

**City of Kenmore
City Council Regular Meeting
Minutes
March 11, 2019**

CALL TO ORDER - Mayor David Baker called the meeting to order at 7:00 p.m.

ROLL CALL

Mayor David Baker (Excused)
Deputy Mayor Nigel Herbig
Councilmember Joe Marshall
Councilmember Milton Curtis
Councilmember Debra Srebnik (Excused)
Councilmember Stacey Denuski
Councilmember Brent Smith (Excused)

FLAG SALUTE

AGENDA APPROVAL

MOTION: Councilmember Denuski made a motion to approve the agenda, Councilmember Curtis seconded the motion. The motion passed unanimously.

PRESENTATION

State of College - Eric W. Murray, Ph.D., President, Cascadia College - Bothell

2019 Hydroplane Cup Event – Anna Cappelletti, Seattle Outboard Association

CITIZEN COMMENTS

Joanna Crocker
7301 NE 175th Street #324
Kenmore, Washington 98028

Ms. Crocker thanked the staff and Council for listening to all of the concerns regarding the mobile home parks.

Kylin Parks
4515 176th Street SW #43
Lynnwood, Washington 98037

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Ms. Parks also thanked the Council and staff and echoed Ms. Crocker's comments.

Stacey Valenzuela
Lakewood Villa

Ms. Valenzuela thanked the Council for the preservation of the mobile homes and affordable housing.

Carol Myers
Lakewood Villa

Ms. Myers thanked the Council for all the work for the citizens 55 and older in affordable housing.

CONSENT AGENDA

MOTION: Councilmember Denuski made a motion to approve the consent agenda, Deputy Mayor Herbig seconded the motion. The motion passed unanimously.

Total Check #s 41757 through 41845 in the amount of \$398,270.99.

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated: 2/15/19 in the amount of \$141,063.76.

Payroll Check #10119 in the amount of \$2,546.91.

Authorize City Manager to Execute Contract 19-C2011 with King County to Accept 2019-2020 Waste Reduction & Recycling Grant Funds

Council Meeting Minutes of January 28, 2019

Authorize the City Manager to Execute an Interlocal Agreement with the City of Bothell to Administer and Construct the Portion of SR522 Stage 3 Project Within Kenmore City Limits and Reimburse the City of Bothell for Project Costs Not to Exceed \$100,000

BUSINESS AGENDA

Mobile Home Park Zoning Code Amendments - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

Director Bent explained that Planner Anderson could not be here this evening. She provided background to the Council and explained that on September 17, 2018, the City Council directed both short-term and long-term approaches to preservation of the City's six mobile

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home parks (MHPs). In December 2018, the City Council approved Comprehensive Plan amendments designating the two mobile home parks on NE 175th Street for long-term preservation (Option 1). Council directed that the other four mobile home parks, north of SR-522, be preserved for a 10-year period (Option 7). After 10 years, increased densities with affordability requirements should be applied to those properties.

The most significant policy changes are as follows:

- Creation of a new Manufactured Housing Community (MHC) zoning district that would be applied over all of the existing mobile home parks. This new designation includes an “exception” that would allow a property-owner to propose another use or zoning if certain criteria could be met.
- Amendments to Chapter 18.77 that would allow opportunities for “alternative compliance” when affordable housing is required for a development proposal but the project applicant would prefer to take an approach that does not build the affordable housing units on-site. Alternative compliance options could include purchase of existing affordable housing (perhaps in the mobile home parks), as well as payment of a fee-in-lieu that could be used to preserve existing affordable units in a mobile home park, as long as the future affordability of those units is guaranteed.
- Changes to Chapter 18.80, Residential Density Incentives, to specify that a transfer of density credits is authorized for landowners of the mobile home parks. As described, the transfer of credits would be a private transaction (between the landowner and a willing purchaser of credits) until such time as a formalized transfer of development rights (TDR) program is established. A Regional Coalition for Housing (ARCH) is not available at this time to take on responsibility for a TDR program. Staff will be meeting with the director of King County’s TDR program to discuss future participation in their program. For each unit less than the allowable density on the mobile home park property at the time of ordinance adoption, 2.5 units could be sold to a willing purchaser of density credits as long as the landowner agreed to place a preservation covenant over the existing mobile home park.
- Addition of a new requirement for a “relocation plan” when existing mobile home parks are proposed to be converted to another use.

