



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Special and Regular Meeting Agenda
6:20 p.m., Monday, March 25, 2019
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. 6:20 p.m. CALL SPECIAL MEETING TO ORDER

II. RECESS TO EXECUTIVE SESSION
(Confidential Session of the Council)

- A. Discussion of Potential Litigation or Litigation per RCW 42.30.110 (1) (i)

III. 7:00 p.m. RECONVENE BACK TO REGULAR SESSION

IV. ROLL CALL

V. FLAG SALUTE

VI. AGENDA APPROVAL

VII. PRESENTATION

- A. Bothell Kenmore Chamber of Commerce Update - Brittany Caldwell,
Executive Director
[Presentation](#)
- B. Annual Police Services Report - Police Chief Peter Horvath
[Report](#)
[Presentation](#)

VIII. PROCLAMATION

- A. Sexual Assault Awareness Month - April 2019
[Proclamation](#)

IX. 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.

X. CONSENT AGENDA

- A. City Council Meeting Minutes of February 25, 2019 and March 4, 2019
[3-4-19 Minutes](#)
[2-25-19 Minutes](#)
- B. Total Check #s 41846 through 41940 in the amount of \$745,318.36.
Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account
Electronic Deposits Dated: 3/1/19 in the amount of \$140,449.89.
Payroll Check #s 10120-10121 in the amount of \$2,554.64.
[Checks](#)
- C. Authorize the City Manager to Execute a Contract with Low Bidder Welwest Construction Inc. for an Amount up to \$548,500 to Construct the NE 181st Street Sidewalk Project
[Agenda Item](#)

XI. BUSINESS AGENDA

- A. Third Amendment to Amended Interlocal Agreement Concerning the Governing of the Northshore Park and Recreation Service Area by Approving a One-Time Facility Repair Contribution to the Northshore Senior Center - Rob Karlinsey, City Manager and Brooke Knight, Chief Executive Director, Northshore Senior Center
[Agenda Item](#)

XII. PUBLIC HEARING

- A. Ordinance 19-0481 Relating to the City's Manufactured Housing Communities/Kenmore Municipal Code Amendments - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
[Agenda Item](#)

XIII. BUSINESS AGENDA

- A. Ordinance 19-0481 Relating to the City's Manufactured Housing Communities Municipal Code Amendments - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
[Agenda Item](#)
[Memo - Use of Transfer of Density Credits](#)
- B. Resolution 19-319 Directing the Planning Commission to Consider Future

Zoning for Four Existing Manufactured Housing Communities - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
[Agenda Item](#)

XIV. PUBLIC HEARING

- A. Ordinance 19-0482 (Possible) Continuation of the Mobile Home Park Redevelopment Moratorium - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
[Agenda Item](#)

XV. BUSINESS AGENDA

- A. (If needed) Ordinance 19-0482 to Extend the Moratorium Prohibiting the Filing and Acceptance of Applications for Development Permits Relating to Mobile Home Parks to and through June 30, 2019 - Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner
[Agenda Item](#)
- B. Receive and File December 2018 Financial Report for the City of Kenmore, Washington - Joanne Gregory, Finance and Administration Director
[Report](#)

XVI. COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

XVII. STAFF REPORT

XVIII. ADJOURNMENT

Upcoming Meetings:

- A. Monday, April 8, 2019 - Council Meeting - Canceled
Monday, April 15, 2019 - Council Meeting
Monday, April 22, 2019 - Council Meeting



Bothell Kenmore Chamber Update

Kenmore City Council
March 25, 2019



2019

Bothell Kenmore Chamber Update

1. Who We Are
2. Ways We Partner with the City of Kenmore
To Support Your Business Community



Our History

Origins:

- Greater Bothell Association – 25 members
- Greater Bothell Chamber of Commerce incorporated in 2003
- Began operating in 2004
- Rebranded to become the Bothell Kenmore Chamber in 2018

Founding Guidelines:

- Don't go into debt to grow this Chamber
- Don't charge for all events
- Be inclusive; welcome all
- Operate with *INTEGRITY*
- No affiliation with the US Chamber -- all of membership dues stay local



Mission Statement

To champion the prosperity of the greater Bothell and Kenmore area and quality of life for its community through collaborative leadership, business advocacy and member driven services.

Vision Statement

Dedicated to the prosperity of the greater Bothell and Kenmore area in a competitive world.



Chamber Staff



**Brittany
Caldwell**
Executive
Director



**Maurita
Colburn**
Member &
Community
Relations
Manager



**Eve
Livingston**
Office
Manager



**Lynne
Lynch**
World's
Best
Volunteer



**Elizabeth
Tackett**
Marketing
Manager



2017-2018 Chamber Board Chair

Mike Rue
Evergreen Wealth Managers





2019 Board of Directors Chair



Andrea Schafer

Bothell Physical Therapy





2019 Chamber Board Members

Chair:

Andrea Schafer, Bothell Physical Therapy

Immediate Past Chair:

Mike Rue, Evergreen Wealth Managers

Vice Chair:

Heather Erickson, Real Living NW Realtors

Danica Cardin, Alexa's Café & Catering
William (Bill) Leak, Bales Restoration DKI
Matt Isenhower, Chick-fil-A Bothell
Jeanie Ashe, City of Bothell
Rob Karlinsey, City of Kenmore
Tim Hunter, Tim Hunter Creative Services

Vice Chair:

Dr. Eric Murray, Cascadia College

Secretary:

Carmin Dalziel, Northshore Schools Foundation

Treasurer:

Cheryl Bosh, Banner Bank

Tiffany Stetson, Goose Ridge Winery
Brad Mott, Kenmore Smiles Family Dentistry
Gary Anderson, Northwest Trophy & Awards
Kelly Snyder, UW Bothell
Manny Ocampo, Resident Member
Cynthia Klever, Northshore YMCA



Chamber Committees:

Ambassadors

Bothell Downtown Action

Business Advocacy

Kenmore Business Alliance



Kenmore Business Alliance

1. Provide promotional opportunities for Kenmore businesses and the community
2. Be the conduit for communication among Kenmore business leaders & the City of Kenmore
3. Discuss new issues impacting local business



Thank You!



Chair: Carl Michelman, Michelman Insurance Group



Our Rebranding is Complete!



to



**Same great service. Same great community.
Even greater connections.**

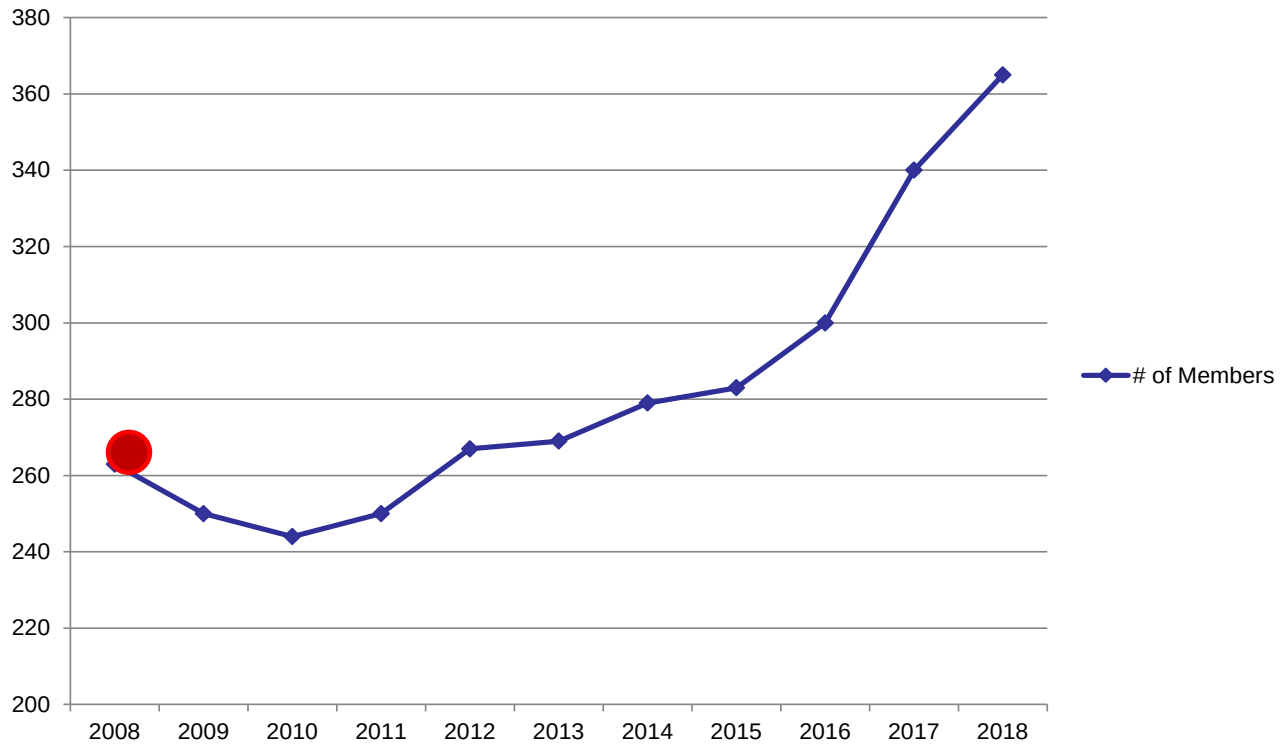
Thank You!





Our Membership

We are growing!





Our Kenmore Members

192 Brewing Company
Accounting Benefit Solutions
Acti-Kare Responsive In Home Care
AFLAC Agent Philmore Redeau
Anna Flora Consulting
Bastyr University
BizDiversity, LLC
BowWow Fun Towne
Brent Smith Homes & Highland Appraisal
Cadman
Cairn Brewing
CalPortland
Church of IGuanTao
City Hill Northshore Church
City of Kenmore

Cooley Smiles
Corpore Sano Physical Therapy
Eastside Baby Corner
Eastside Natural Medicine PLLC
Eugenia Lee Orthodontics
EvergreenHealth Primary Care Kenmore
Evermark
Greenlight Techs, LLC
HeartVisions Video Productions
HOUSECALL Architecture
Inglewood Golf Club
iSolve Marketing
Jet City Printing
Kenmore Air Harbor, Inc.
Kenmore Automotive



Our Kenmore Members

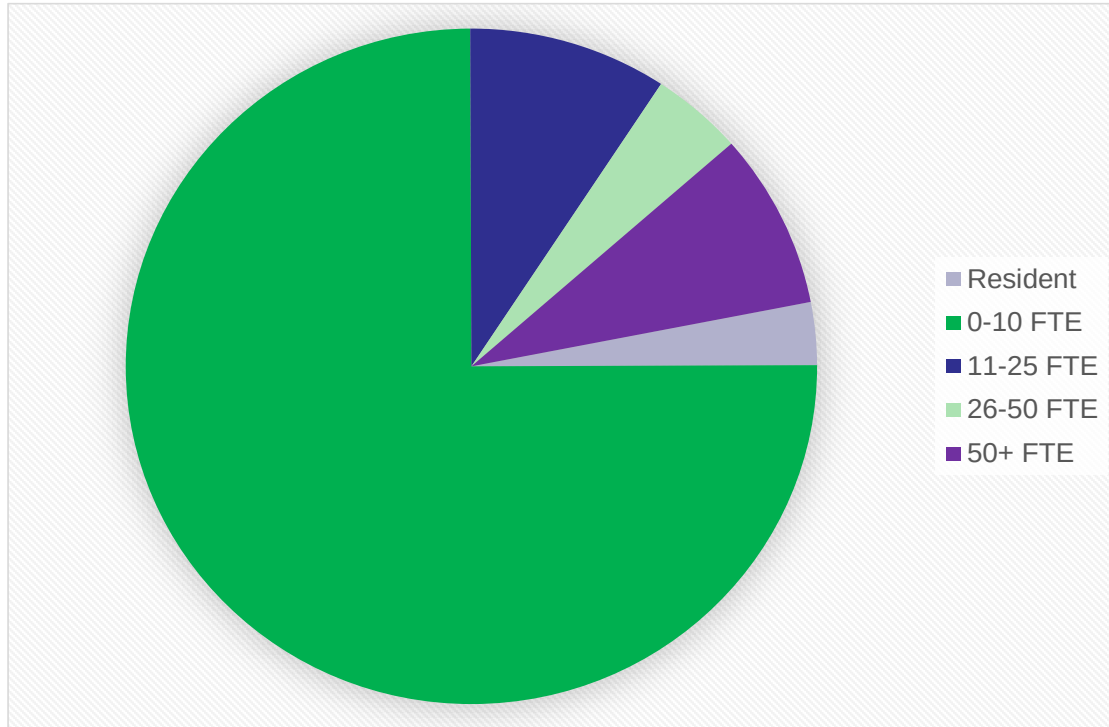
Kenmore Camera
Kenmore Community Church
Kenmore Pediatric Dentistry
Kenmore Self Storage
Kenmore Smiles Family Dentistry
Kenmore Subway
Key Bank, Kenmore
Kiwanis of Northshore
Kumon Math & Reading of Kenmore
LINQ Lofts & Flats
Martian Systems, Inc.
Mary's Place
Michelman Insurance Group, Inc.
Minahan Dental
North Lake Marina LLC

Northshore Church
Northwest Electric & Solar
Primary Goals
Rite Painting
Seaplane Kitchen & Bar
Seattle Water Sports
Sport Clips
tecinstruct
The Arts of Kenmore
The Guest House
The Spencer 68 Apartments + Lofts
Theorem Cannabis
TierOne Performance Consulting
Yurika Creative, LLC

59 Kenmore Businesses and Growing!



Membership Make Up





Chamber Patron Members





Chamber Community Partners



City of Bothell™



BASTYR
UNIVERSITY





Business Advocacy Efforts

East King County Chambers of Commerce Legislative Coalition

Business Advocacy Committee

Ongoing Communication with City Staff & City Council Members





2019 Chamber Coalition Delegates:

Kelly Snyder, UW Bothell

Aran Buchan, HUB International Northwest

Matt Isenhower, Chick-fil-A Canyon Park Bothell





www.eastkingchambers.org

CHAMBER DAY IN OLYMPIA



Business Advocacy Efforts





Business Advocacy Efforts

Support for The Lodge at Saint Edward Park



February 9, 2016

Dear Washington State Parks & Recreation Commission:

On behalf of the Greater Bothell Chamber of Commerce and the Kenmore Business Alliance, the Chamber would like to lend our full support to the development project being considered by the Washington State Parks & Recreation Commission.

On March 31, the Governor signed House Bill 2667 effectively saving St. Edward Seminary from neglectful ruin by authorizing a feasibility study of public and non-profit uses to assure that all reuse options are fully explored. The seminary building was built in 1931 and is on the National Register of Historic Places and requires protection under the National Preservation Act.

Daniels Real Estate has presented a preservation proposal that is in alignment with the building's listing on the National Register of Historic Places. The adaptive reuse would create a lodge like conference center with overnight lodging for attendees. The dining hall will serve as a café/restaurant for guests and public use; former classrooms will be available for community, business, and retreat meetings; student housing will become private rooms for lodge guests; with an added spa & fitness center amenity for guest and public use. The proposal is similar to what was proposed in 1976 when the state

We believe that developing and rehabilitating the Saint Edward Seminary into a destination that brings people into our town will stimulate the economy and provide a vibrant community resource, ultimately benefiting the entire community.

As a non-profit, membership-based organization uniting businesses, the community and government in an effort to promote regional economic prosperity, the Greater Bothell Chamber of Commerce and Kenmore Business Alliance asks that you please support the development the Saint Edward Seminary to create a vibrant destination on the shores of our town.

Thank you for your consideration and support.





2018 Chamber Events:

- 5** Business Luncheons
- 12** General Meetings / Networking Breakfasts
- 13** Ribbon Cuttings for New Businesses
- 30+** Committee Meetings
- 3** Wine, Beer & Spirits Walk Events
- 4** Large Community Events
(Bothell Block Party, Annual Open House, Beer Festival, Chilifest)
- 1** Amazing Holiday Dinner & Auction





Luncheon Events now at Inglewood Golf Club in Kenmore



2018 Grand Opening Ribbon Cuttings

- ❖ Feb 14 – The Everett Clinic
- ❖ March 28 – Crossroad SIGN
- ❖ April 28 – Main Street Re- Opening
- ❖ June 7 – First Financial NW Bank
- ❖ July 26 – Sunrise of Bothell
- ❖ August 15 – Caliber Home Loans
- ❖ September 18 – 9 Round Kickboxing
- ❖ October 18 – Belle & Bottle
- ❖ October 24 – The Mercantile Apartments
- ❖ October 30 – Kumon Math & Reading of Kenmore
- ❖ November 14 – Eugenia Lee Orthodontics
- ❖ November 15 – Country Inn & Suites
- ❖ December 10 – The Lodge at Saint Edward Ground Breaking





Country Inn & Suites, Bothell



Eugenia Lee Orthodontics, Kenmore



Bothell Block Party & Brewfest



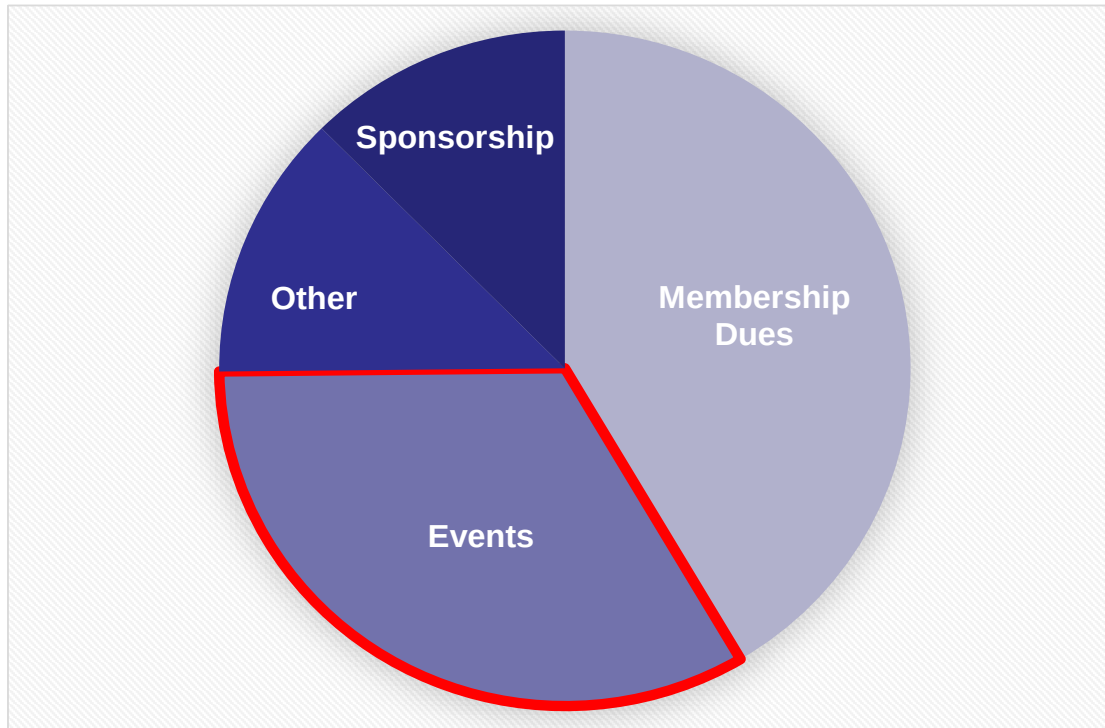




1,500 Attendees
29 Breweries / Cideries
5 Bands
4 Food Trucks
6 Sponsors
45 Volunteers



Income Mix



Giving Back: Supporting Our Community

- **50% Off Non Profit Membership Discount**
 - 52 Non Profit Members
 - Total of \$12,687 in discounts to support our community
- **Holiday Dinner & Auction Fund-A-Need**
 - Raised over \$8,000 to Mary's Place
- **Student Scholarships**
 - Awarded Two \$1,000 Student Scholarships to SAS Students
- **11th Annual Chilifest**
 - Raised 500 lbs. of food and \$766 for the Northshore Senior Center



 MARY'S PLACE



WE PROMOTE OUR LOCAL BUSINESSES TO NEW RESIDENTS, VISITORS & MORE!



