. Less time is spent in meetings and hearings with this approach.
3. The Planning Commission must provide a recommendation on Comprehensive Plan amendments, but they also are very useful in developing recommendations for projects that need intensive study, public meetings, or a more in-depth review.

The following chart identifies possible priority amendments recommended by staff, the City Manager, the Planning Commission, and the City Council. Some items would be part of the Planning Commission docket. Other items would be presented directly to the City Council. Amendments are grouped by general topic; the proposed year of consideration and lead department are shown.

The major 2015 docket item for CD is the Comprehensive Plan update. Scheduled adoption is in June 2015, so there will be time in the second half of the year to either do several small amendments or to begin a larger amendment.

TBD = still to be determined

CD = Community Development

EES = Engineering & Environmental Services

DS = Development Services

Item	Source	Need PC Review?	Recommend PC Review?	Amendment scope	Could it be grouped?	Lead Department	Year?
Comprehensive Plan Update	State	Yes	Yes	Large	Yes	CD	2015
LAND USES							
TOD	Previous docket	No (previously reviewed)	No	Medium	No	CD	2015
Downtown uses	City Manager	Yes, if policy needed	Yes	Small	Yes	CD	2016
Revise all zones for standardized uses	Staff	No	No	Large	Yes	CD	2016
Review of NB zone	Staff	Yes	Yes	Small	Yes	CD	2016
Medical marijuana?	State	No	No	Medium	No	CD	2015?
TRANSPORTATION							
Chapter 12 (impact fees, LOS, etc.)	Staff	No	No	Large	No	EES	2015
Road standards	Staff	No	No	Large	No	EES	2015
Parking standards	Staff	Maybe	Yes	Large	No	TBD	2017+
Fee in lieu for sidewalks	Staff	No	No	Small	Yes	EES	2015
CTR ordinance	State	No	Yes	Medium	Yes	CD	2017+

Attachment 3

Item	Source	Need PC Review?	Recommend PC Review?	Amendment scope	Could it be grouped?	Lead Department	Year?
SURFACE WATER							
Chapter 13 (surface water)	Staff	No	No	Large	No	EES	2015
LID standards	State/ Federal	Probably	Yes	Large	No	EES	2016
HOUSING							
Housing Strategy Plan	Staff	No	Yes	Large	No	CD	2017+
Microhousing?	Staff	Yes, if policy needed	Yes	Small, if policy only. Otherwise, medium	Yes	CD	2015?
SIGNS							
Billboard amortization	Council	No	No	Small	Yes	DS	2015
Banner program	Staff	No	No	Small	Yes	DS	2015
SUSTAINABILITY							
Tree windshear	Council	No	Yes	Small	Yes	CD	2015
Electric vehicle parking	PC	No	Yes	Small	Yes	CD	2017+
Green factor	PC	Maybe	Yes	Large	Yes	CD	2017+
Sewerage requirement	Staff	No	No	Small	Yes	CD	2017+
VISUAL BLIGHT							
Appurtenance heights	PC	No	Yes	Medium	Yes	CD	2017+

Attachment 3

Item	Source	Need PC Review?	Recommend PC Review?	Amendment scope	Could it be grouped?	Lead Department	Year?
Outdoor storage standards	PC	No	Yes	Small	Yes	CD	2017+
Review design standards	Staff	Maybe	Yes	Large	Yes	CD	2017+
Public art	Staff	Yes	Yes	Small	Yes	CD	2017+
COMMUNICATION FACILITIES							
Communication facilities (minor amendment)	Federal	No	No	Small	Yes	CD	2016
Rewrite Communication chapter	Staff	No	Yes	Large	Yes	CD	2016
CRITICAL AREAS							
Rewrite/consolidate floodplain rules	Staff	No	Yes	Large	Yes	DS	2016
Floodplain regulations (small amendment)	Staff	No	No	Small	Yes	DS	2016
Fix PAUE critical area rule	Staff	No	Yes	Small	Yes	CD	2016
SINGLE-FAMILY STANDARDS							
Structures in rear yards	Staff	No	Yes	Small	Yes	CD	2017+
Single-family zone height limits	Staff	No	Yes	Small	Yes	CD	2017+

Attachment 3

Item	Source	Need PC Review?	Recommend PC Review?	Amendment scope	Could it be grouped?	Lead Department	Year?
Prohibit apartments in single-family zones	Staff	No	Yes	Small	Yes	CD	2017+
MISCELLANEOUS							
Coordinate setbacks/landscaping in commercial zones	Staff	No	No	Small	Yes	CD	2017+
Alcohol in parks	Staff	No	No	Small	Yes	DS	2015
Review change of use standards	Staff	No	No	Small	Yes	TBD	2017+

Attachment 3

As shown in the chart, the recommended 2015 and 2016 Planning Commission dockets would be as follows:

2015

CD: Comprehensive Plan Update
Tree windshear
Microhousing?
Begin some 2016 docket items

2016

CD: Review of NB zone
Downtown uses
Rewrite communication chapter (including minor amendment)
Fix PAUE critical area rule

DS: Consolidate and update floodplain regulations

Amendments proposed to go directly to the City Council as part of the work program would be as follows:

2015

CD: TOD
Medical marijuana?

EES: Chapter 12 (impact fees, LOS, etc.)
Road standards
Fee in lieu for sidewalks
Chapter 13 (surface water)