For the four mobile home parks north of SR-522, “phased zoning” would need to be applied. Initially, the MHC zoning would protect the parks for 10 years (until 2029). After that time, new zoning with increased densities and corollary affordability requirements would be applied.

The City Attorney recommends that the Council adopt a resolution directing the Planning Commission to consider supporting Comprehensive Plan and Zoning Code amendments for the phased zoning this year. Descriptions of the recommended future zoning (see

Attachment 4) are provided and preliminary direction from the Council on these approaches is requested.

Staff hopes to receive preliminary direction from the Council on all of the recommended amendments tonight. As the current moratorium on mobile home park redevelopment ends on April 8, 2019, staff has scheduled a public hearing on the amendments for 3/25/19. After the public hearing, the Council may adopt new regulations.

If adoption is not possible on 3/25/19, a short extension of the moratorium is recommended by staff. An extension ordinance (and associated public hearing) will be placed on the 3/25/19 agenda after the public hearing and the deliberations on the Zoning Code amendments. If no extension is needed, the Council should still hold the public hearing, but could then reject the extension ordinance.

Council and staff engaged in a discussion and provided feedback. The public hearing(s) will be held on March 25, 2019.

A Regional Coalition for Housing (ARCH) 2019 Administrative Budget and Work Program - Nancy Ousley, Assistant City Manager

Assistant City Manager Ousley explained that increasing affordable housing opportunities is a priority for the City Council, as one of the top five Council Goals for 2019. The City of Kenmore is a long-time member of A Regional Coalition for Housing (ARCH).

ARCH is comprised of fifteen East King County cities and King County. Through the technical assistance to its members on housing policy and plan development, combined with ARCH Housing Trust Fund investments, ARCH helps local jurisdictions meet the obligations of the Growth Management Act to provide for housing opportunities that are affordable to a wide range of incomes. The City of Kenmore approved an Amended and Restated Interlocal Agreement with ARCH in March 2010 (Contract No. 10- C866).

Under the terms of the ARCH Interlocal Agreement, each member jurisdiction must annually approve the ARCH Administrative Budget. Each member jurisdiction contributes annually to ARCH to provide administrative and technical support for the organization's housing activities. The ARCH Executive Board has approved the Administrative Budget (see Attachment) and has forwarded it to members for approval. This year's ARCH proposed administrative budget is \$724,400, an increase of 3.59% from the 2018 approved budget. Kenmore's share of the ARCH Administrative Budget is \$29,793, which is a 3.55% increase from the 2017 share of \$28,771.

Under the terms of the ARCH Interlocal Agreement, each member jurisdiction must annually approve the ARCH Work Program. The ARCH Executive Board has approved the 2019 Work Program and forwarded to the member jurisdictions for approval.

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ARCH Executive Director Lindsay Masters briefed the Council on recent agency efforts and provided an update on the ARCH Trust Fund.

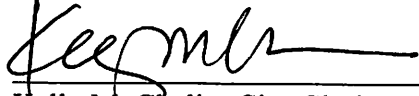
Staff recommends Council approval of the ARCH 2019 Administrative Budget and Work Program.

MOTION: Councilmember Curtis made a motion to approve the ARCH 2019 Administrative Budget and Work Program, Councilmember Denuski seconded the motion. The motion passed unanimously.

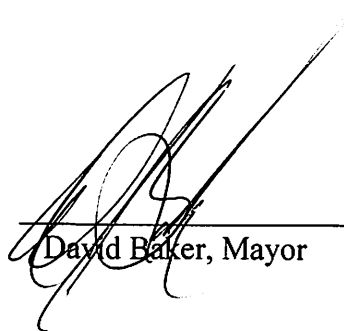
ADJOURNMENT

The meeting adjourned at 7:54 p.m.

ATTEST:



Kelly M. Chelin, City Clerk



David Baker, Mayor