Guide to Goods & Services:

- Printed the Guide to Goods & Services
- Kenmore featured on the cover
- Distribution included Bothell & Kenmore
- 23,000 copies
- All members included for FREE



YOUR LOCAL GUIDE TO GOODS & SERVICES

2018 - 2019
Find What You're Looking For!
Shop • Dine • Relax • Connect

Bothell Kenmore
CHAMBER
Connecting business & community



34 Greater Bothell Chamber of Commerce Guide to Goods & Services

REAL ESTATE SERVICES (continued)

Tierra Group, Inc.	10210 NE 8th Street, Ste #208 Bellevue, WA 98004
Vallbridge Property Advisors	18728 Bothell Way NE, Ste B Bothell, WA 98011

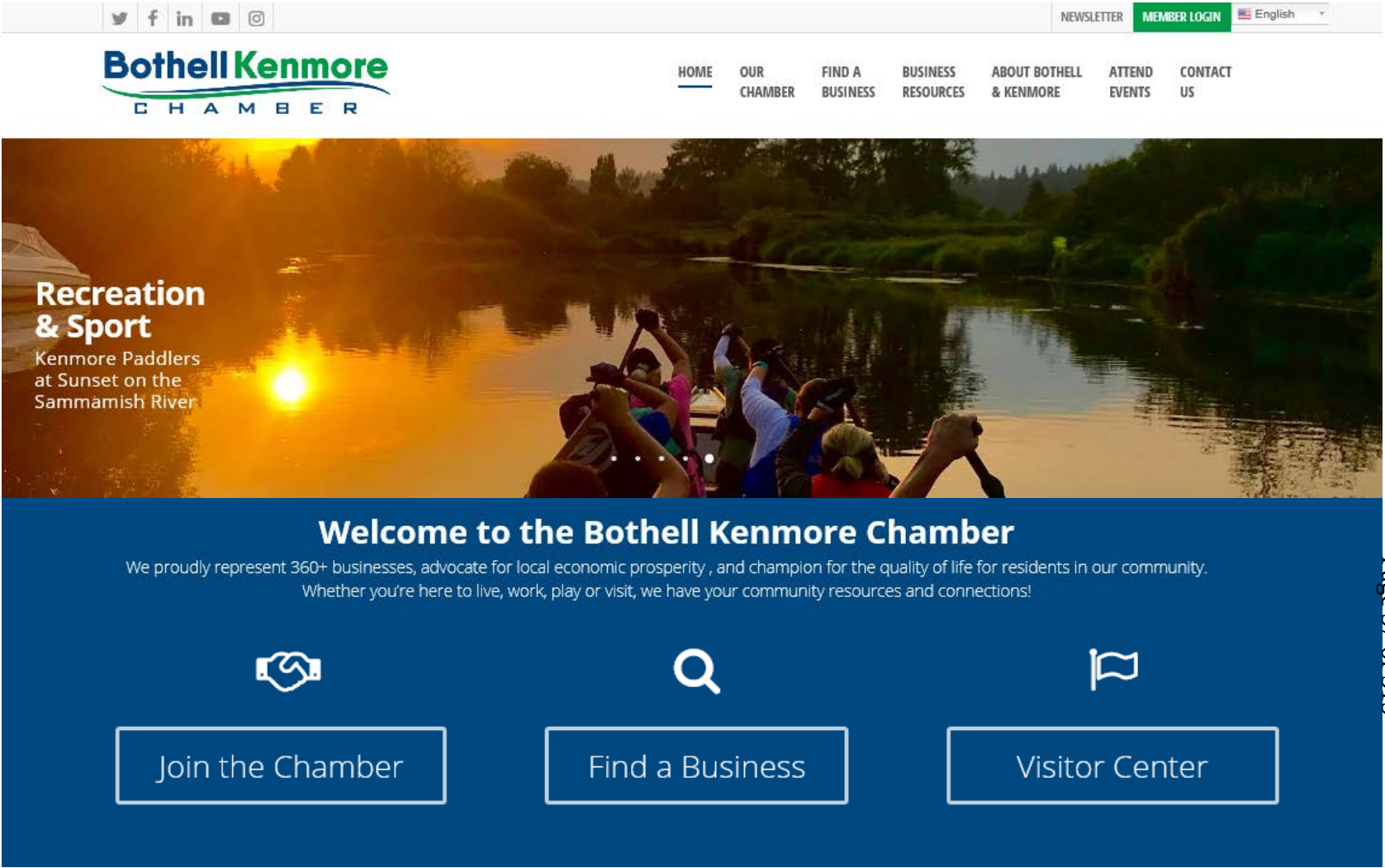
RECREATION & ENTERTAINMENT

Capps Club	7520 NE Bothell Way Kenmore, WA 98028
Inglewood Golf Club	6505 Inglewood Rd. NE Kenmore, WA 98028
Northshore Performing Arts Center Foundation	18125 52nd Ave NE Bothell, WA 98011
River Winds Band	11715 North Creek Pkwy, Ste 110 Bothell, WA 98011
Whisper Stand-Up Paddle & Kayak	Bothell Landing Log Boom Parks Bothell/Kenmore, WA

RESTAURANTS & CAFES

Alexa's Cafe & Catering	10115 Main Street Bothell, WA 98011
Amano Bistro	18333 Bothell Way NE #105 Bothell, WA 98011
Beardslee Public House & Brewery	19116 Beardslee Blvd, Ste 201 Bothell, WA 98011
Bonfish Grill	22616 Bothell Everett Hwy Bothell, WA 98021
Carolina Smoke BBQ	23806 Bothell Everett Hwy, Ste A Bothell, WA 98021
Ivar's Seafood Bar	24016 Bothell Everett Highway Bothell, WA 98021
Pasion Tequila	19103 Bothell Way NE Bothell, WA 98011
Practical Sparrow	720 238th St SE, Ste A Bothell, WA 98021
Preservation Kitchen & AleHouse	17121 Bothell Way NE Bothell, WA 98011
Revolve True Food & Wine Bar	10224 Main Street Bothell, WA 98011
Russell's Restaurant	3305 Monte Villa Parkway Bothell, WA 98021

New Chamber Website!





Events Calendar

Search for Event by:

1/31/2019 3/21/2019 << Change Dates >>
M/d/yyyy M/d/yyyy

Narrow search by: ▾

Search

Results Found: 31

[View Full Calendar](#)

Sort by: A-Z Date Print

Ladies' Night at The Cottage

Thursday Jan 31, 2019



... [read more →](#)

Free Open House Family Carnival by Autism Learning Partners

Saturday Feb 2, 2019



autism, ABA, family event, parent training, social skills groups. ... [read more →](#)

Categories: *Community Events*

Megan Moreau at The Cottage

Saturday Feb 2, 2019



... [read more →](#)

Pop Some Corks! Thrift Shop Party For American Cancer Society

Saturday Feb 2, 2019

Chamber Events

The Chamber organizes and hosts 50+ events a year of many types and sizes from networking events small and large, to fun festivals and wine walks!

Community Events

Find live music and wine tastings, kid's and family activities, business workshops, and so much more right in our community.



Website: Member Directory

Business Directory Search

Enter Keyword

Type a keyword search or choose a Quicklink below.

Search

0-9 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Arts & Entertainment

Event/Meeting Space Wedding & Event Services
Entertainment Services
Newspapers & Magazines Photographers
Funeral Services Theaters Trophies/Awards

Business & Professional Services

Marketing/Advertising Services
Consultants, Business/Mgt, Sales Legal Services
Human Resource Services Printing & Signs
Graphic Designers Shipping/Packaging

Automotive & Marine

Automotive Service Marina Licensing

Computers & Telecommunications

Information Technology
Website Design/Hosting
Computer Sales/Services
Internet Products & Services



YOUR LOCAL GUIDE TO GOODS & SERVICES

2018 - 2019
Find What You're Looking For!
Shop » Dine » Relax » Connect

Bothell Kenmore
CHAMBER
Connecting business & community



Now Featuring Local Attractions

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[OUR CHAMBER](#)
[FIND A BUSINESS](#)
[BUSINESS RESOURCES](#)
[ABOUT BOTHELL & KENMORE](#)
[ATTEND EVENTS](#)
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welcome

To Bothell & Kenmore

A great place to live, work, play & visit!

On the beautiful shores of Lake Washington and the Sammamish River you will discover the vibrant, up-and-coming communities of Bothell and Kenmore. Located about 15 miles northeast of Seattle, 13 miles north of Bellevue, and 18 miles south of Everett – we are central to major sightseeing, recreation, historical, and business activities in the Puget Sound area.



About Bothell



About Kenmore



Visit Bothell & Kenmore







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visit

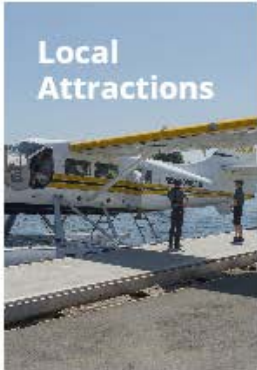
Bothell & Kenmore
We're central to amazing!



Our Visitor Center Welcomes You!

Whether you're visiting our area or live in our community we have great resources to help you live, work and play! Please come by and say hello, we'd love to meet you, and help you make the most of your time in our community.

Local Attractions



Dining



Regional Attractions



Lodging



Shopping & Retail



Now Featuring Additional Business Resources

NEWSLETTER **MEMBER LOGIN** English

Bothell Kenmore
CHAMBER

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Start Your Business

[START YOUR BUSINESS](#) [GROW YOUR BUSINESS](#) [CHAMBER MEMBERSHIP](#)

U.S. Small Business Administration
10 Steps To Start Your Business

- Plan & Launch Your Business
- Funding Programs
- Manage Your Business
- Learning Center/Courses
- Get Assistance
- Office of Veterans Business Development

Small Business Guidance
Washington State Small Business Guide

- Start Your Business
- Payroll
- Open Your Business
- Run Your Business
- Get Assistance



Plans & Goals for 2019

Continue Offering Valuable Events & Committees

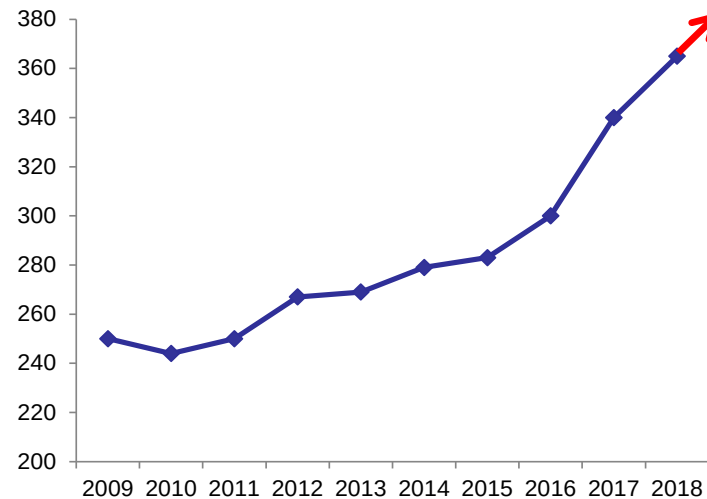
- Schedule Dynamic, On-point Event Speakers
- Develop Workshops for Even Greater Professional Development





Plans & Goals for 2019

Grow Our Membership to Record Levels



Reach out to businesses in Kenmore, Canyon Park and other surrounding communities

Thank You for Your Partnership!





Our Partnership – Thank you!

- Rebranding Financial Support & Ongoing Kenmore Business Alliance Funding
- #WhyILoveKenmore Event
- City Council Candidates Forum
- State of the City of Kenmore Chamber Luncheon





State of the City of Kenmore Luncheon





State of the City of Kenmore Luncheon





State of the City of Kenmore Luncheon





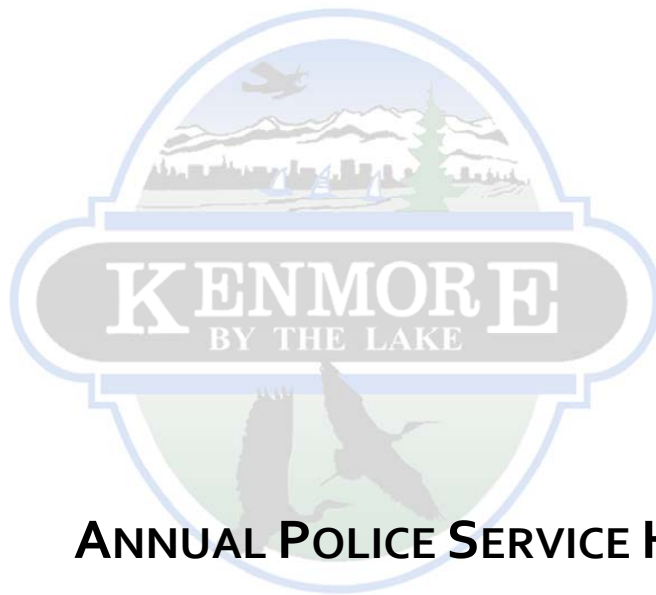
Our Partnership – Thank you!

Thank you for connecting with your business community

- Monthly General Meeting Updates
- Hosting Kenmore Business Alliance Meetings/Open House Events
- Representation on our Board of Directors
City Manager, Rob Karlinsey
- Regular City Announcements in the Chamber Newsletter
- City of Kenmore Community Partner Sponsorship
- Supporting Economic Development & Business Expansion

Thank You for Your Partnership!





CITY OF KENMORE
ANNUAL POLICE SERVICE HIGHLIGHTS & DATA
2018

Provided for the Residents by:

POLICE CHIEF PETER S. HORVATH, CITY OF KENMORE POLICE DEPARTMENT
18120 68th Ave NE
Kenmore, WA 98028
Phone: (206) 295-7656

City of Kenmore Administration

MAYOR	David Baker
DEPUTY MAYOR	Nigel Herbig
COUNCIL MEMBERS	Milton Curtis Stacey Denuski Brent Smith Joe Marshall Debra Srebnik
CITY MANAGER	Rob Karlinsey
CHIEF OF POLICE	Chief Peter S. Horvath



From Your Police Chief

February 2019

Dear Citizens of Kenmore:

This report is a review of our performance during the year 2018. It is a compilation of statistics that portray our work and commitment to the citizens of Kenmore.

2018 was my first year as your police chief. I am proud to say the men and women of the Kenmore Police Department are committed to providing high quality, professional law enforcement services to the citizens of Kenmore. We are dedicated to being responsive to the needs of the community. We have had an active partnership with our citizens that have embraced the philosophy of community-oriented policing and problem solving and as a result of this partnership we have seen reductions in crime and the fear of crime.

The City of Kenmore continues to operate the prescription drug drop box at City Hall, located at 18120 68 Ave NE, Kenmore. Turning in your expired or unused prescription drugs for disposal is the only secure and environmentally sound way to dispose of leftover medicines. You may drop off your medicines at City Hall Monday – Friday from 9 am to 5 pm, excluding holidays, no questions asked. WE WILL NOT ACCEPT FLUIDS, NEEDLES OR INHALERS. Ostrom's Drug Store located at 6414 NE Bothell Wy., Kenmore operates the second prescription drug drop box in our City. Please check their website for their hours.

The City of Kenmore continues to offer a house check program available to all Kenmore residents planning to be out of town for one week or longer. While you are away, a Kenmore Police Volunteer will check the exterior of your residence, several times a week; to ensure the doors and windows are secured and have not been damaged. In the event a door or window is found open or damaged, a Police Officer will be dispatched to check your residence. We will then contact either you, or a person you have designated on the form, to respond and secure the residence. The house check forms are available on the City of Kenmore's webpage. This program does not relieve any resident from taking the necessary steps to ensure their house is properly secured. Here are some helpful hints to take before leaving town:

Contact one or two trusted neighbors or family members and let them know what your itinerary will be and give them a phone numbers to each place you plan on staying. It would be helpful to leave a key, so your neighbor or family member can access your home in case of an emergency. If your house has an alarm give the code to them so the alarm can be de-activated if it goes off.

- You should have the Post Office hold your mail or have your neighbor/family member pick it up daily.
- You should have the newspaper stopped or have it picked up daily.
- Leaving a light on inside the house is a good idea. This can be accomplished either by plugging a lamp, or two, into a timer or have a neighbor/family member turn them on/off daily.
- Make sure your neighbor/family member takes care of the garbage, usually for the first week you're gone.
- If you are going to be gone for several weeks it's a good idea to have someone take care of your lawn.
- Make arrangements for someone to take care of your pets that are left behind and be sure to indicate what type of pet and where they are located on the property.



- If you are going to be gone for an extended time you might want to consider turning off the power and water off to your hot water heater and washing machine.

Beginning July 16th, 2018, the King County Sheriff's Office implemented the FBI's new method for recording and reporting crime in our jurisdiction. The new method is called "NIBRS" or National Incident-Based Reporting System. NIBRS was initiated to improve the overall quality of law enforcement crime data. Since 1929 the country has been using a "summary based" method of reporting crime, which historically recorded and reported only the most serious offense in an incident, even though it could have involved multiple offenses.