Attachment 3

DS: Billboard amortization
Banner program
Alcohol in parks

2016

CD: Revise all zones for standardized uses

DRAFT

Subject/Topic: Analysis of Pedestrian and Bicycle Collision Data	For Council Meeting Agenda of: January 26, 2015 Department: Engineering and Environmental Services Department Prepared by: Andrew Calkins, Graduate Intern and Kris Overleese, Engineering and Environmental Services Director Approved by Department Head: Approved by City Attorney: Approved by Finance Director: Approved by City Manager: Initial & Date KMO 1/15/15 N/A Jme 1/15/15 JPK Exhibits/Attachments: Appendix A: Pedestrian and Bicycle Data Tables and Charts Appendix B: Location of Pedestrian and Bicycle Collisions									
Expenditure Required N/A	Amount Budgeted	Appropriation Required N/A								
<u>INFORMATION/BACKGROUND:</u> This agenda bill discusses and analyzes bicycle and pedestrian collisions that occurred in Kenmore between 2001 and mid-2014, based on data from the Washington State Department of Transportation (WSDOT). The data has allowed staff to analyze some of the key characteristics of individual collisions, including collision location, the traffic conditions that led to the collisions and information on the involved road users. Understanding the history of collisions in Kenmore can help target resources and education in order to decrease the number of pedestrian and bicycle collisions that may occur in the future. The main takeaways from the data analysis are briefly discussed below. The staff presentation at the January 26, 2014 City Council meeting will be interactive, meaning that the tables and charts will be projected on the screen and filtered using certain queries and criteria. Number of Collisions and Serious Injuries or Fatalities (2001 through Mid-2014): The WSDOT data includes only collisions that involved a vehicle and includes any collisions whether they resulted in an injury or not. The number of total collisions and serious injuries or fatalities during the 13.5 year period are as follows: <table><tr><td>Vehicle v. Bicycle Collisions:</td><td>78</td></tr><tr><td>Vehicle v. Pedestrian Collisions:</td><td>54</td></tr><tr><td>Bicyclist Serious Injuries or Fatalities:</td><td>8 (2 fatalities)</td></tr><tr><td>Pedestrian Serious Injuries or Fatalities:</td><td>17 (4 fatalities)</td></tr></table> Marked Crosswalks and Pedestrians: 42% of collisions between vehicles and pedestrians occurred in marked crosswalks, as opposed to 16% in unmarked crosswalks. Of the 21 incidents in marked crosswalks, 16 of them occurred at signalized intersections. The high percentage of incidents in marked crosswalks may reflect both higher volumes of pedestrians (and vehicles) and pedestrians may feel safer when in a marked crosswalk and proceed with less caution.			Vehicle v. Bicycle Collisions:	78	Vehicle v. Pedestrian Collisions:	54	Bicyclist Serious Injuries or Fatalities:	8 (2 fatalities)	Pedestrian Serious Injuries or Fatalities:	17 (4 fatalities)
Vehicle v. Bicycle Collisions:	78									
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Bicyclist Serious Injuries or Fatalities:	8 (2 fatalities)									
Pedestrian Serious Injuries or Fatalities:	17 (4 fatalities)									

Location of Incidents: Since 2001, 40% of all bicycle collisions with vehicles occurred on Juanita Drive. If one looks only at city roads and excludes collisions that occurred on SR 522, then the percentage on Juanita Drive increases to 52%. For pedestrians, most collisions occurred in the downtown core where most of the commercial activity takes place and where there are likely to be more pedestrians. Pedestrian collisions at SR 522 intersections and along SR 522 account for 50% of all pedestrian collisions that occurred during the 13.5 year period (See Appendix B for map of collisions).

Only 1 collision occurred in a school zone, a non-serious injury to a 15 year old bicyclist in November, 2002. 2 incidents have occurred in work zones.

Lighting Conditions: While collisions with pedestrians were nearly evenly split between occurring during dark and light hours, 91% of bicycle collisions occurred during daylight hours. This may suggest that there are many more cyclists on the road during the day.

Time of Year: The highest number of pedestrian collisions have historically occurred in March (10 collisions), even excluding the two that occurred in March, 2014. On the other hand, bicycle collisions have historically been higher in the summer and early fall. 75% of bicycle collisions occurred between May and October.

Age of Road Users Involved: The average age of drivers involved in collisions with bicyclists and pedestrians was 44, higher than the average age of pedestrians and bicyclists, 37 and 36 respectively. For drivers, the most common age group to be involved in these collisions was 51 to 55 year olds, and the second most common age group was 16 to 20 year olds.

The age of pedestrians involved in collisions typically skewed lower: pedestrians age 15 to 29 accounted for 36% of collisions. The age of bicyclists were more evenly distributed, though there were 10 collisions (out of 78 total) with bicyclists aged 14 or younger since 2001.

FISCAL CONSIDERATION:

N/A

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

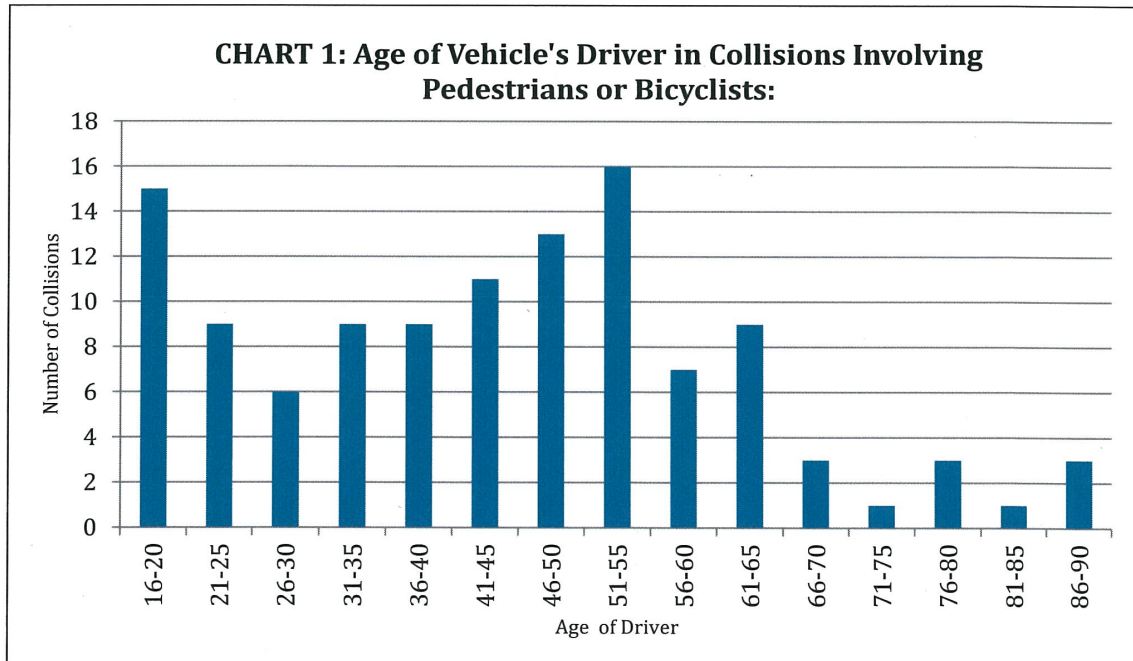
Council Goal 1: To focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bike and other means of travel.