Summary UCR provided counts for the eight most serious Part 1 index crimes and on arrests for 21 other Part II offenses. In contrast, NIBRS collects victim offender, property, and arrestee information on the original eight offenses plus 48 other offenses, with up to ten offenses per incident. It also distinguishes between attempted and completed crimes and collects weapon information for all violent offenses.

Law enforcement will continue to investigate the same number of incidents; however, for reporting purposes, all offenses within the incident will be submitted rather than only the one most serious. Unfortunately, there is no comparison between the Summary UCR to NIBRS crime statistics. The effect of collecting more information and offenses per incident in most cases and, with most categories result in higher offense numbers. Does that mean crime has gone up? Not necessarily! In fact, crime could have gone down over the transition period, but you really wouldn't know it because there is no comparison between the old to the new. Also during the transition to our new reporting system, and the new use of NIBRS, there were several factors between the King County Sheriff's Office, and the website, WWW.Crimereports.com causing a period of several months where Kenmore's crime was not being reflected on the website. I am happy to report the web page, is again functioning, and available to the public for viewing crime reports in Kenmore. I would like to elaborate on the homicide statistic of "1" shown in this 2018 Public Safety Report. Kenmore did not experience a new homicide in 2018. This statistic is a classification change, for a previously reported Kenmore missing person's case from 2016. The ongoing investigation, and thus the case classification was updated to a homicide in 2018. If you have any concerns about crime statistics you can always contact me.

I am happy to also report that this year we have seen a reduction in many crime categories and will continue to work hard to make our community a safe place to live. There are a number of reasons why our crime rate has declined over the last several years, e.g. police officers actively working the crime areas of the city where repeat calls for service are generated, the arrest and incarceration of repeat offenders and crime prevention presentations, just to mention a few. We will continue to review our strategies and use innovative techniques in our ongoing efforts to reduce crime in Kenmore. We invite your comments and questions.

Sincerely,
Peter S. Horvath
Chief of Police



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About the Annual Police Service Highlights & Data Report

The Annual Police Service Highlights & Data Report contains information on the service efforts and accomplishments of the Kenmore Police Department to support its mission, goals, and objectives. The goal of the report is to keep the City of Kenmore residents, staff, administrators, and elected officials informed of police service and crime activity in the city. The report is produced by the City of Kenmore Police Department in partnership with the King County Sheriff's Office (KCSO) Research, Planning and Informational Services and Contracts Units. Questions about the report can be directed to the Kenmore chief of police.

The Police Service Highlights section gives a narrative of police efforts and year-to-year comparisons of selected crime and police service data. Most of the data in this section is taken from the Police Services Data section unless otherwise indicated as being from a difference source.

The Police Service Data section provides further detailed crime and police service data. Please note that numbers in this section may differ slightly from numbers in the Police Services Highlights due to rounding differences.

Kenmore Police Department Mission, Goals, & Core Values

VISION - Where are we going?

The Kenmore Police Department is a highly effective and respected law enforcement agency and criminal justice partner, both trusted and supported, helping Kenmore to be one of the safest cities in America.

MISSION – Why are we here?

The Kenmore Police Department is a trusted partner in fighting crime and improving the quality of life for our residents and guests.

GOALS - How will we get there?

Through community engagement and collaboration we will

- Develop and sustain public trust, value and support.
- Reduce crime and improve the community's sense of security.
- Improve traffic safety by reducing impaired and unsafe driving behaviors and traffic collisions.
- Recruit, hire, train and promote the best people, reflective of the community we serve, to provide high quality, professional and responsive service.
- Provide facilities, equipment, and technology that support achievement of our mission.
- Prepare to respond to and resolve critical incidents and disasters.

OUR VALUES - How do we do business?

Leadership

- We are honest, respectful, effective and humble
- We have clear expectations
- Our managers model expectations and we lead by example from all levels

Integrity

- We are open, transparent and accountable to the public we serve
- We acknowledge that public trust matters – all the time
- Good faith performance errors are addressed through training



- Bad faith, criminal behavior, abuse of authority, and repeated or egregious acts are not tolerated

Service

- We are timely in our response and seek every opportunity to have positive impact on the people we serve.
- We are good stewards of taxpayer dollars, engage and collaborate, and strive to innovate.
- We focus on hot spot locations, high impact and repeat offenders, and visible presence when needed

Teamwork

- We recognize that relevant training and effective communications increase public and officer safety
- We fight crime constitutionally
- Our managers coach, mentor and develop a strong team culture

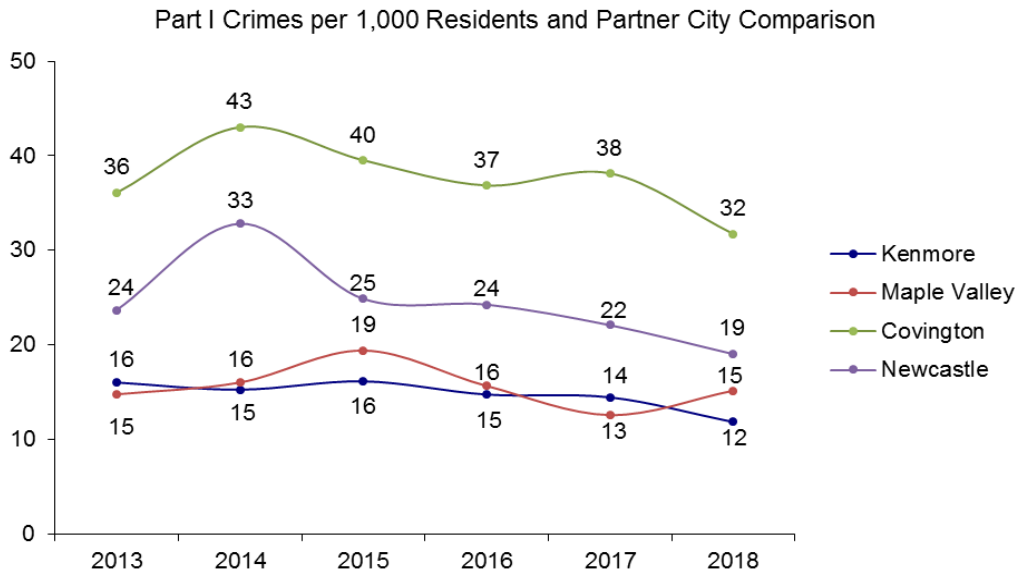


City of Kenmore **Police Service Highlights** 2018

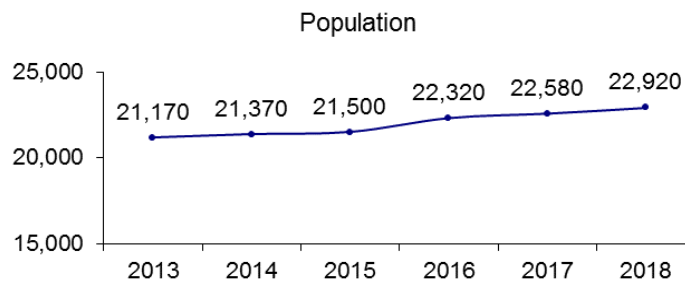


Kenmore's Crime Rate: Part I Crimes

The Crime Rate is a calculation of the number of Part I Crimes divided by population in thousands. Part I Crimes is a category of crimes established by the Federal Bureau of Investigation (FBI). It includes criminal homicide (which includes murder and non-negligent manslaughter, but excludes deaths by negligence, attempts to kill, suicides, accidental deaths, justifiable homicide, and traffic fatalities), forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft, and arson.



Source: Police Services Data



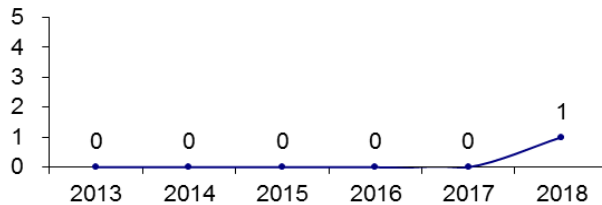
Source: Washington State Office of Financial Management



Part I Violent Crimes against People

Part I Crimes include crimes categorized as "violent crimes" or "crimes against people." The following are Kenmore's Part I Violent Crimes.

Homicide



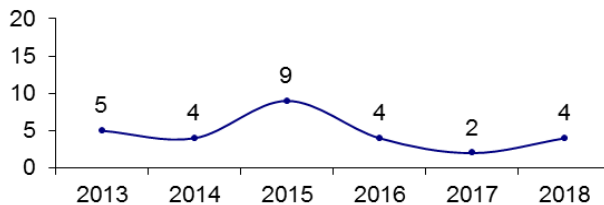
Source for all below: Police Services Data

Homicide

The willful killing of one human being by another. Includes murder and non-negligent manslaughter, justifiable homicide, and manslaughter by negligence.

Notation: This statistic is an incident classification change from a previously reported missing person's case from 2016.

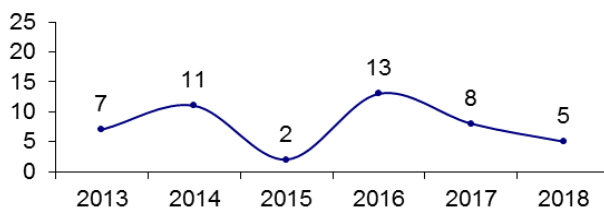
Rape



Rape

Rapes by force and attempts or assaults to rape, regardless of the age of the victim, are included in this count. Statutory offenses (no force used—victim under age of consent) are excluded.

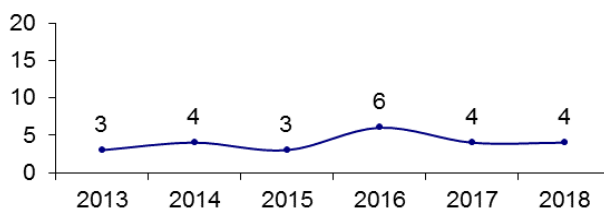
Aggravated Assault



Aggravated Assault

Aggravated assault is an unlawful attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury. This type of assault usually is accompanied by the use of a weapon or by means likely to produce death or great bodily harm.

Robbery



Robbery

Robbery is the taking or attempting to take anything of value from the care, custody, or control of a person by force, threat of force, violence, or by putting the victim in fear.

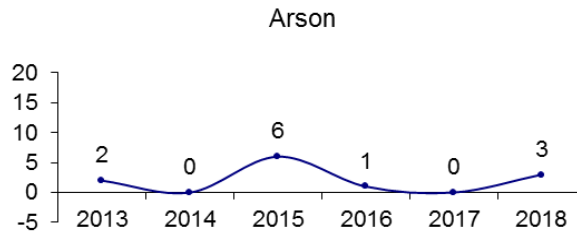


Part I Non-Violent Crimes against Property

The second group of Part I Crimes is known as “non-violent crimes,” “crimes against property,” or “property crimes.” The following are Kenmore’s Part I Crimes against Property. Information about vehicle theft, also included in this category, can be found with traffic and automobile incident information.

Arson

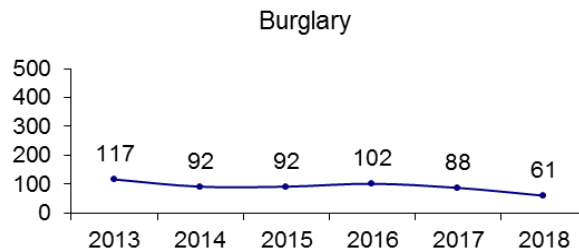
Arson is any willful or malicious burning or attempt to burn, with or without intent to defraud, a dwelling house, public building, motor vehicle or aircraft, or personal property of another.



Source for all below: Police Services Data

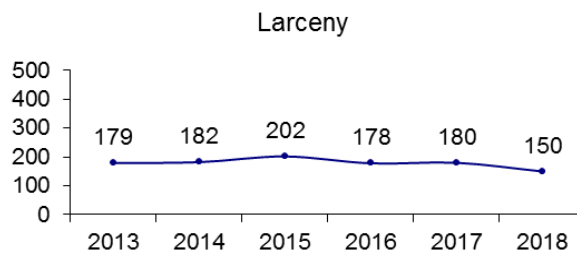
Burglary (breaking or entering)

Burglary is the unlawful entry of a commercial or residential structure with the intent to commit a crime. Attempted forcible entry is included.



Larceny (except vehicles)

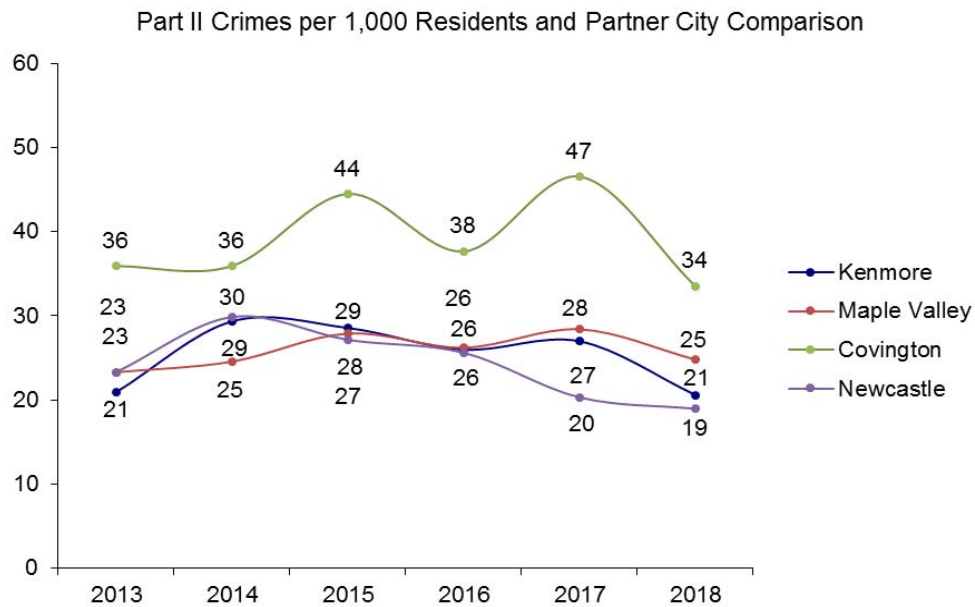
Larceny is the unlawful taking, carrying, leading, or riding away of property of any value amount from the possession or constructive possession of another. Examples are thefts of bicycles, motor vehicle parts and accessories, shoplifting, pocket-picking, or the stealing of any property or article that is not taken by force and violence or by fraud. Attempted larcenies are included. Embezzlement, forgery, check fraud, and like crimes are excluded.



Part II Crimes

Part II Crimes are the next category of crimes after Part I Crimes. While Part I crimes are comprised of serious felonies, Part II crimes are comprised of non serious felonies and misdemeanors. Together these two types of classifications make up the crimes reported in the Uniform Crime Reports (UCR).

Part II Crimes include simple assaults, fraud, vandalism, possessing weapons, prostitution, drug offenses, driving under the influence, disorderly conduct, drunkenness, and more.



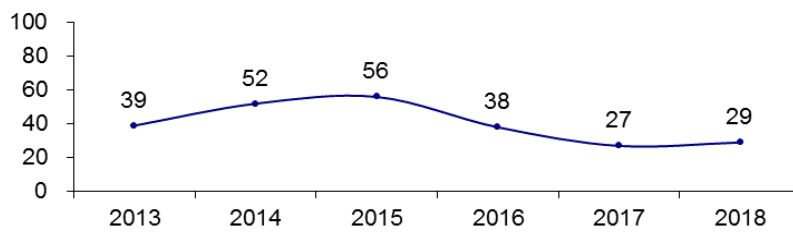
Source: Police Services Data



Domestic Violence & Driving Under the Influence Offenses

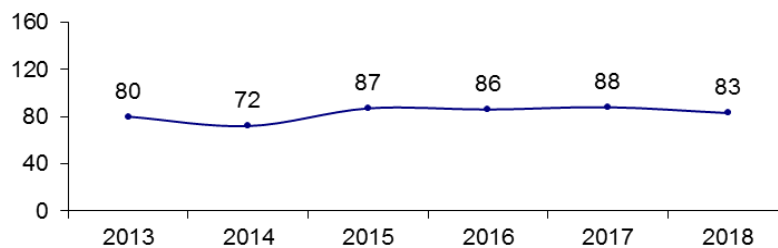
The below graphs show the last six years of data for both domestic violence offenses and driving under the influence of alcohol (DUI) offenses.

Driving Under the Influence of Alcohol (DUI) Offenses



Source: Police Services Data

Domestic Violence Offenses



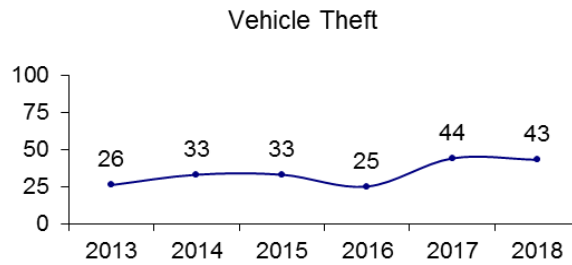
Source: Police Services Data



Traffic and Automobile Incident Information

Vehicle theft

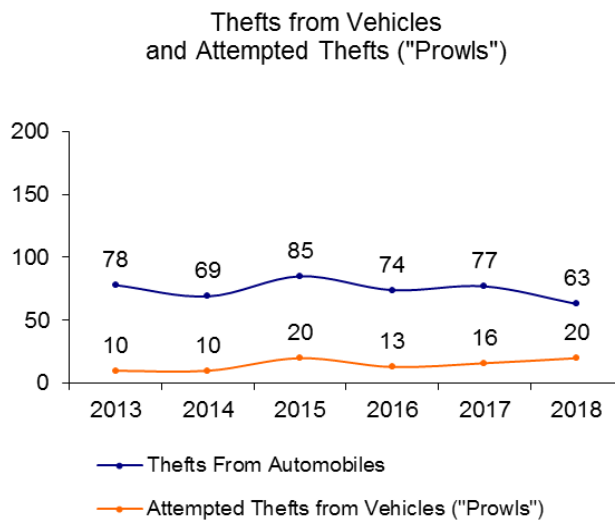
Vehicle theft is included in Part I Crimes against Property. It is the theft or attempted theft of a motor vehicle, which is defined as being self-propelled and running on a land surface and not on rails. Motorboats, construction equipment, airplanes, and farming equipment are specifically excluded from this category.



Source: Police Services Data

Thefts and Attempted Thefts ("Prowls") from Automobiles

A theft or attempted theft ("prowl") from an automobile is the act or attempted act of taking something from the inside of an automobile.

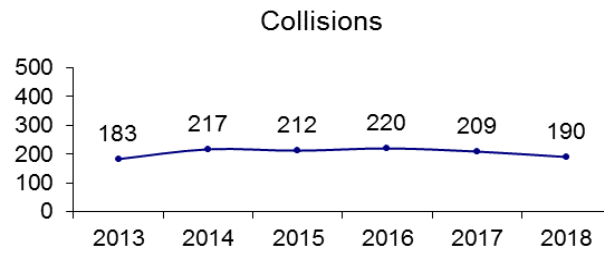


Source: Police Services Data and CAD System



Traffic Collisions

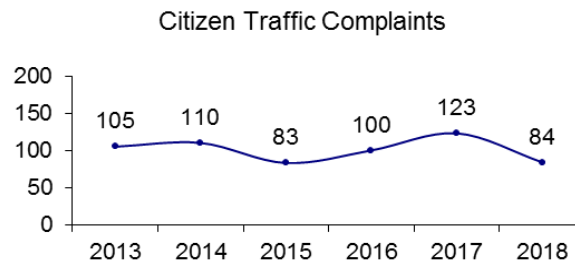
Collision information includes reports for injury, non-injury, and fatality vehicle collisions. Driving under the influence (DUI) collisions and hit-and-runs are excluded from this category.



Source: Police Services Data

Citizen Traffic Complaints

Citizen traffic complaints include all reports residents make regarding chronic traffic violations and requests for traffic enforcement. Complaints are assigned out to specific traffic enforcement units as well as patrol and are worked on a regular basis. Some complaints are resolved relatively quickly, while others become the site of on-going traffic enforcement projects.



Source: Police Services Data

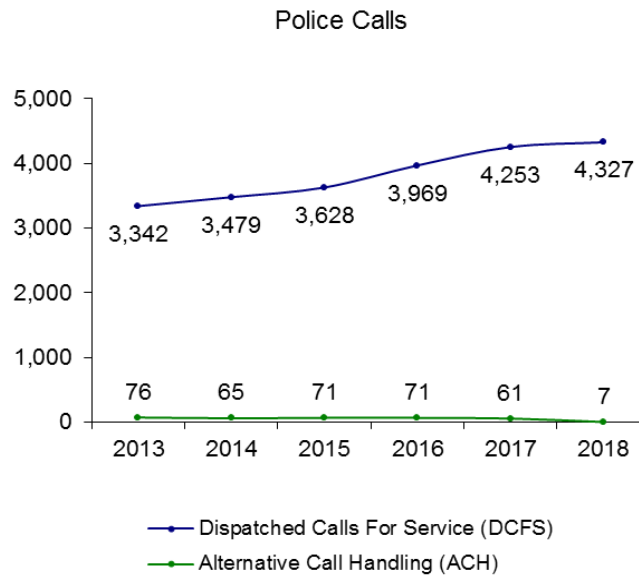


Calls for Police Assistance

The public receives police assistance in a variety of ways. Residents can call the Emergency 911 Communications Center to have one or more officers dispatched to the field, called a "dispatched call for service."

In addition to dispatched calls for service, 911 center operators can take certain types of reports over the phone through alternative call handling (ACH). This allows police officers more time to respond to those who need an officer present at the location of their incident.

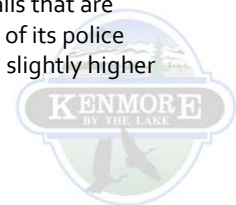
Following are the numbers of dispatched calls for service (DCFS) and alternative call handling (ACH) incidents reported.



Source: Police Services Data and CAD



Dispatched Calls For Service (DCFS): The number of DCFS shown here includes calls that are verified to take place inside the city limits and that are charged to the city as part of its police contract. Total DCFS counts, as shown in the Police Service Data section, may be slightly higher (usually less than 5 percent higher).



Response Times to High Priority Calls

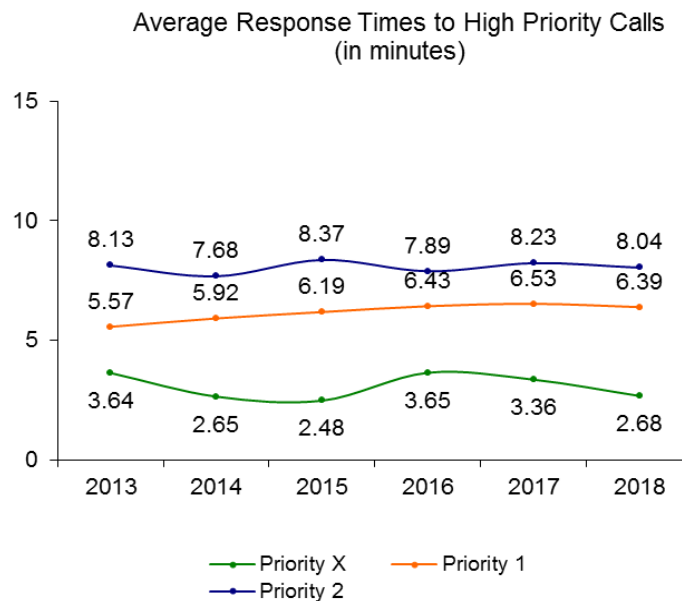
When calls for police assistance are received by the Emergency 911 Communications Center, they are entered into the Computer Aided Dispatch (CAD) system and given a "priority" based on the criteria described below. If the call receiver is in doubt as to the appropriate priority, the call is assigned the higher of the two priority designators in question.

"Priority X" designates critical dispatches. These are incidents that pose an obvious danger to the life of an officer or citizen. It is used for felony crimes in-progress where the possibility of confrontation between a victim and suspect exists. Examples include shootings, stabbings, robberies or burglaries.

"Priority 1" designates immediate dispatches. These are calls that require immediate police action. Examples include silent alarms, injury traffic accidents, in-progress crimes or crimes so recent that the suspect may still be in the immediate area.

"Priority 2" designates prompt dispatches. These are calls that could escalate to a more serious degree if not policed quickly. Examples include verbal disturbances and blocking traffic accidents.

Following are the City of Kenmore's Police response times for the above priority calls. Response times include all time from the receipt of a phone call to the moment an officer arrives at the location of the incident.



Source: Police Services Data

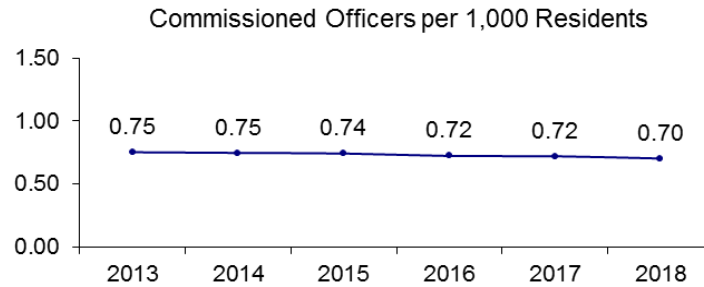


Computer Aided Dispatch (CAD): A computerized communication system used by emergency response agencies for dispatching and tracking calls for emergency assistance.



Commissioned Officers per 1,000 Residents

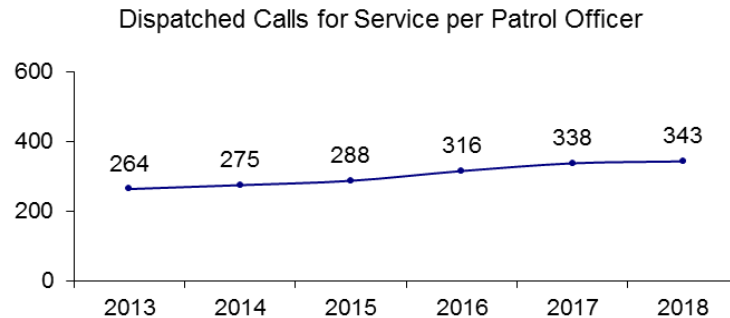
Commissioned officers per 1,000 residents shows how many commissioned police officers are employed by Kenmore for every 1,000 residents. This number includes commissioned officers who work in supervisory or other non-patrol related positions as well as special services officers who work part-time for the city. It does not include professional (i.e. non-commissioned) support staff.



Source: KCSO Contracts Unit

Dispatched Calls for Service (DCFS) per Patrol Officer

Dispatched calls for service (DCFS) per patrol officer is the average number of dispatched calls one patrol officer responds to within a year. This number uses only dispatched calls Kenmore pays for and does not include the number of responses an officer initiates (such as witnessing and responding to traffic violations, called "on views"). Also, the numbers below are *patrol only* and exclude non-patrol commissioned officers (such as supervisors or special duty officers/detectives).



Source: KCSO Contracts Unit

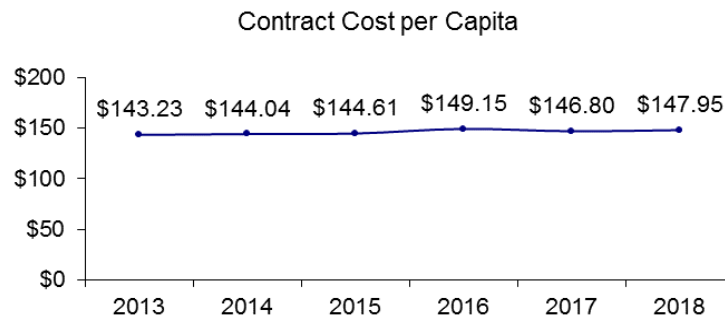


Costs of Police Services per Capita

The City of Kenmore contracts with the King County Sheriff's Office (KCSO) for police services. Among other benefits, contracting for services from a larger law enforcement agency allows for cost savings through "economies of scale." Specific economies of scale provided through the contract with KCSO include:

- Mutual aid agreements with other law enforcement agencies in Washington State
- A large pool of officers if back-up help is necessary
- Coverage if city officers are away
- Expertise of specialized units to assist officers
- More experienced officers to select from for city staffing
- Cost sharing throughout the department to keep city costs down

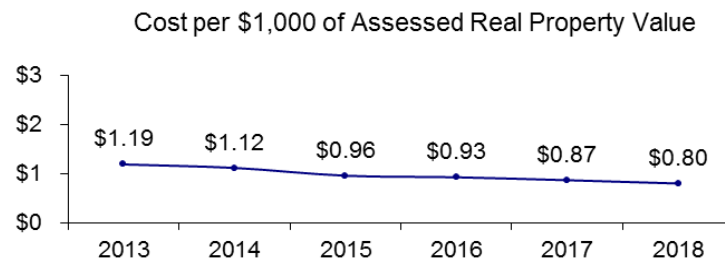
Costs for police services vary depending on a city's resources and the level and type of police services the community wants. The City of Kenmore may have additional funds or expenditures for special projects or programs as part of the city's law enforcement budget. These additional costs are not reflected in the contract cost per capita, which shows the contract cost for police services divided by Kenmore's population.



Source: KCSO Contracts Unit

Cost per \$1,000 of Assessed Real Property Value

Cost per \$1,000 of assessed real property value shows Kenmore's contract cost in relationship to the property values of Kenmore.



Source: King County Assessor's Office



City of Kenmore Police Service Data 2018



In mid-July 2018, the King County Sheriff's Office consolidated some agency crime codes and switched from reporting crime statistics to the Federal Bureau of Investigation's Uniform Crime Reporting program to the FBI's National Incident Bases Reporting System (NIBRS). To stay consistent in reporting for 2018, statistical information contained within this report is primarily obtained from the King County Sheriff's Office Computer Aided Dispatch (CAD) and at times will not match what is contained in the report management system and what is reported to WASPC for NIBRS reporting.

CRIME SUMMARY	1-Q	2-Q	3-Q	4-Q	YTD
TOTAL PART 1 OFFENSES	50	75	79	67	271
TOTAL PART 2 OFFENSES	117	139	104	112	472
Officers Assaulted	0	0	0	0	0
Possible Gang Incidents*	0	1	0	0	1
Part 1 Crimes DV-Related	2	0	3	0	5
Part 2 Crimes DV-Related	15	30	19	14	78

*Information gathered from CAD and has not been validated by the Gang Unit.



PART 1 OFFENSES	1-Q	2-Q	3-Q	4-Q	YTD
Assault, Hands	1	1	0	1	3
Assault, Knife	0	0	0	1	1
Assault, Firearm	0	0	1	0	1
Assault, ODW	0	0	0	0	0
HOMICIDE*	0	0	1	0	1
Robbery	1	0	0	2	3
Robbery, Highway	0	0	0	0	0
Robbery, Residence	0	0	0	1	1
Robbery, Carjack	0	0	0	0	0
Rape**	2	1	1	0	4
Commercial Burglary	3	4	8	2	17
Comm Burglary, NF ¹	1	1			2
Comm Burglary, ATT ¹	0	1			1
Residential Burglary	3	6	11	7	27
Residential Burglary, NF ¹	6	8			14
Residential Burglary, ATT ¹	0	0			0
Larceny	25	37	49	38	149
Vehicle Theft	8	15	5	14	42
Other Vehicle Theft¹	0	0	1		1
Theft Boat/RV	0	1	0	0	1
Arson Confirmed	0	0	2	1	3
TOTAL PART 1 OFFENSES	50	75	79	67	271

¹ Category consolidated from August 2018 until present.

*Homicide statistics are obtained from KCSO CID.

**Rape statistics are obtained from the KCSO report management system (RMS).

Legend:

"Assault, ODW" = Assault with Other Dangerous Weapon
 Comm Burg NF = Commercial Burglary, Non Forced Entry
 Comm Burg ATT = Commercial Burglary, Attempt
 Residential Burg NF = Residential Burglary, Non Forced Entry
 Residential Burg ATT = Residential Burglary, Attempt



PART 2 OFFENSES	1-Q	2-Q	3-Q	4-Q	YTD
Assault 4th Degree	11	19	14	13	57
Total Sex Offenses	10	8	3	2	23
Family/Juvenile Offenses	12	12	14	17	55
Forgery/Fraud Offenses	11	14	15	20	60
Commercial Vice	0	0	0	0	0
Gambling, Other	0	0	0	0	0
Kidnapping	0	0	0	0	0
Weapons	0	1	1	0	2
All Other	25	18	19	20	82
Violation of Court Order	4	12	9	2	27
Viol Crt Order (felony) ¹	1	1			2
Malicious Harassment	0	0	0	0	0
Stolen Property	0	0	0	2	2
Trespass	21	16	4	12	53
Vandalism	10	22	8	13	53
Disorderly Conduct	0	1	1	1	3
Liquor Violation	6	8	5	2	21
D U I	5	7	9	8	29
HEROIN, etc*	0	0	2	0	2
SYNTHETIC DRUGS*	1	0	0	0	1
OTHER DRUGS*	0	0	0	0	0
MARIJUANA*	0	0	0	0	0
TOTAL PART 2 OFFENSES	117	139	104	112	472

¹ Category consolidated from August 2018 until present.

*Drug information is obtained from the RMS and encompasses cases cleared by arrest/cl



DISPATCHED CALLS FOR SERVICE					
	1-Q	2-Q	3-Q	4-Q	YTD
E1	165	199	229	195	788
E2	296	389	368	330	1383
E3	229	296	264	239	1028
E4	57	84	87	58	286
E5	211	243	216	172	842
TOTAL DCFS	958	1211	1164	994	4327

AVG Response Time	1-Q	2-Q	3-Q	4-Q
Critical Dispatch X=	2.46	3.02	N/A	2.771
Immediate Dispatch 1=	6.52	6.53	5.89	6.659
Prompt Dispatch 2=	8.13	8.92	7.42	7.6
Routine Dispatch 3=	18.03	20.45	19.78	22.05

LARCENY OFFENSES	1-Q	2-Q	3-Q	4-Q	YTD
Gas	0	0	0	0	0
Auto Parts & Accessories	1	1	2	1	5
Bike ¹	1	4			5
Coin-Operated Machine	0	0	0	0	0
All Other	2	3	12	9	26
Pocket-Picking	0	0	0	0	0
Purse Snatching	0	0	1	1	2
Shoplifting	4	5	6	3	18
Theft from Auto	12	14	20	17	63
Theft from Building	5	10	8	7	30
TOTAL	25	37	49	38	149

¹ Category consolidated from August 2018 until present.



TRAFFIC VIOLATIONS					
	1-Q	2-Q	3-Q	4-Q	YTD
TRAFFIC VIOLATIONS + CITATIONS ISSUED TOTAL	364	363	200	249	1,176
DWI [399, 404]	13	7	9	8	37
Moving / Hazardous [400-403,405-413,415,417-423,426]	265	213	105	115	698
Non-Moving/Compliance [414,416,424,425,427]	162	143	86	125	516
TOTAL	440	363	200	248	1,251
Parking Citations [416]	55	74	57	95	281
Seat Belt Violations [426]	0	33	1	0	34

TRAFFIC ACCIDENTS/ COMPLAINTS					
	1-Q	2-Q	3-Q	4-Q	YTD
Accident, DUI [399]	2	3	3	6	14
Accident, Injury [401]	8	9	14	6	37
Accident non-Injury [402]	36	35	46	36	153
Accident, Fatal [403]	0	0	0	0	0
Hit & Run Occ. Non-Inj [406]	7	7	5	6	25
Hit & Run Unoccupied [407]	7	10	3	10	30
Hit & Run Injured [408]	0	1	0	0	1
Traffic Complaint [421]	31	29	5	19	84



TRAFFIC INFORMATION					
VIOLATIONS	1-Q	2-Q	3-Q	4-Q	YTD
Accident, D.U.I. -399	2	3	3	6	14
Abandoned Vehicle-400	9	7	7	5	28
Accident, Injury-401	8	9	14	6	37
Accident, Non-Injury-402	36	35	46	36	153
Accident, Fatal-403	0	0	0	0	0
D.U.I.-404	3	4	6	2	15
Physical Control-405	0	0	0	0	0
Hit & Run, Occu.Non-Inj-406	7	7	5	6	25
Hit & Run, Unoccupied-407	7	10	3	10	30
Hit & Run, Injury-408	0	1	0	0	1
Inc, NSC(Oth than Acci)-409	0	0	1	1	2
Motorcycle Complaint-410	0	0	0	0	0
Negligent Driving-411	0	1	0	0	1
Other Moving Violation-412	40	57	14	21	132
Defective Equipment-413	0	0	0	0	0
Other Non-Moving Vio-414	3	1	0	0	4
Off Road Veh/ATV Vio-415	0	0	0	0	0
Parking Violation-416	80	74	57	95	306
Pedestrian/Bicycle Vio-417	0	0	0	0	0
Reckless Driving-418	0	1	0	0	1
Speeding (Pace)-419	0	3	0	1	4
Speeding (Radar)-420	52	20	9	10	91
Traffic Complaint Inv-421	31	29	5	19	84
Attmp to Elude -422	1	0	0	1	2
Control (Other than Fire)-423	0	0	0	0	0
Driving While License Revoked / Suspended-424	30	29	11	6	76
Operator's Lic Vio, Other-425	0	0	1	0	1
Seatbelt Violation-426	0	33	1	0	34
Vehicle License Violations-427	55	39	17	24	135
TOTAL VIOLATIONS	364	363	200	249	1,176



PART 1 CRIMES DV-RELATED OFFENSES	1-Q	2-Q	3-Q	4-Q	YTD
Assault, Hands	1	0	0	0	1
Assault, Knife	0	0	0	0	0
Assault, Firearm	0	0	1	0	1
Assault, ODW	0	0	0	0	0
HOMICIDE*	0	0	1	0	1
Robbery	0	0	0	0	0
Robbery, Highway	0	0	0	0	0
Robbery, Residence	0	0	0	0	0
Robbery, Carjack	0	0	0	0	0
Rape**	1	0	0	0	1
Commercial Burglary	0	0	0	0	0
Residential Burglary	0	0	1	0	1
Larceny	0	0	0	0	0
Vehicle Theft	0	0	0	0	0
Theft Boat/RV	0	0	0	0	0
Arson	0	0	0	0	0
TOTAL PT 1 DV-Related	2	0	3	0	5

*Homicide statistics are obtained from KCSO CID.