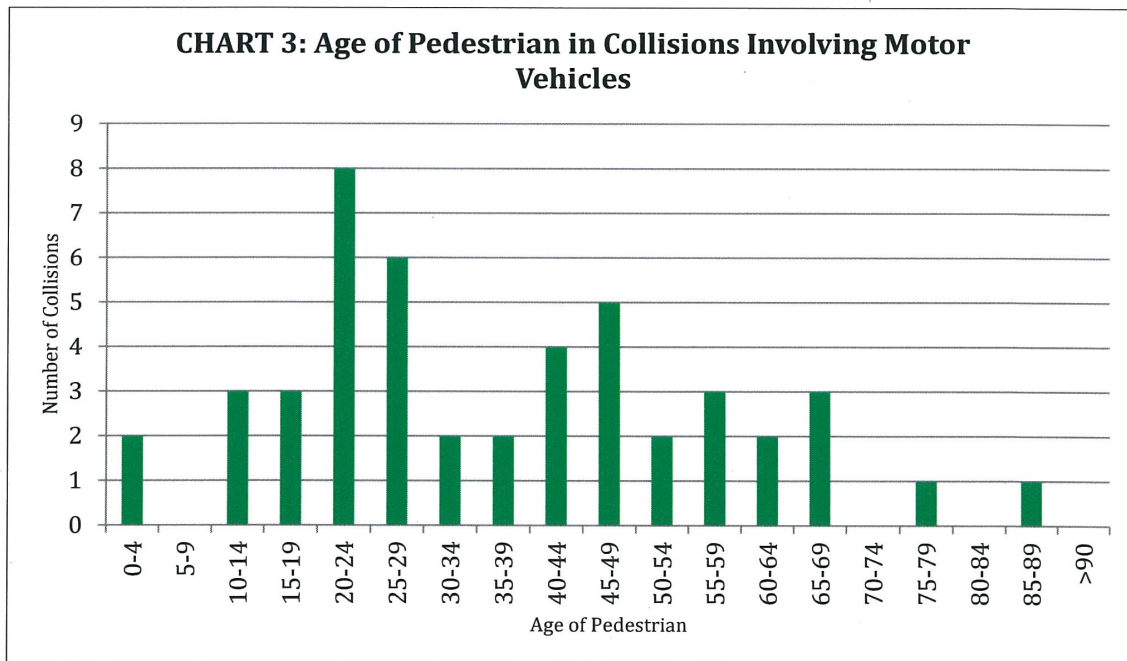
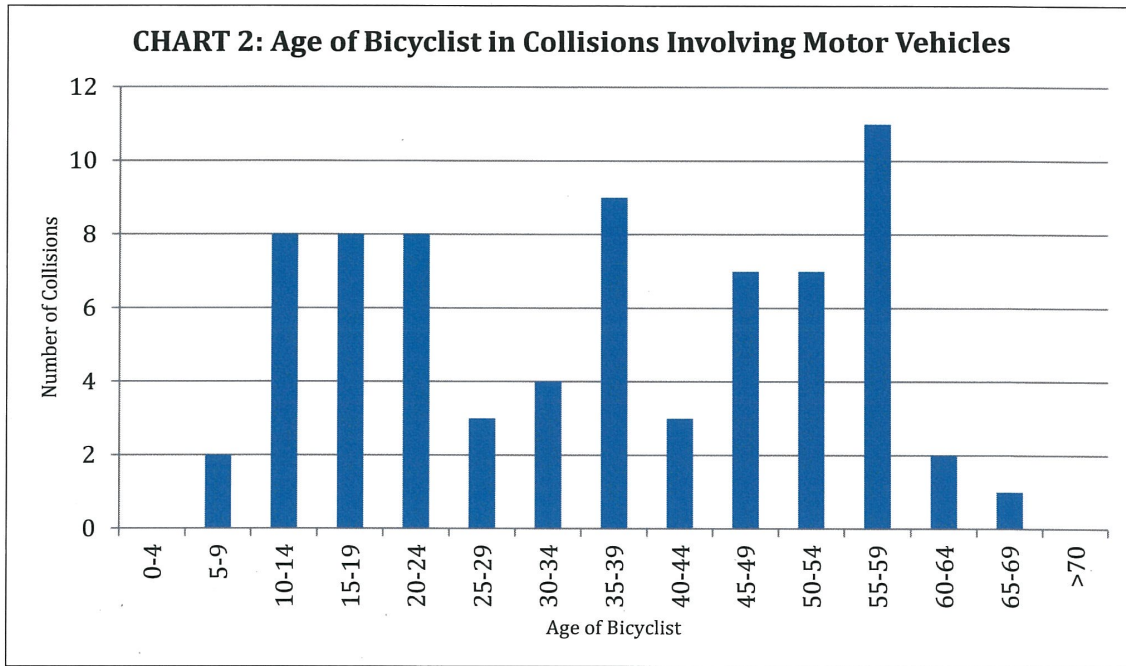
APPENDIX A: Pedestrian and Bicycle Data Tables and Charts**TABLE 1: Roadway Location of Pedestrian Collisions**

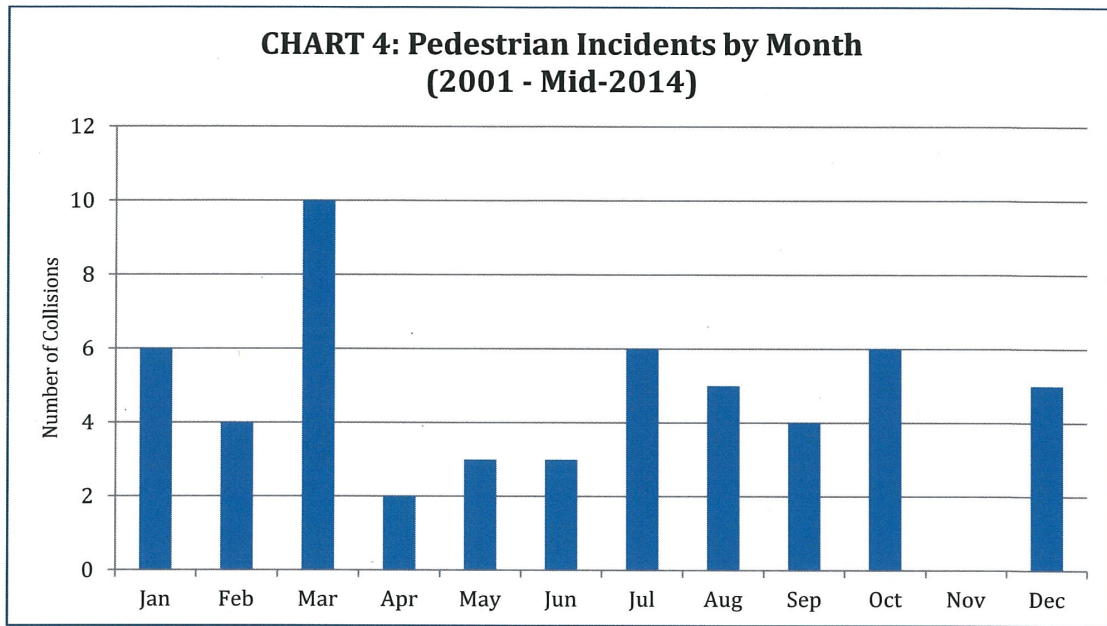
Pedestrian Was Using:	Count:	% of Total
Marked X walk	21	42%
Unmarked X walk	8	16%
Roadway	17	34%
Shoulder	3	6%
Sidewalk	1	2%
Total	50	100%

TABLE 2: Roadway Location of Bicycle Collisions

Bicyclist Was Using:	Count	% of Total
Designated Bike Route	4	5%
Marked X walk	13	17%
Other	1	1%
Roadway	30	39%
Shoulder	22	29%
Sidewalk	1	1%
Unmarked X walk	5	7%
Total	76	100%

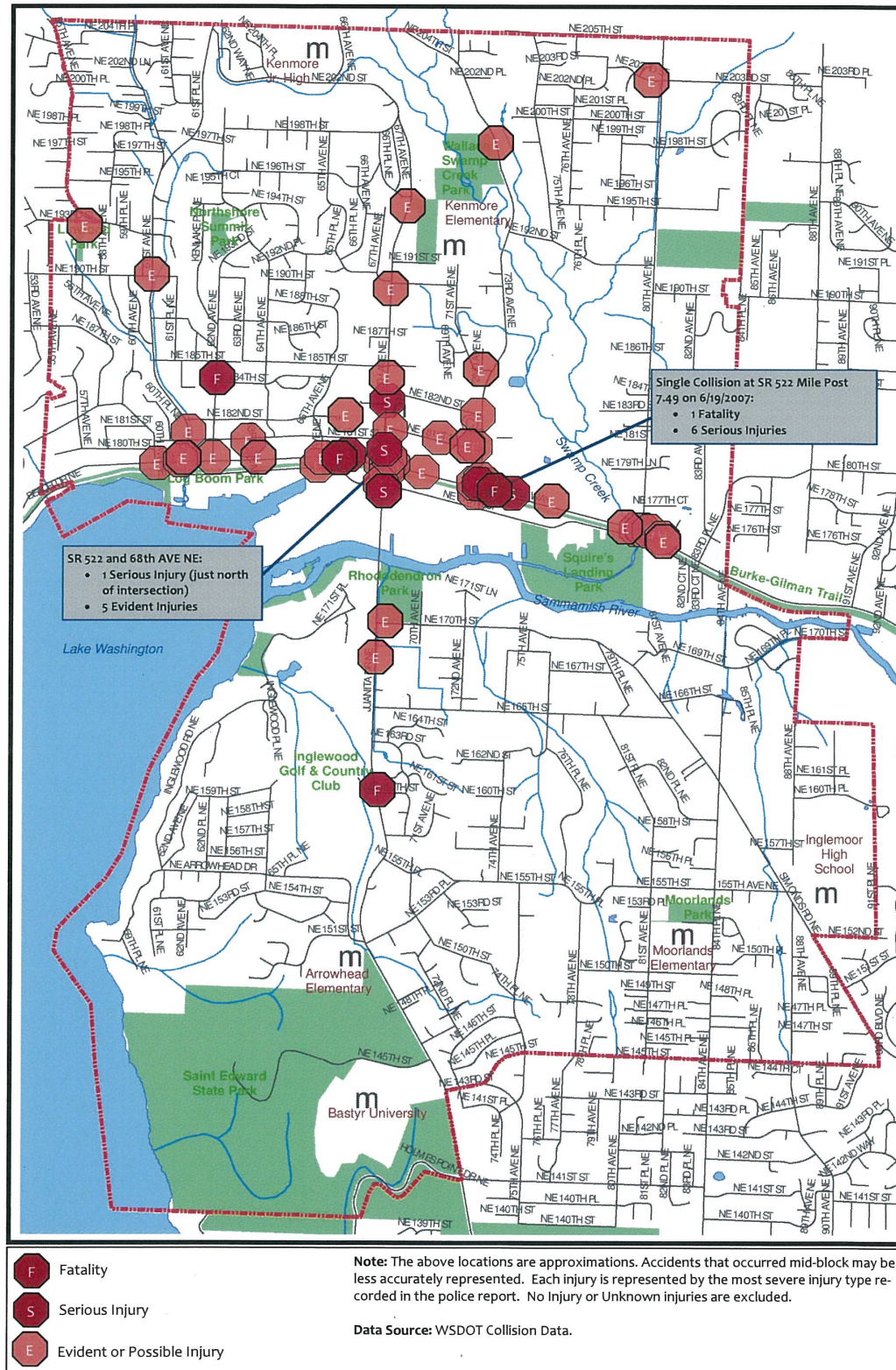




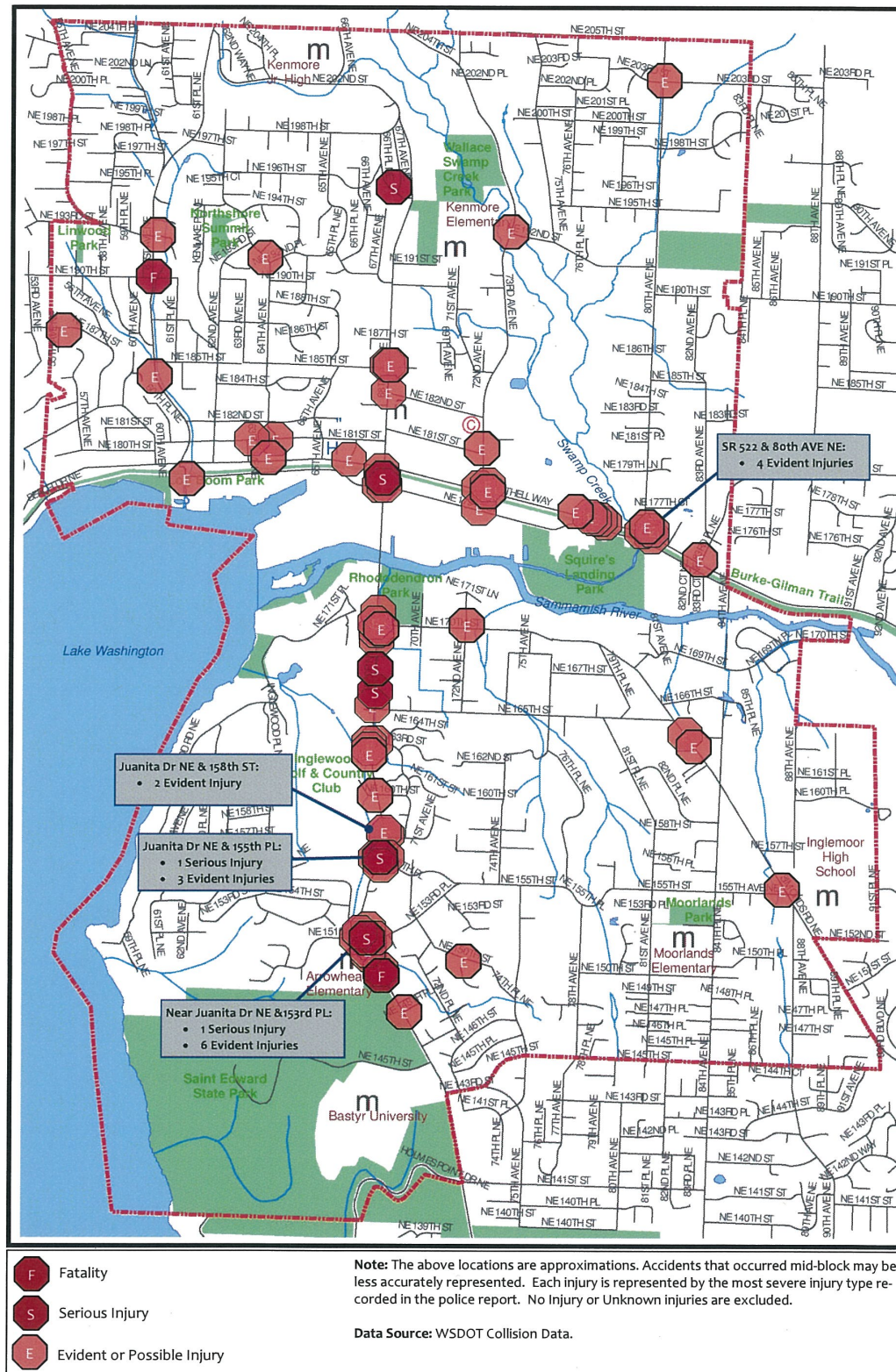


APPENDIX B: Location of Pedestrian and Bicycle Collisions

Pedestrian v. Vehicle Collisions in Kenmore (2001 to Mid-2014)



Bicycle v. Vehicle Collisions in Kenmore (2001 to Mid-2014)