**Rape statistics are obtained from the KCSO report management system (RMS).



PART 2 CRIMES DV-RELATED OFFENSES	1-Q	2-Q	3-Q	4-Q	YTD
Assault 4th Degree	9	14	8	8	39
Total Sex Offenses	0	0	0	0	0
Family Juvenile Offenses	1	0	0	2	3
Forgery/Fraud Offenses	0	1	0	0	1
Commercial Vice	0	0	0	0	0
Gambling, Other	0	0	0	0	0
Kidnapping	0	0	0	0	0
Weapons	0	0	1	0	1
All Other	1	1	1	0	3
Violation of Court Order	3	10	8	2	23
Viol Crt Order (felony) ¹	1	1			2
Malicious Harassment	0	0	0	0	0
Stolen Property	0	0	0	0	0
Trespass	0	0	0	0	0
Vandalism	0	3	1	2	6
Disorderly Conduct	0	0	0	0	0
Liquor Violation	0	0	0	0	0
D U I	0	0	0	0	0
HEROIN, etc*	0	0	0	0	0
SYNTHETIC DRUGS*	0	0	0	0	0
OTHER DRUGS*	0	0	0	0	0
MARIJUANA*	0	0	0	0	0
TOTAL PT 2 DV-Related	15	30	19	14	78

¹ Category retired for August onward

*Drug information is obtained from the RMS and encompasses cases cleared by arrest/cl





MARCH 2019
PETER HORVATH
CHIEF OF POLICE



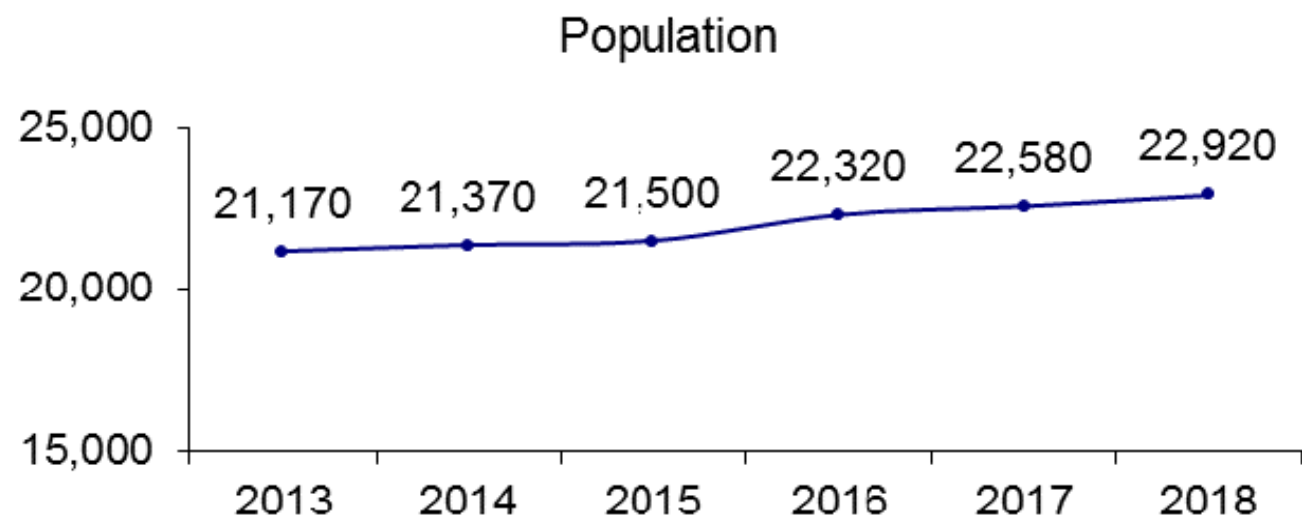
CITY OF KENMORE
2018 ANNUAL POLICE SERVICE HIGHLIGHTS & DATA

Kenmore Police

- ▶ Contract with police services with the King County Sheriff's Office
 - ▶ Benefits of contracting
 - ▶ A large pool of officers if back-up is necessary
 - ▶ Coverage if city officers are away
 - ▶ Expertise of specialized units to assist officers
 - ▶ More experienced officers to select from for city staffing
 - ▶ Cost sharing through the department to keep city costs down

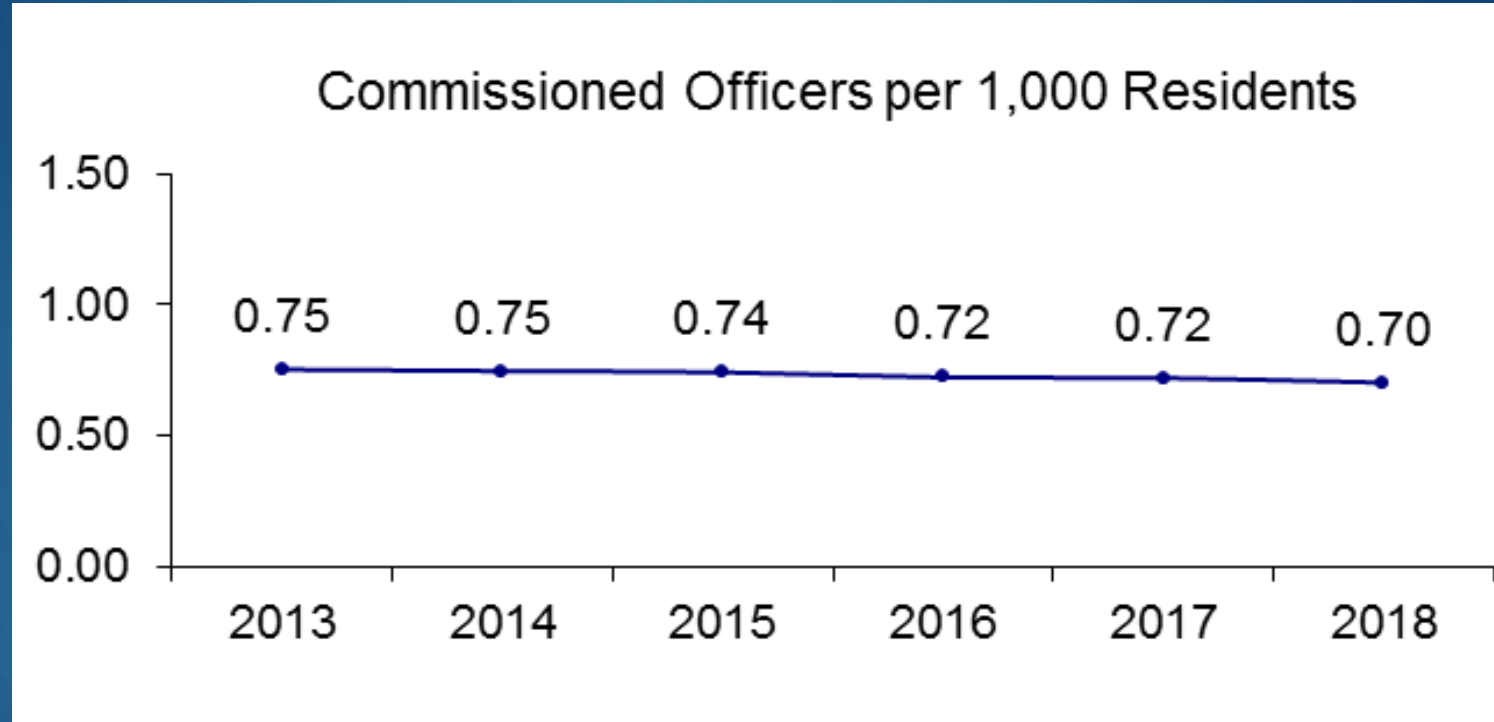


Population

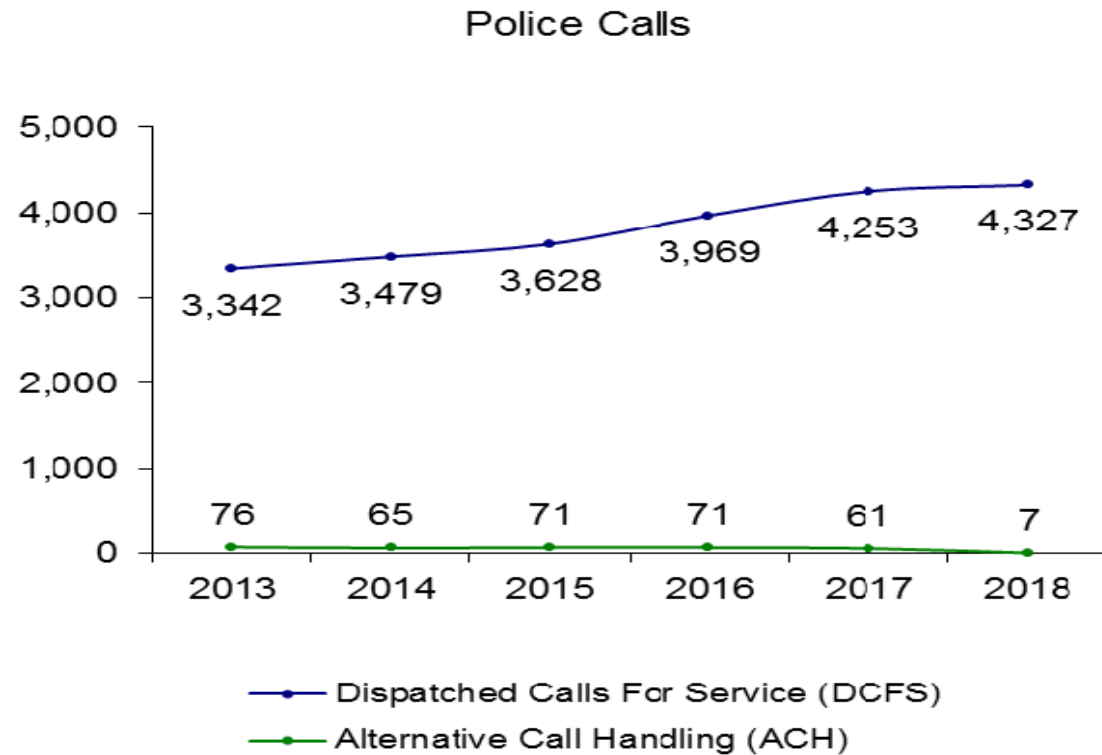


Source: Washington State Office of Financial Management

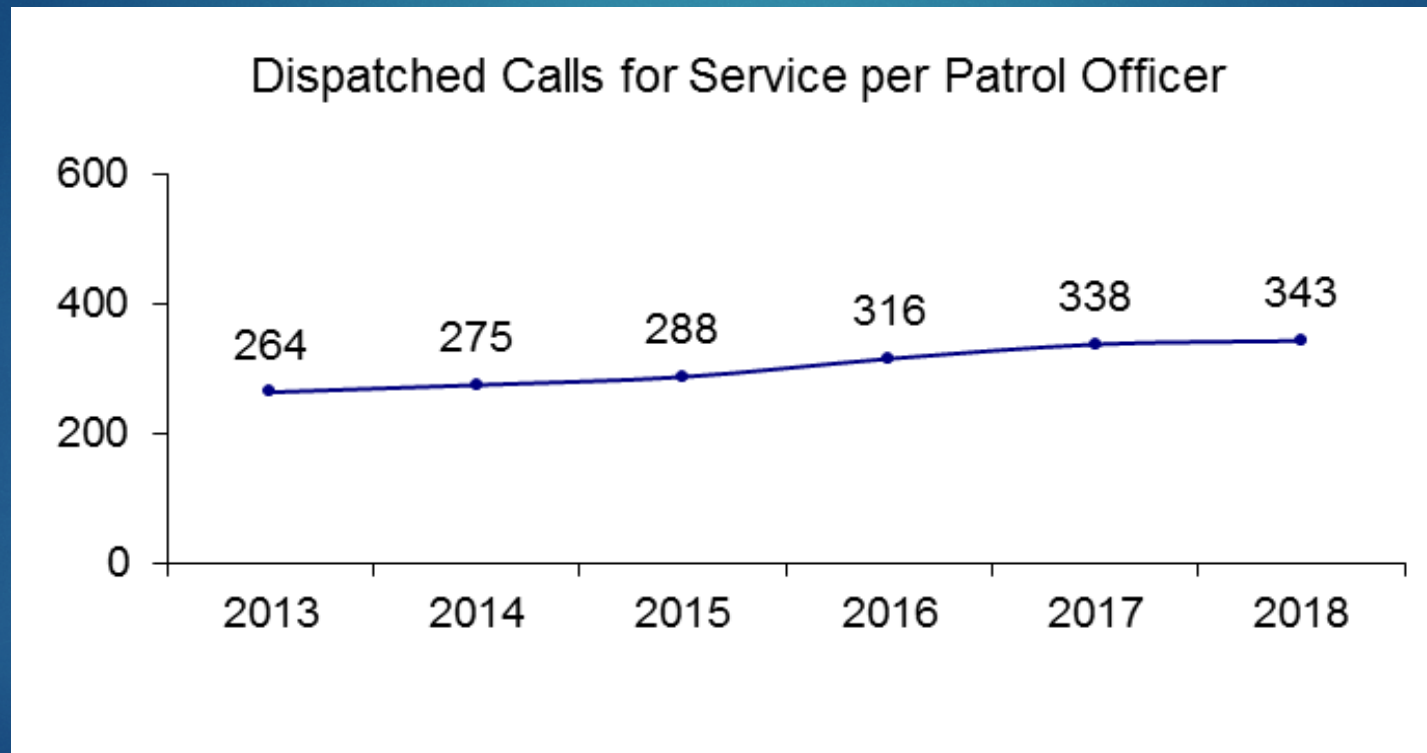
Commissioned Officers per 1,000 Residents