Pedestrian and Bicycle Collision Data Analysis & Discussion

January 26, 2014

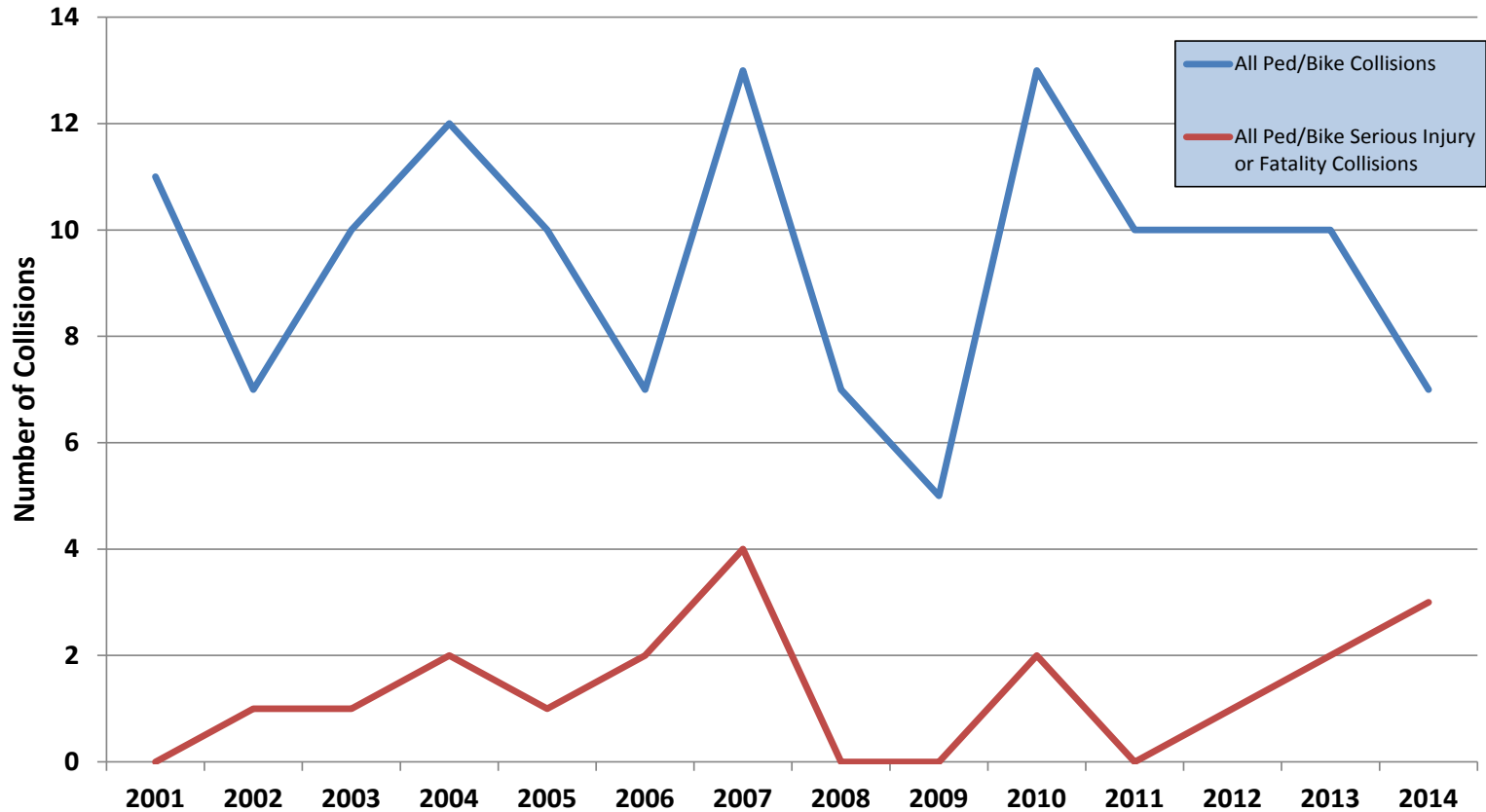
Andrew Calkins, Graduate Intern



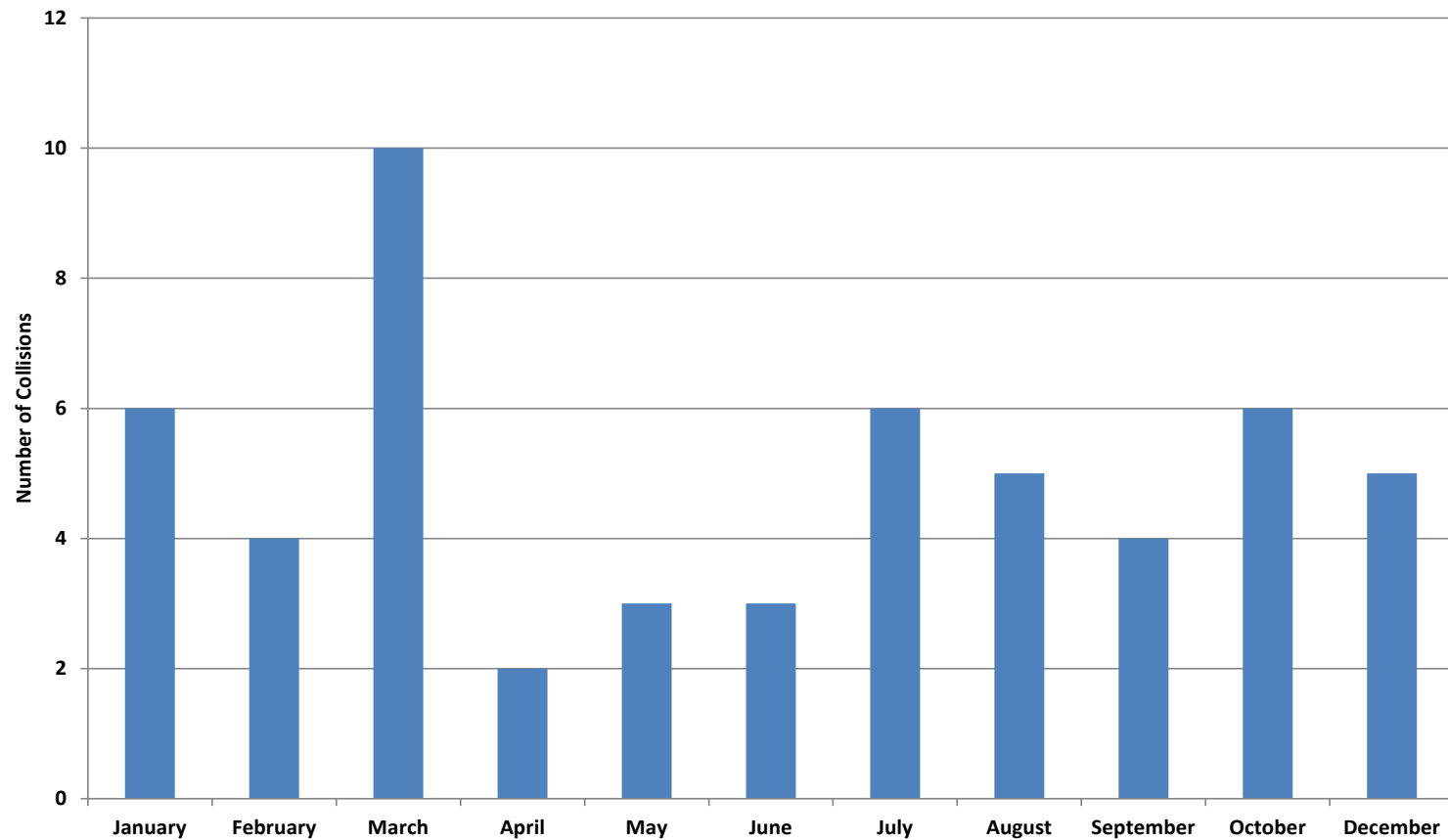
Analyzing Pedestrian and Bicycle Collisions in Kenmore

- WSDOT Data from 2001 to Present (Mid-2014)
 - Only collisions also involving a vehicle
- Characteristics of Individual Collisions:
 - Severity of injuries
 - Time of day, date, and location
 - Age of road user
 - Facility used by pedestrian or bicyclist (crosswalk, etc.)
 - Contributing circumstances for each party

Pedestrian and Bicycle Vehicle-Involved Collisions in Kenmore (2001 – Mid-2014, All Roads)



All Pedestrian Collisions in Kenmore by Month (2001 - Mid-2014, All Roads, All Injury Types)



Key Takeaways: Crosswalks

Pedestrian Facility Used

	Pedestrian Collisions	% of Total
Marked X walk	21	42%
Unmarked X walk	8	16%
Roadway	17	34%
Shoulder	3	6%
Sidewalk	1	2%
Total	50	100%