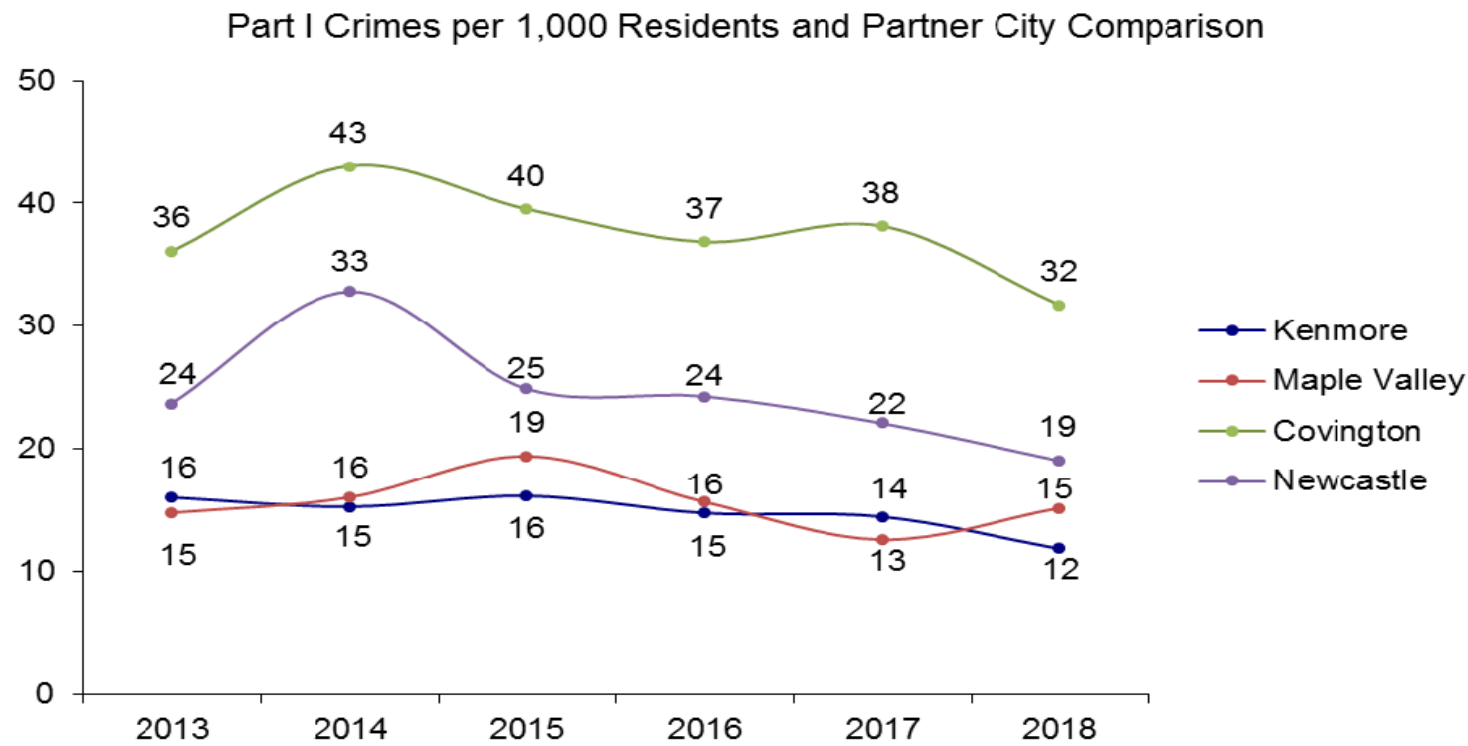
Dispatched Calls for Service



Dispatched Calls for Service per Officer



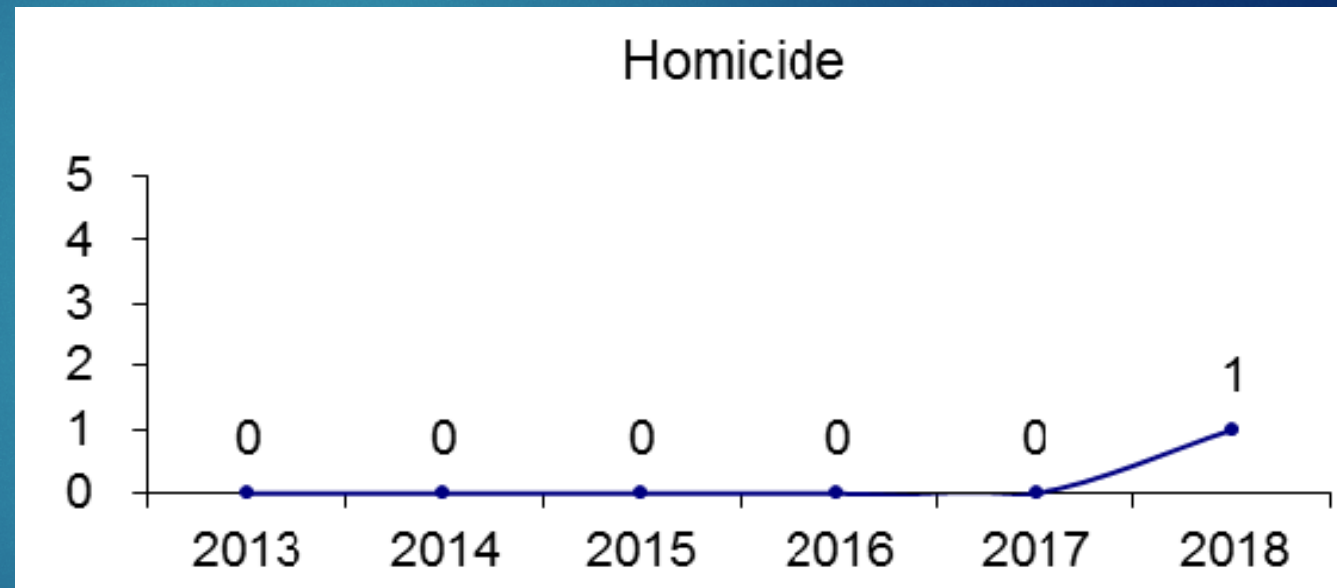
Part 1 Crimes per 1,000 Resident & Partner City Comparison



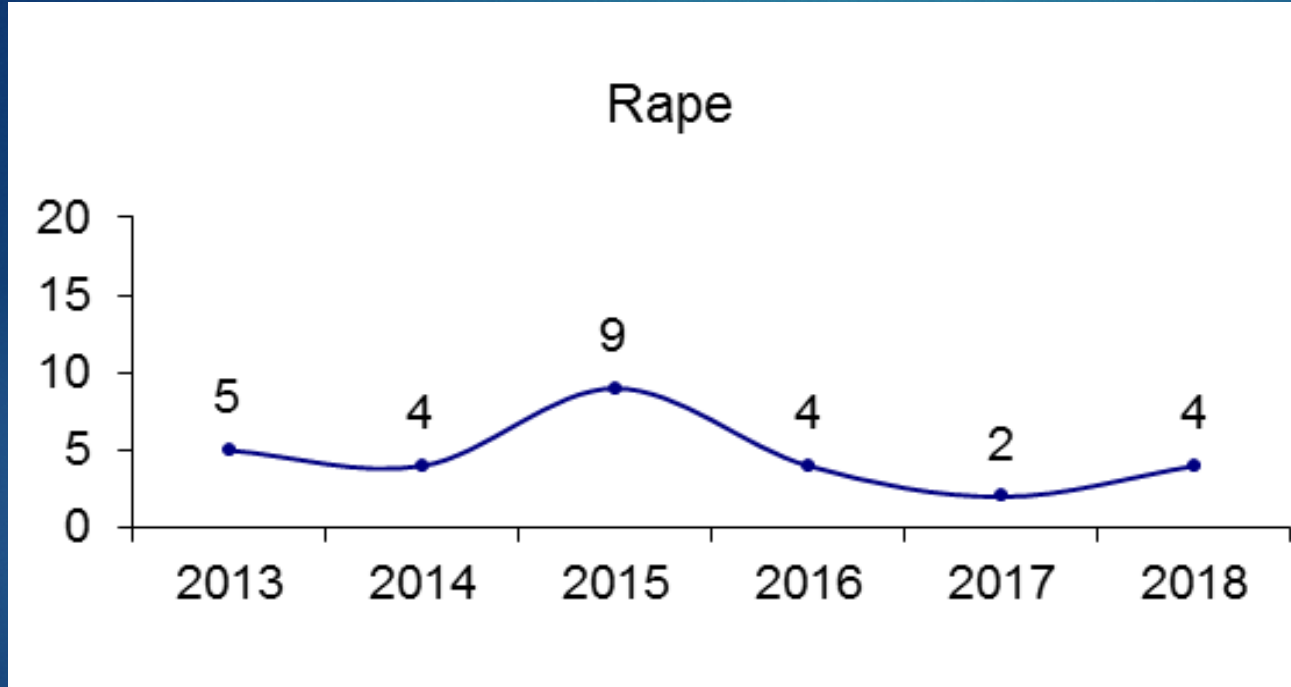
Part I Crimes include crimes categorized as “violent crimes” or “crimes against people”

Homicide

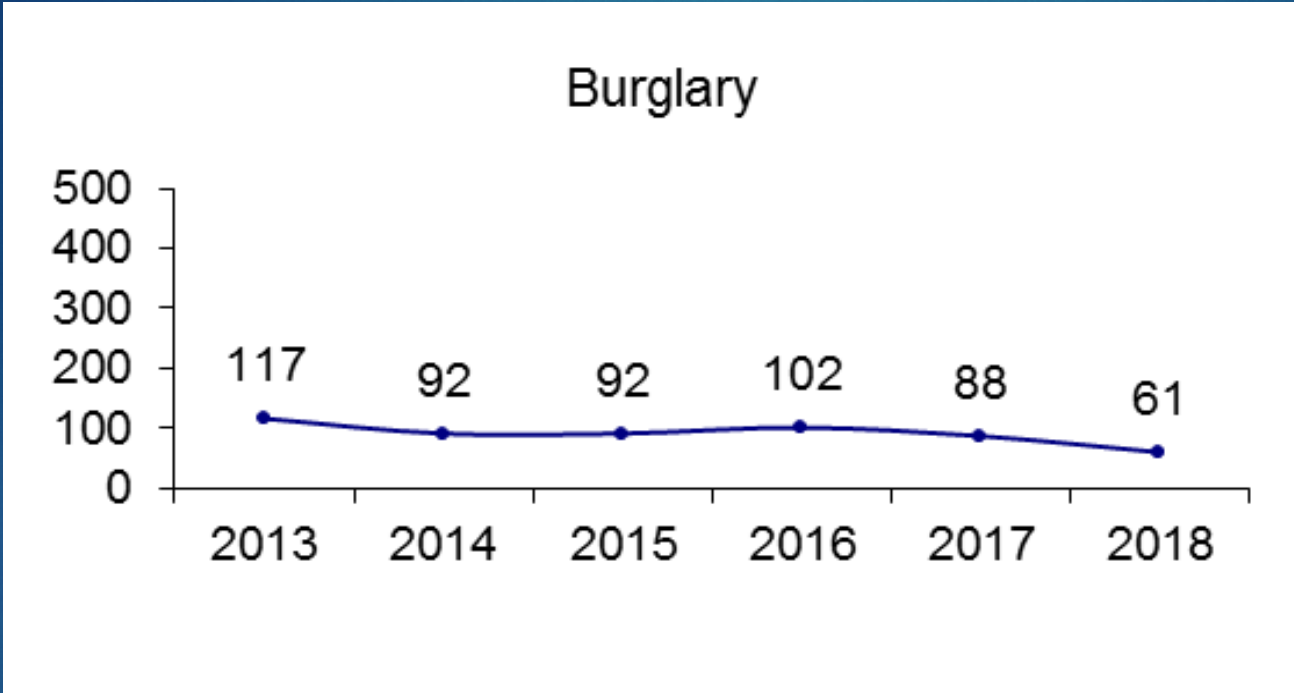
Notation: This statistic is an incident classification change from a previously reported missing person's case from 2016.



Rape



Rape
Rapes by force and attempts or assaults to rape, regardless of the age of the victim, are included in this count. Statutory offenses (no force used—victim under age of consent) are excluded.



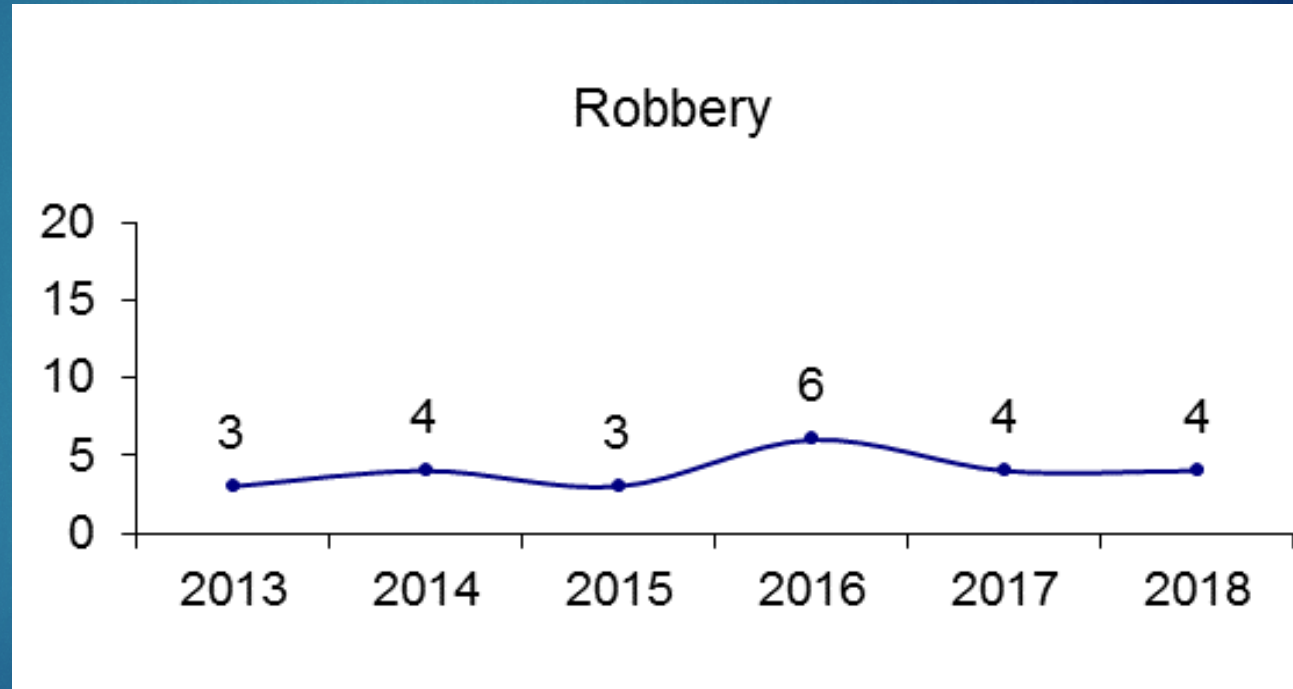
Burglary

Burglaries (including attempted)

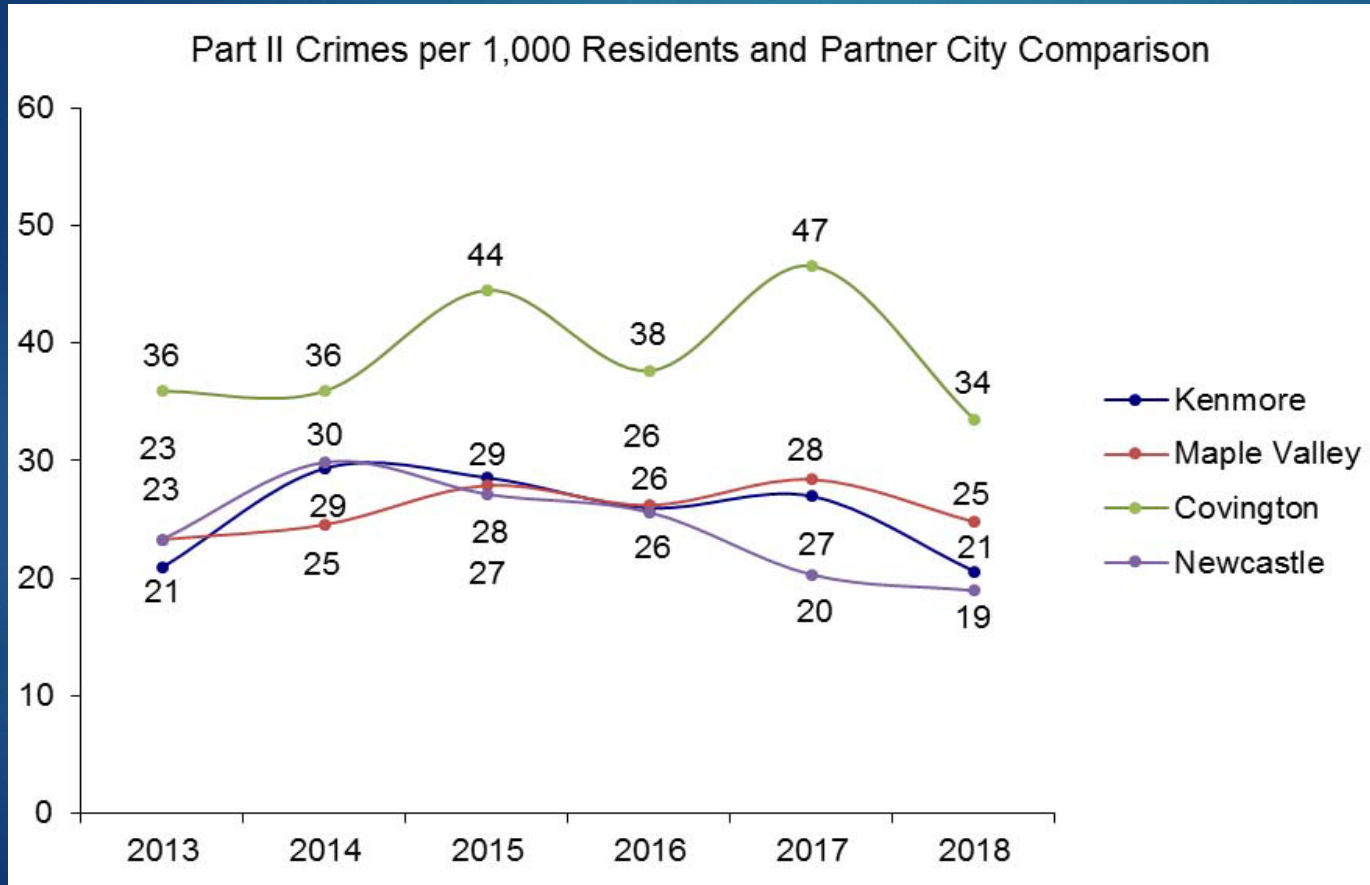
	▶ Residential	Commercial
▶ 2018	41	20
▶ 2017	30	40

Robbery

Robbery is the taking or attempting to take anything of value from the care, custody, or control of a person by force, threat of force, violence, or by putting the victim in fear.

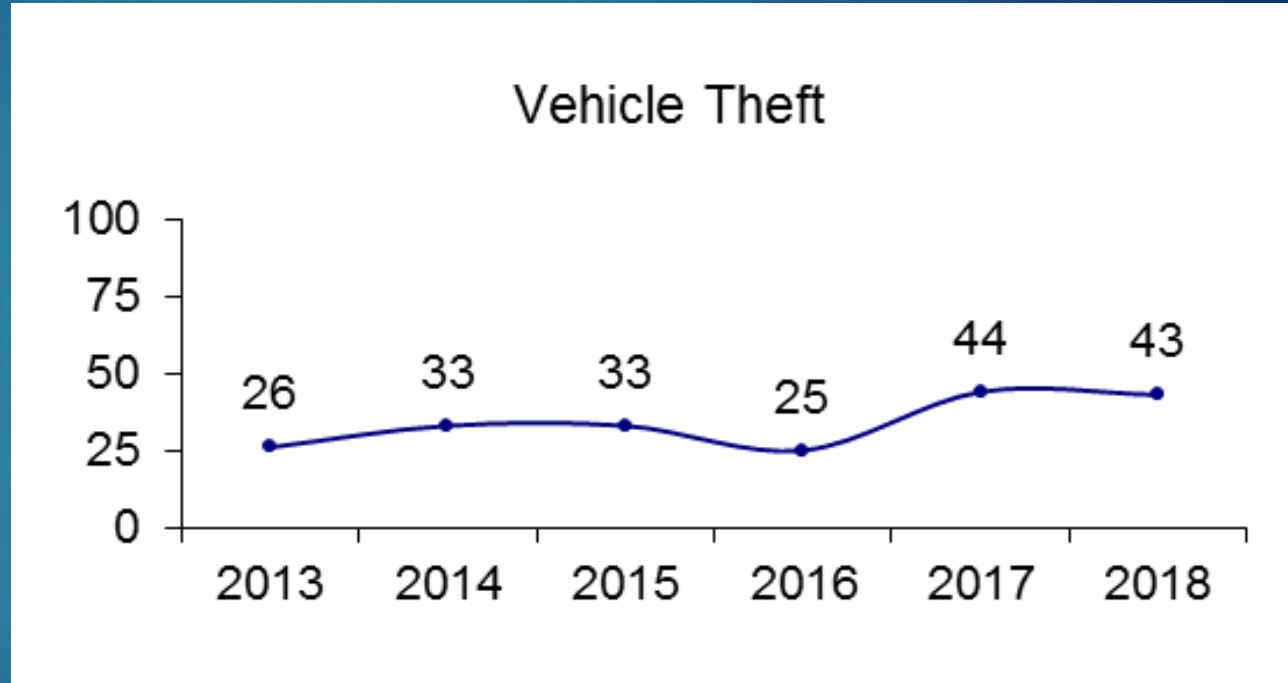


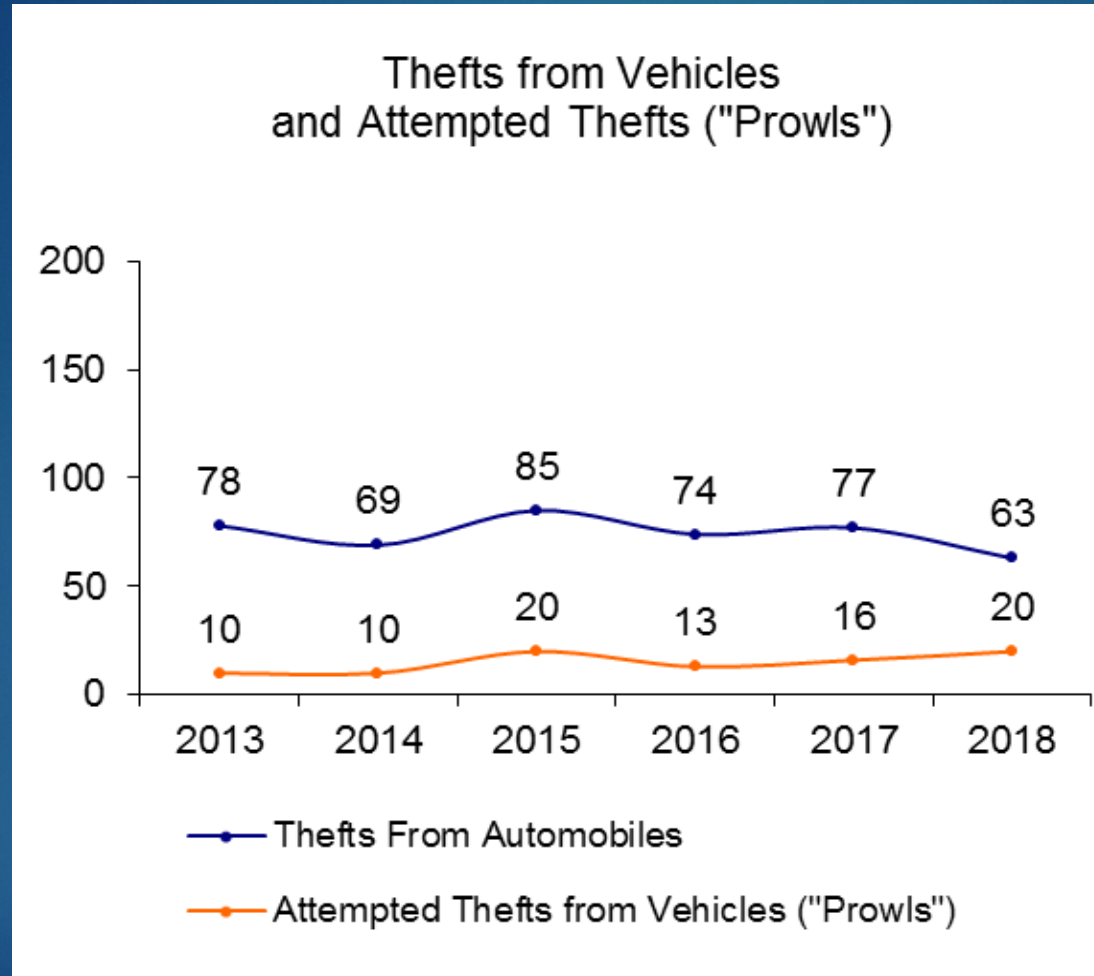
Part II Crimes



Part II crimes are comprised of non serious felonies and misdemeanors.

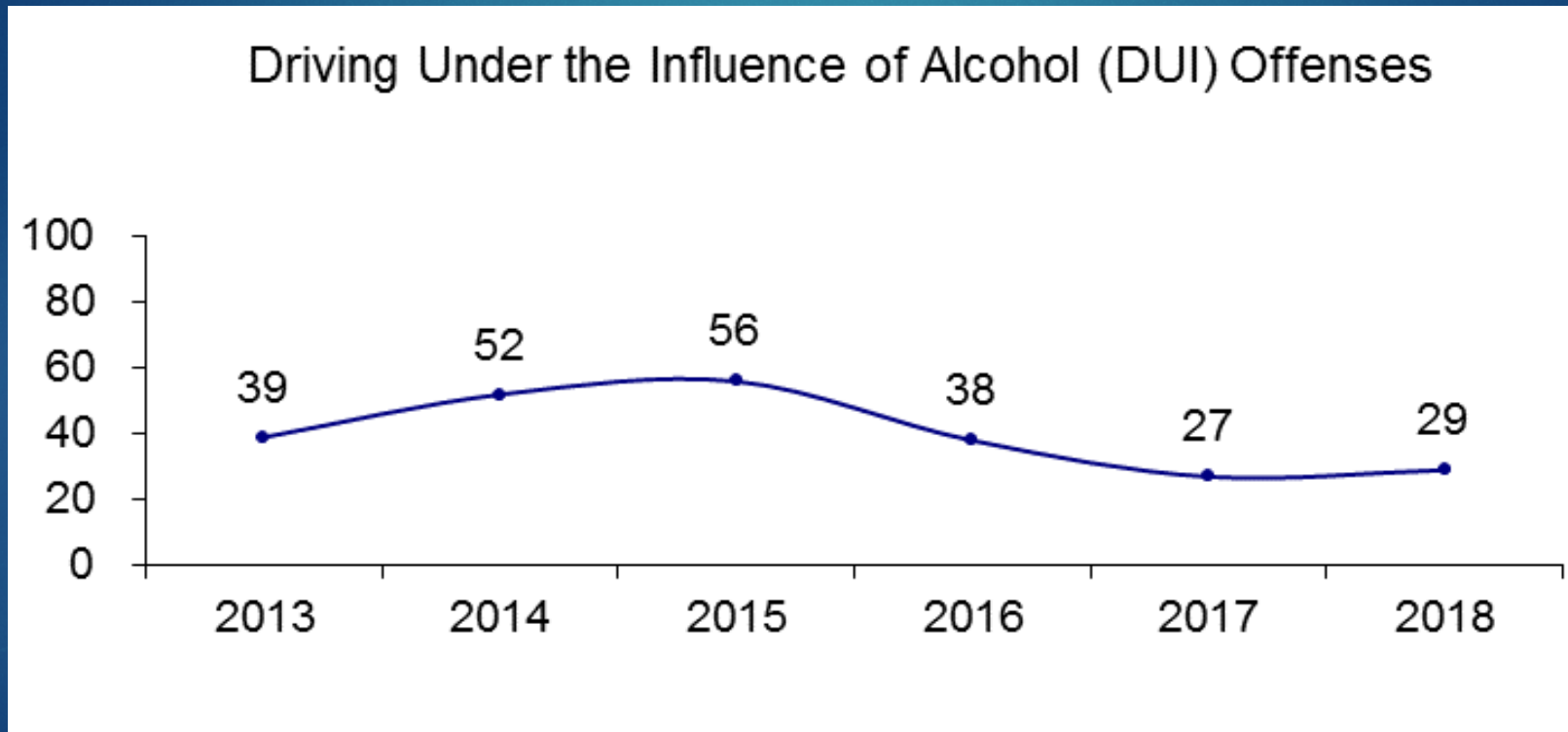
Auto Theft



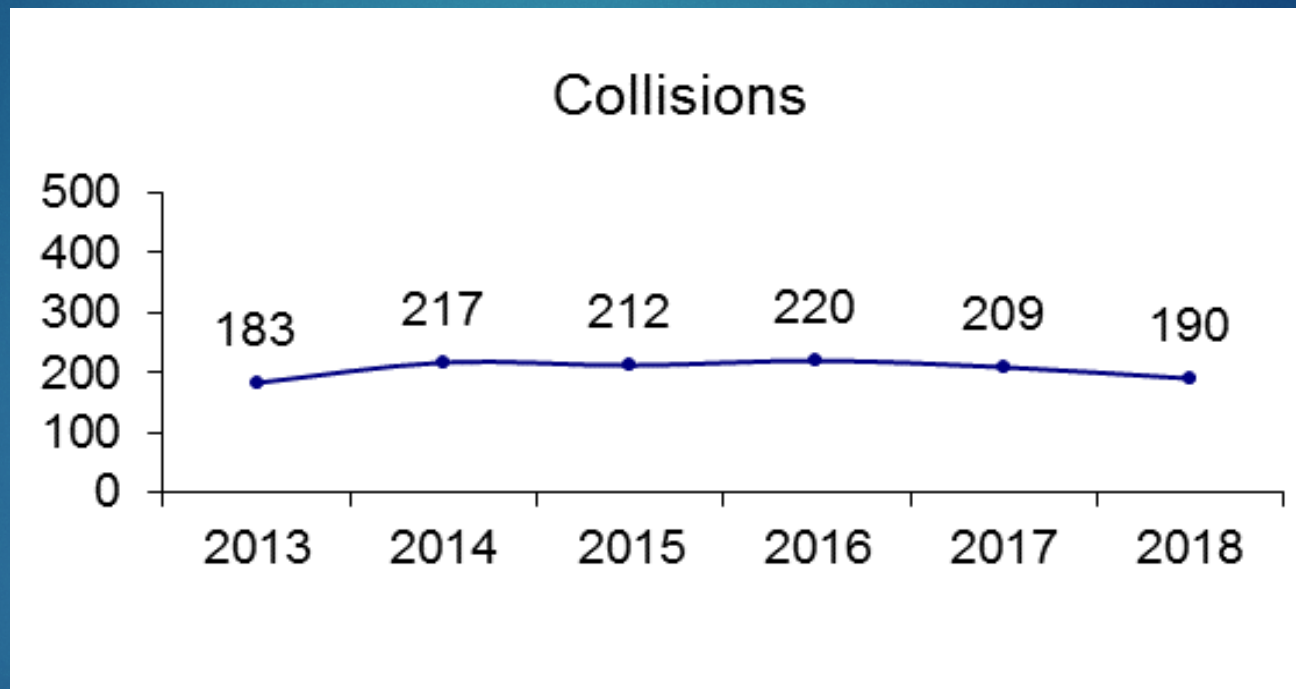


Car "Prowls"

DUI's

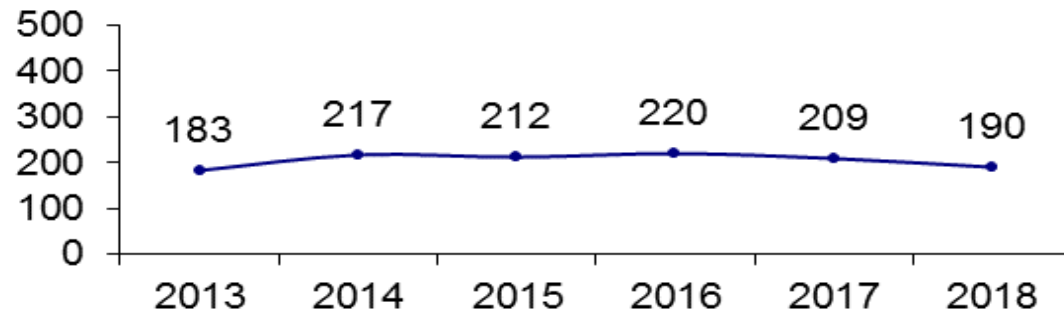


Traffic Collisions

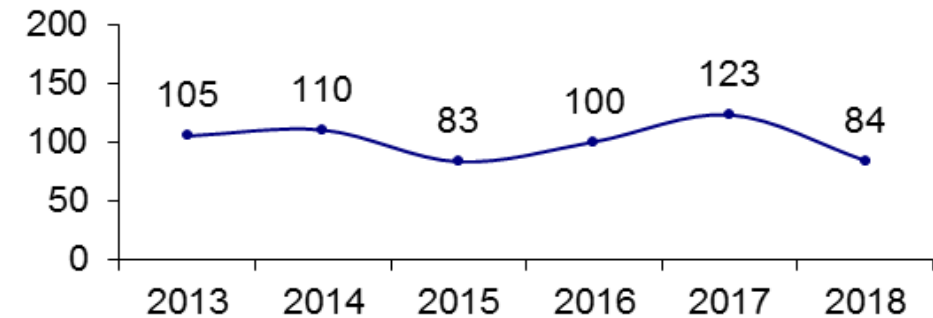


Accidents & Traffic Complaints

Collisions



Citizen Traffic Complaints



Kenmore PD also investigated **59** traffic complaints filed by residents using the City CAR system. These CAR's are handled outside of the KCSO statistical recording, and are not reflected in the traffic complaint data exert, from the Annual Public Safety Report, shown above.

Major Accident Response and Reconstruction Investigation (M.A.R.R.) (Zero events in 2018)



Marine Unit



Guardian One



Kenmore Police



Motor Unit



School Resource Officer

High School DUI Crash Demonstration



High School Prom, Jr. High & High School Drug & Alcohol Class,
and Kenmore Jr. High Dance Sponsor

Community Service:

National Night Out



Community Service:

Target Zero



Community Service:

Movie Nights



Community Service:

Kenmore 4th of July
Celebration



Community Service:

► Tim Tebow Foundation's Night to Shine:

Gives persons with special needs a “prom night” with red carpet and the whole works, with over 150 volunteers serving from shoe shiners to hair and makeup artists, catering by Maggiano’s Italian, security, respite room for parents of our guests, parking, limousine rides.



Thank You!



SNOMAGEDDOPOCALYPSE 2019

City of Kenmore, Washington Proclamation

Whereas, in Washington State, 45% of women and 22% of men report having experienced sexual violence in their lifetime.

Whereas, the risk is even higher for people of color, refugees, immigrants, LGBTQ and other marginalized community members; one recent study shows 94% of Native American women in Seattle report they have been sexually assaulted; and

Whereas, in King County, more than 7,300 adults and children received specialized assistance from organizations with programming for sexual assault victims in 2018; and

Whereas, demand for services at the King County Sexual Assault Resource Center jumped 19% last year, reflecting the cultural shift that is taking place that has prompted many survivors who have remained silent to now speak up and seek the help they need to heal; and

Whereas, of the 4,888 individuals served by the King County Sexual Assault Resource Center in 2018, half were children; and

Whereas, nationally, 1 in 5 children under 18 are sexually abused; and

Whereas, in 2016, 18% of 10th graders in Washington reported that they had been made to engage in unwanted kissing or sexual contact; and

Whereas, negative impacts of sexual violence trauma on women, men, children and youth include fear, concern for safety, symptoms of post-traumatic stress disorder, injury, and missed work or school; and

Whereas, working together to educate our community about sexual violence, supporting survivors when they come forward, speaking out against harmful attitudes and actions, and engaging in best-practice sexual violence prevention work helps end sexual violence.

NOW, THEREFORE, I, David Baker, on behalf of the City Council, join advocates and communities throughout King County in taking action to prevent sexual violence by standing with survivors and proclaiming April 2019:

SEXUAL ASSAULT AWARENESS MONTH

Together, we commit to a safer future for all children, young people, adults, and families in our community.



IN WITNESS WHEREOF, signed this 25th day of February 2019.

Signed: _____
David Baker, Mayor

Attested: _____
Kelly M. Chelin, City Clerk



**City of Kenmore
City Council Special Meeting
Minutes
March 4, 2019**

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

ROLL CALL

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

All Northshore School Board members were present along with Superintendent Dr. Reid.

FLAG SALUTE

JOINT MEETING WITH NORTSHORE SCHOOL DISTRICT BOARD

Aquatic Center

Upcoming Ballot Measures

Concert Hall Progress at Inglemoor High School

High School Rowing Program and Boathouse

Snow Event Recap

School Impact Fees

City and School District Updates

STAFF REPORT

COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

ADJOURNMENT

The meeting adjourned at 8:07 p.m.

David Baker, Mayor

ATTEST:

Kelly M. Chelin, City Clerk

**City of Kenmore
City Council Regular Meeting
Minutes
February 25, 2019**

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

ROLL CALL

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

FLAG SALUTE

AGENDA APPROVAL

Mayor Baker asked that a staff report be added to the agenda relating to noise from short term rentals.

PROCLAMATION

Proclamation Recognizing Exemplary Efforts of First Responders and Support Staff of Northshore Utility District, NEMCO, City of Kenmore and Kenmore Police Department in the February 2019 Snow Event

PRESENTATION

Certificates of Recognition and Appreciation to Haakon Lande and Kyle Kellett, Northshore Utility District

Introduce New Maintenance Workers - Jennifer Gordon, Public Works Operation Manager

Court Olson, Co-Chair, People for Climate Action Coalition

CITIZEN COMMENTS

Russ Johnson
5635 NE 202nd Street
Kenmore, Washington 98028

City of Kenmore - City Council Meeting Minutes
February 25, 2019

Mr. Johnson thanked the City Council and staff for the work they have done with Puget Sound Energy. There have been no recent power outages. He also spoke to concerns with federal environmental policies and the impacts to the wetlands.

John Hendrickson
5919 NE 202nd Lane
Kenmore, Washington 98028

Mr. Hendrickson spoke about Lakepointe. He played video from the City Council retreat in January that included Councilmember Smith's comments about Lakepointe.

CONSENT AGENDA

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

The consent agenda included the following:

Total Check #s 41559 through 41575 in the amount of \$92,048.01.

Total Check #s 41576 through 41666 in the amount of \$718,959.99.

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated: 1/18/19 in the amount of \$136,154.94.

Payroll Check #10113, 10114 & 10115 totaling \$2,728.46.

Total Check #s 41667 through 41756 in the amount of \$321,718.48.

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated: 2/1/19 in the amount of \$134,509.05.

Payroll Checks #10116, 10117 & 10118 totaling \$4,357.64.