Bicyclist Facility Used

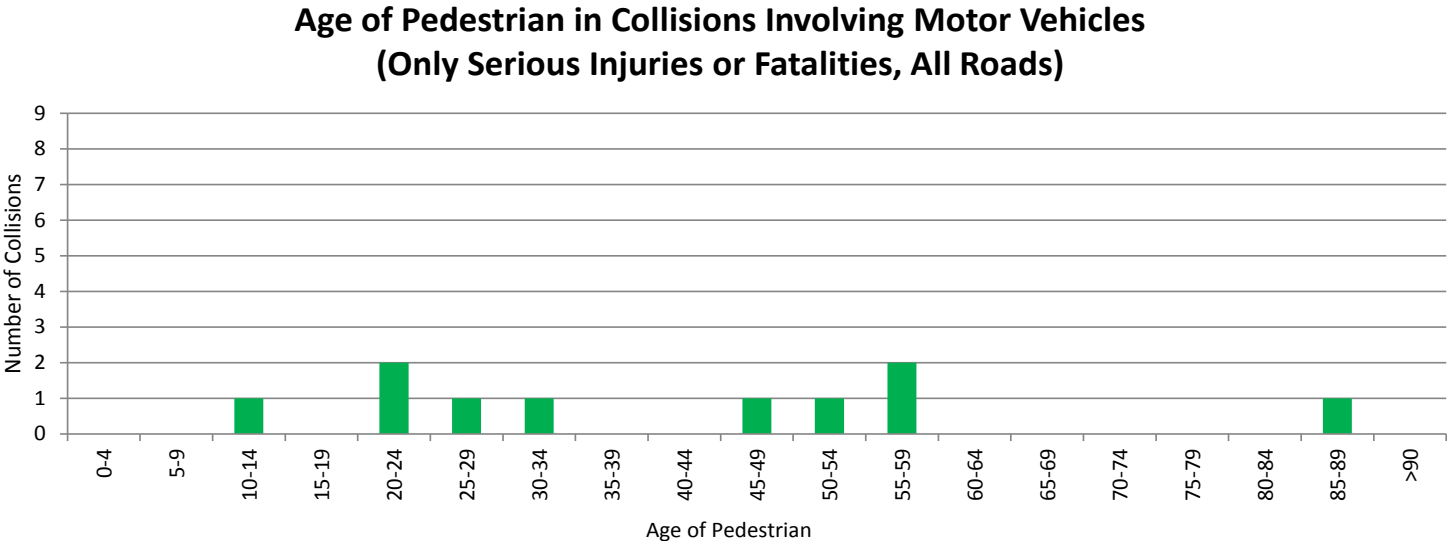
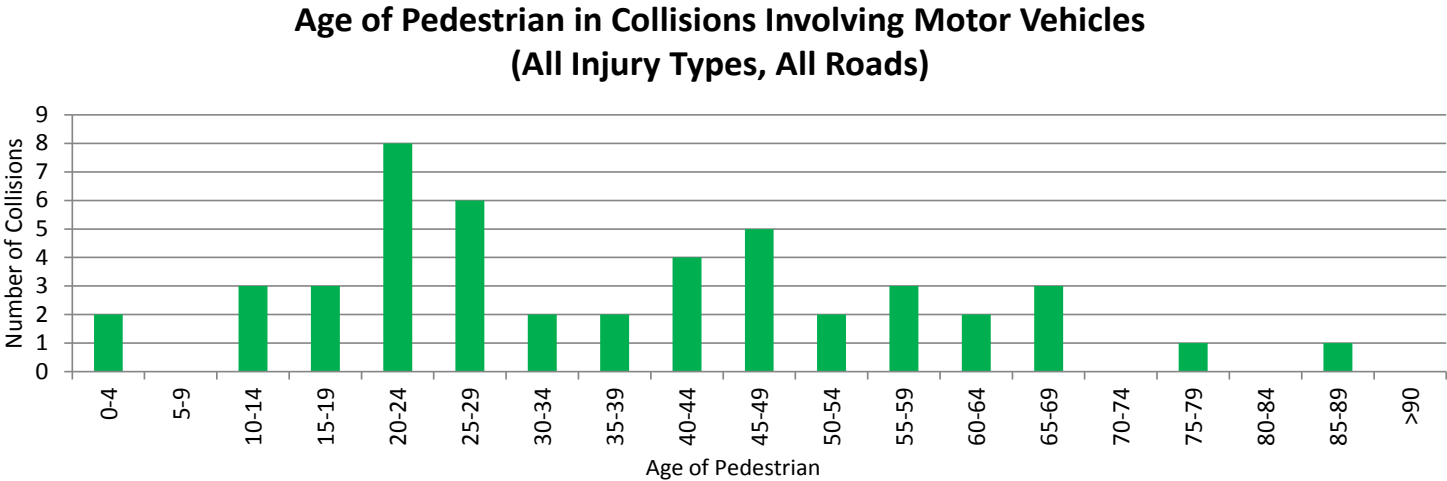
	Bicycle Collisions	% of Total
Designated Bike Route	4	5%
Marked X walk	13	17%
Other	1	1%
Roadway	30	39%
Shoulder	22	29%
Sidewalk	1	1%
Unmarked X walk	5	7%
Total	76	100%

Location of Collisions

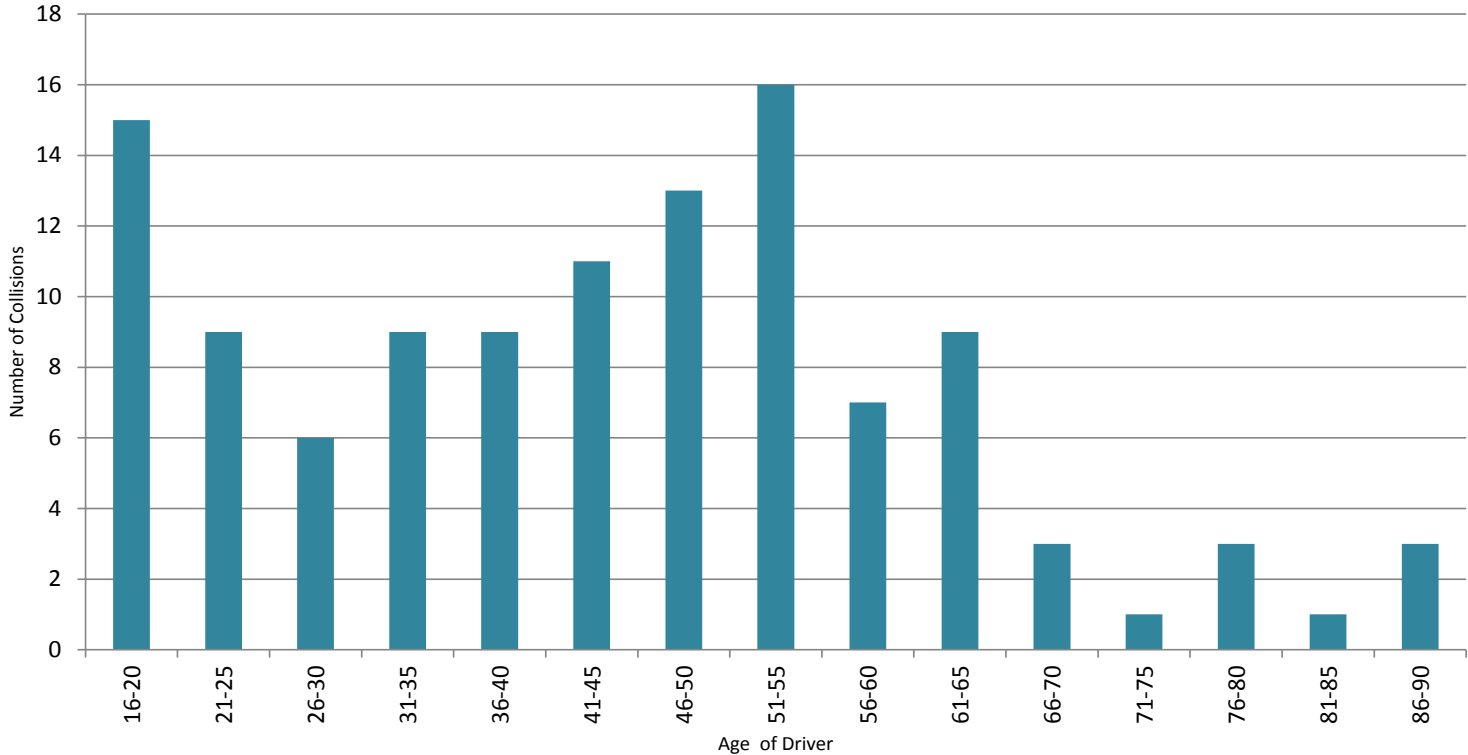
- Since 2001, excluding SR 522, 52% of bicycle collisions occurred on Juanita Drive

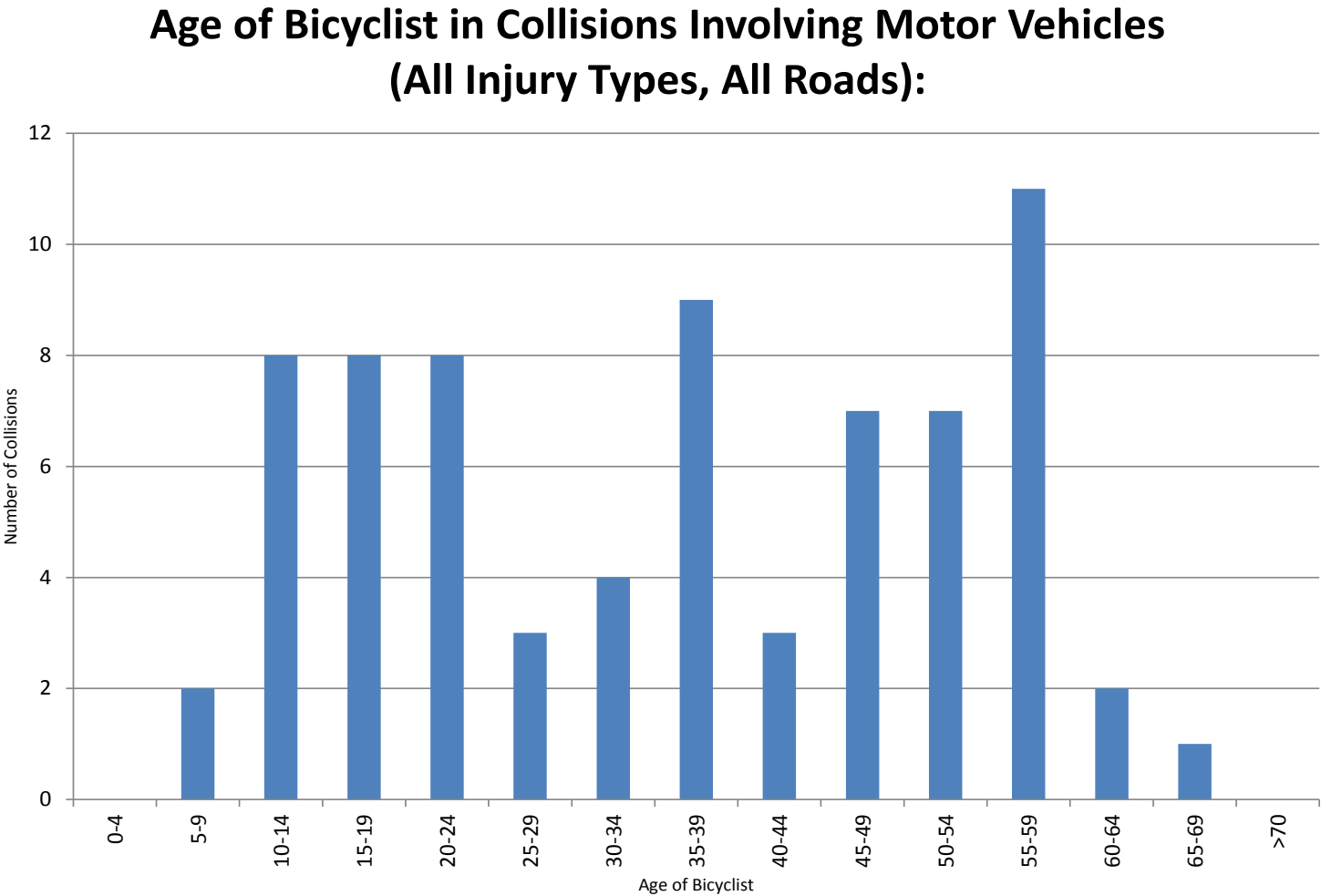
Junction Relationship of Bicycle versus Vehicle Collisions in Kenmore (2001 – Mid-2014, All Roads)	
	Bicyclists
At Driveway	21
At Driveway within Major Intersection	2
At Intersection and Not Related	2
At Intersection and Related	41
Intersection Related but Not at Intersection	1
Not at Intersection and Not Related	11
Total	78

Key Takeaway: Age of Pedestrians

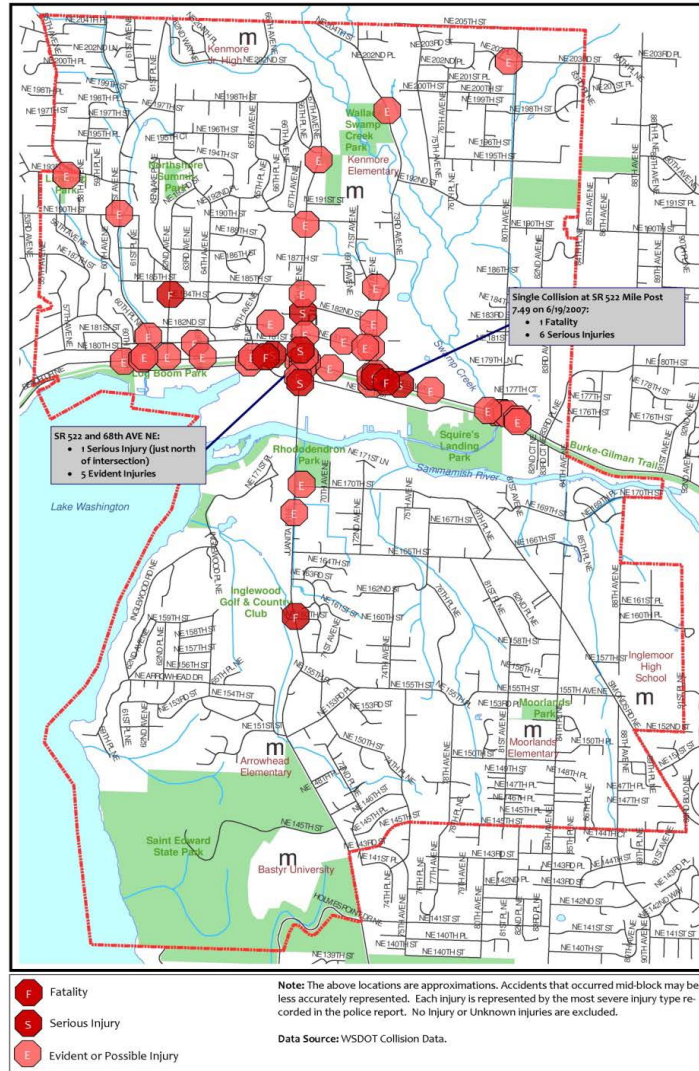


**Age of Vehicle's Driver in Collisions Involving Pedestrians
or Bicyclists (All Injury Types, All Roads):**





Pedestrian v. Vehicle Collisions in Kenmore (2001 to Mid-2014)



Bicycle v. Vehicle Collisions in Kenmore (2001 to Mid-2014)