City Council Meeting Minutes of December 10, 2018 and January 14, 2019

Children's Dental Health Month - February 2019

Ordinance 19-0477 Amending Kenmore Municipal Code Section 2.30.020 - Planning Commission Rules of Membership

Authorize Amendment No. 9 to Extend Osborn Consulting Contract 12-C1081 and Increase Contract

City of Kenmore - City Council Meeting Minutes
February 25, 2019

Approve January 11-12, 2019 City Council Retreat Report Including City Council Goals

Authorize Amendment No. 4 to Contract No. 12-C1083 with Kenmore Commercial LLC for Kenmore Business Incubator Lease

Authorize City Manager to Execute Contract 19-C1992 with King County to Accept 2019-2020 Local Hazardous Waste Management Program Grant Funds

Ordinance 19-0480 Establishing the Surface Water and Stormwater Capital Facilities Charge and Resolution 19-318 Establishing the Current Surface Water and Stormwater Capital Facilities Charge Amounts

BUSINESS AGENDA

Ordinance 19-0478 Amending Kenmore Municipal Code 20.47.030 Relating to School Impact Fees - Bryan Hampson, Development Services Director

Development Services Director Hampson explained that on May 14, 2018, Council passed Ordinance No. 18-0463, adopting school impact fees for the Northshore School District. Ordinance No. 18-0463 considered townhouses, as defined in KMC 18.20.835, as single-family residential development for purposes of school impact fees.

The City Council now wishes to consider townhouses, as defined in KMC 18.20.835, as multi-family residential development for purposes of school impact fees to align with the Northshore School District's 2018-2024 Capital Facilities Plan, adopted on June 25, 2018. The Northshore School District's 2018-2024 Capital Facilities Plan includes an impact fee schedule only for "single-family" and "multi-family (2+ Bedroom)" housing types, it does not address townhomes or townhouses. The 2018-2024 Capital Facilities Plan (when compared to the 2017 Capital Facilities Plan) implies that townhome and townhouse are to be considered as a "multi-family (2+ Bedroom)" housing type.

The impact fee categories and amounts in the fee schedule will be amended during the mid-year fee schedule changes. The fee schedule does not need to be amended now because Ordinance No. 19-0478 is clear that townhouses will be treated as multi-family.

MOTION: Councilmember Denuski made a motion to adopt Ordinance 19-0478 Amending Kenmore Municipal Code 20.47.030 Relating to School Impact Fees, Deputy Mayor Herbig seconded the motion. The motion passed 5-1-0 with Mayor Baker opposed.

City of Kenmore - City Council Meeting Minutes
February 25, 2019

STAFF REPORT

EPA and Army Proposed "Waters of the U.S." Definition Revision - Richard Sawyer,
Environmental Services Manager

Snow Event Recap - Rob Karlinsey, City Manager and Jennifer Gordon, Public Works
Operation Manager

Review of State House Bill 1923 an Act Relating to Urban Residential Building Capacity -
Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

Added to the agenda:

Discussion on Short Term Rentals (Air B&Bs)

RECESS TO EXECUTIVE SESSION

The meeting recessed to executive session at 8:46 p.m. to discuss Property Acquisition/Potential Litigation per RCW 42.30.110 (1) (b) and RCW 42.30.110 (1) (i). for 45 minutes. No action will be taken.

At 9:36 p.m., the executive session was continued for 10 minutes.

RECONVENE BACK TO REGULAR SESSION

The meeting reconvened to regular session at 9:46 p.m.

ADJOURNMENT

The meeting adjourned at 9:46 p.m.

David Baker, Mayor

ATTEST:

Kelly M. Chelin, City Clerk



Voucher Certification and Approval

City of Kenmore

DATE RANGE:

02/23/2019-03/08/2019

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and the the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total Check #s 41846 through 41940: \$745,318.36

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Acct. Electronic Deposits Dated: 03/01/2019: \$ 140,449.89

Payroll Check #s 10120-10121 in the amount of: \$ 2,554.64

[Signature] 3/12/19

City Manager / Date

[Signature] 3/12/19

Finance Director / Date

Vendor Name	Check #	Date	Description	Amount
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	148.09
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	64.28
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	76.20
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	571.32
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	247.97
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	293.97
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	86.62
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	3.13
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	1.94
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	152.81
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	5.54
DEPARTMENT OF LABOR AND INDUSTRIES	41846	03/01/2019	City of Kenmore	3.40
EMPLOYMENT SECURITY DEPT	41847	03/01/2019	Paid Family & Medical Leave	268.74
EMPLOYMENT SECURITY DEPT	41847	03/01/2019	Paid Family & Medical Leave	43.27
EMPLOYMENT SECURITY DEPT	41847	03/01/2019	Paid Family & Medical Leave	42.75
ICMA RETIREMENT C/O ALLFIRST BANK-10996	41848	03/01/2019	City of Kenmore 401a Loan	240.68
ICMA RETIREMENT C/O ALLFIRST BANK-10996	41848	03/01/2019	City of Kenmore 401a Loan	219.19
ICMA RETIREMENT C/O ALLFIRST BANK-10996	41848	03/01/2019	City of Kenmore 401a	11,835.13
ICMA RETIREMENT C/O ALLFIRST BANK-10996	41848	03/01/2019	City of Kenmore 401a	1,947.13
ICMA RETIREMENT C/O ALLFIRST BANK-10996	41848	03/01/2019	City of Kenmore 401a	1,925.16
ICMA RETIREMENT TRUST 457 - 304745	41849	03/01/2019	ICMA 457 Deferred Comp	294.99
ICMA RETIREMENT TRUST 457 - 304745	41849	03/01/2019	ICMA 457 Deferred Comp	3,673.65
ICMA RETIREMENT TRUST 457 - 304745	41849	03/01/2019	ICMA 457 Deferred Comp	204.55
ICMA RETIREMENT TRUST 457 - 304745	41849	03/01/2019	ICMA 457 Deferred Comp	19.09
ICMA RETIREMENT TRUST 457 - 304745	41849	03/01/2019	ICMA 457 Deferred Comp	716.98
STATE OF FLORIDA DISBURSEMENT UNIT	41850	03/01/2019	Employee Deduction	275.00
UNITED WAY OF KING COUNTY	41851	03/01/2019	Employee Charitable Contribution	78.50
AAA PRINTING	41852	03/08/2019	Economic Development Brochures	272.32

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...

BAKER, DAVID	41853	03/08/2019 Jan. Mileage Reimbursement	151.96
BAKER, DAVID	41853	03/08/2019 Feb. Mileage Reimbursement	261.58
BRIEN, GAYLYNN	41854	03/08/2019 Dec. 2018 Sales Tax Data Conversion Svcs	50.00
BUNTTING INC.	41855	03/08/2019 18-C1959 Post Office Improvements	61,690.16
CALPORTLAND COMPANY	41856	03/08/2019 Sand for Snow & Ice Response	798.11
CITY OF BELLEVUE	41857	03/08/2019 Qtr 1 MyBuildingPermit.com	3,576.25
CITY OF BELLEVUE	41858	03/08/2019 2019 eCityGov Annual Membership	4,823.00
COMCAST BUSINESS	41859	03/08/2019 2/19-3/18/19 Hangar Cable TV/Music	141.28
CONNER HOMES AT SOLIRE LLC	41860	03/08/2019 Refund School Impact Fees for Townhomes	179,741.00
CRIMINAL JUSTICE TRAINING COMMISSION	41861	03/08/2019 Law Enforcement Command College/Chief Horvath	1,450.00
CUZ CONCRETE PRODUCTS	41862	03/08/2019 Corrugated Metal Pipe for SWM Facility	909.13
DAILY JOURNAL OF COMMERCE	41863	03/08/2019 Ads for 181st Sidewalk Project Bids	512.40
DAILY JOURNAL OF COMMERCE	41864	03/08/2019 Ads for W. Sammamish Bridge Bids	346.50
DIVERSIFICATION INC.	41865	03/08/2019 Chairs for Hangar Bldg.	1,866.70
EARTHWORKS	41866	03/08/2019 Monthly SR522 ROW Landscaping	4,722.55
ELYSIUM DEVELOPMENT, LLC	41867	03/08/2019 Deposit Refund PRJ16-0025/ENG16-0723	7,500.00
FRONTIER	41868	03/08/2019 2/28-3/27/19 City Hall Phone Svc.	627.64
FRONTIER	41869	03/08/2019 2/28-3/27/19 City Hall Phone Svc.	461.76
GORDON THOMAS HONEYWELL	41870	03/08/2019 Feb. Gov't Affairs Consulting Svcs	3,983.97
GRAINGER	41871	03/08/2019 Spill Kits/Absorent Socks for New Vehicles	1,026.43
GRAINGER	41872	03/08/2019 Sand Bags for Stock	175.30
GRAINGER	41873	03/08/2019 Parts for Logboom Park Women's Restroom	78.30
GRAINGER	41874	03/08/2019 Absorbent Materials to Stock PW Vehicles	291.76
HDR ENGINEERING, INC	41875	03/08/2019 16-C1625 1/1-2/2/19 Juanita Drive Prof. Svcs	60,573.93
HONEY BUCKET	41876	03/08/2019 2/23-3/22 Squire's Landing Rental	215.05
HOPKINS, CRAIG	41877	03/08/2019 Police Volunteer Mileage Reimbursement	63.80
HORVATH, PETER	41878	03/08/2019 Per Diem for Training Conference/Vancouver WA	185.25
HYAS GROUP, LLC	41879	03/08/2019 Retirement Company Research/Consulting Svcs	7,500.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Executive	1,147.20
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Public Works	7,583.50
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Community Development	6,479.50
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Records Requests	4,045.30
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Development Svcs	4,084.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Town Green	168.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - David W. Thompson IV	79.50
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs - Conner Homes	2,640.60
INSLEE, BEST, DOEZIE & RYDER, P.S.	41880	03/08/2019 Jan. Legal Svcs	4,062.50
JACOBS ENGINEERING GROUP	41881	03/08/2019 15-C1411 1/1-1/25/19 W. Samm. Bridge Svcs	2,620.38
JACOBS ENGINEERING GROUP	41881	03/08/2019 15-C1411 1/1-1/25/19 W. Samm. Bridge Svcs	17,261.54

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...

JOHNSTON GROUP, LLC	41882	03/08/2019 Feb. Gov't Relations Consulting	2,915.00
KBA INC.	41883	03/08/2019 18-C1846 W. Samm. Bridge Constructability Rev.	5,637.00
KING COUNTY FINANCE	41884	03/08/2019 Jan. Adult/Juvenile Detention Maint./Booking	1,192.73
KING COUNTY FINANCE	41885	03/08/2019 January Road Svcs Signs/Signals	3,785.33
KING COUNTY FINANCE	41885	03/08/2019 January Road Svcs Signs/Signals	2,782.46
KING COUNTY FINANCE	41886	03/08/2019 Q4 2018 Liquor Profits/Excise Tax -Mental Health	1,502.05
KING COUNTY REAL ESTATE SVCS	41887	03/08/2019 Quit Claim Deed Par. 871810-0080 Juanita Dr Proj	2,500.00
KPFF CONSULTING ENGINEERS	41888	03/08/2019 15-C1484 Jan. 68th Ave Ped/Bike Improvements	24,330.51
LIGHTHOUSE CONSULTING INC	41889	03/08/2019 Feb. IT Services	2,147.15
LIGHTHOUSE CONSULTING INC	41890	03/08/2019 Feb. Protection/Backup/Web Hosting/Archiving	2,511.58
MSPT XXII, LLC	41891	03/08/2019 Refund Overpayment of Parks Impact Fees	3,454.00
MUNIMANAGE, LLC	41892	03/08/2019 17-C1809 Feb. Public Works Consulting Svcs	11,550.00
NC CAT RENTAL	41893	03/08/2019 Backhoe Rental 1/15-2/12/19	1,776.50
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	27.57
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	25.59
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	404.51
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	116.02
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	1,495.14
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	7,572.35
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	913.16
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	336.82
NORTHSHORE UTILITY DIST	41894	03/08/2019 Feb. Fuel & Vehicle Maintenance	324.40
OFFICE DEPOT	41895	03/08/2019 Office Supplies	1.07
OFFICE DEPOT	41895	03/08/2019 Office Supplies	0.80
OFFICE DEPOT	41895	03/08/2019 Office Supplies	13.30
OFFICE DEPOT	41895	03/08/2019 Office Supplies	2.40
OFFICE DEPOT	41895	03/08/2019 Office Supplies	1.07
OFFICE DEPOT	41895	03/08/2019 Office Supplies	3.74
OFFICE DEPOT	41895	03/08/2019 Office Supplies	18.77
OFFICE DEPOT	41895	03/08/2019 Office Supplies	24.84
OFFICE DEPOT	41895	03/08/2019 Office Supplies	1.60
OFFICE DEPOT	41895	03/08/2019 Office Supplies	2.14
OFFICE DEPOT	41895	03/08/2019 Office Supplies	1.61
OFFICE DEPOT	41895	03/08/2019 Pen Holder for Clipboard	0.65
OFFICE DEPOT	41896	03/08/2019 Clipboard	5.31
OFFICE DEPOT	41897	03/08/2019 Toner Cartridge for Police Dept. Printer	104.49
OHNO CONSTRUCTION	41898	03/08/2019 17-C1662 Rhododendron Pk Landscaping Retaina	1,635.82
OHNO CONSTRUCTION	41898	03/08/2019 17-C1662 Rhododendron Pk Landscaping Retaina	399.64
OHNO CONSTRUCTION	41898	03/08/2019 17-C1662 Rhododendron Pk Landscaping Retaina	3,418.57
OLYMPIC ENVIRONMENTAL RESOURCES INC	41899	03/08/2019 Recycling Program Svcs/Events Administration	3,538.70
OSBORN CONSULTING INC.	41900	03/08/2019 12-C1081 On-Call Consulting/Jan. Rhod. Park	4,172.63
OUSLEY, NANCY	41901	03/08/2019 Mileage Reimbursement	193.72
OUSLEY, NANCY	41901	03/08/2019 Mileage Reimbursement	40.82
PACIFIC TOPSOILS	41902	03/08/2019 1/30-2/22/19 Vegetation Disposal	530.25
PHSI PURE HEALTH SOLUTIONS INC.	41903	03/08/2019 March City Hall Filtered Water Systems	101.09

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...

PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 City Hall Natural Gas Chgs	1,068.99
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Incubator Bldg. Gas/Electricity	623.89
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Town Square & Hangar Electricity	606.46
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Town Square & Hangar Gas	249.73
PUGET SOUND ENERGY	41904	03/08/2019 1/14-2/12 PW Site Shack Electricity	61.94
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Parks' Electricity	928.01
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Traffic Signals	533.00
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 School Crosswalks	71.97
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Radar Speed Signs	83.44
PUGET SOUND ENERGY	41904	03/08/2019 1/11-2/12 Tree Receptacles	78.54
QUALITY WATER FINANCIAL LLC	41905	03/08/2019 Dec. Incubator Water Replacement for Lost Ck.	65.95
QUALITY WATER FINANCIAL LLC	41906	03/08/2019 Feb. Incubator Bldg. Filtered Water	65.95
RED BARN ENGINEERING, INC.	41907	03/08/2019 19-C1976 1/4-23/22 Engineering Inspections	2,514.00
REPUBLIC SERVICES	41908	03/08/2019 Feb. Rhododendron Park Solid Waste Svcs	644.93
REPUBLIC SERVICES	41909	03/08/2019 Feb. City Hall Solid Waste Svcs	508.20
SEATTLE TIMES	41910	03/08/2019 Ad for Ordinance Summary #19-0478	62.44
SEATTLE TIMES	41911	03/08/2019 Ad for Ordinance Summary #19-0477	57.98
SEATTLE TIMES	41912	03/08/2019 Ad for 181st Sidewalk Project Bids	463.84
SEATTLE TIMES	41913	03/08/2019 Ad for W. Sammamish Bridge Bids	301.05
SEATTLE TIMES	41914	03/08/2019 Ad for Ordinance Summary #19-0480	64.67
SISKUN POWER EQUIPMENT	41915	03/08/2019 Public Works Equipment/Tools	4,495.65
SISKUN POWER EQUIPMENT	41916	03/08/2019 Public Works Equipment/Tools	257.23
SITTS & HILL ENGINEERS, INC.	41917	03/08/2019 Jan. Squire's Landing Engineering Svcs	2,292.00
SMS CLEANING, INC.	41918	03/08/2019 Monthly City Hall/Hangar Bldg. Janitorial	3,900.00
SMS CLEANING, INC.	41918	03/08/2019 Monthly City Hall/Hangar Bldg. Janitorial	1,800.00
SOUND SAFETY PRODUCTS CO.	41919	03/08/2019 Public Works Gear/Boots	215.44
STAPLES ADVANTAGE	41920	03/08/2019 City Hall Maintenance Supplies	30.69
STAPLES ADVANTAGE	41921	03/08/2019 City Hall Trash Can Liners	54.03
STAPLES ADVANTAGE	41922	03/08/2019 First Aid & Spill Kits for New Vehicles	237.86
STARDOM SERVICES, INC.	41923	03/08/2019 January Incubator Bldg. Janitorial Svcs	555.00
STRIPE-A-LOT	41924	03/08/2019 City Hall Exterior Parking Lot Striping	769.16
STRIPE-A-LOT	41924	03/08/2019 City Hall Parking Garage Striping	2,053.72
STUDIO 3 SIGNS	41925	03/08/2019 Signs-NW Solar/Charging Station on 181st	165.15
THE EVP GROUP	41926	03/08/2019 Feb. Incubator Consulting Svcs	4,830.00
T-MOBILE USA, INC.	41927	03/08/2019 1/21-2/20 Cell Phones/Data Chgs	48.75
T-MOBILE USA, INC.	41927	03/08/2019 1/21-2/20 Cell Phones/Data Chgs	49.33
T-MOBILE USA, INC.	41927	03/08/2019 1/21-2/20 Cell Phones/Data Chgs	74.25
T-MOBILE USA, INC.	41927	03/08/2019 1/21-2/20 Cell Phones/Data Chgs	121.79
T-MOBILE USA, INC.	41927	03/08/2019 1/21-2/20 Cell Phones/Data Chgs	526.54
T-MOBILE USA, INC.	41927	03/08/2019 1/21-2/20 Cell Phones/Data Chgs	138.24
TOTAL LANDSCAPE CORP	41928	03/08/2019 Jan. City Hall & Parks' Landscaping	880.00
TOTAL LANDSCAPE CORP	41928	03/08/2019 Jan. City Hall & Parks' Landscaping	4,145.45

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...

TOTAL LANDSCAPE CORP	41928	03/08/2019 Jan. NS Summit/Squire's/Moorlands Landscaping	2,255.00
TOTAL LANDSCAPE CORP	41928	03/08/2019 Feb. City Hall & Parks' Landscaping	880.00
TOTAL LANDSCAPE CORP	41928	03/08/2019 Feb. City Hall & Parks' Landscaping	4,145.45
UPS STORE	41929	03/08/2019 Feb. 8th Laminating Svc.	15.93
UTILITIES UNDERGROUND LOCATION CTR	41930	03/08/2019 Feb. Utility Locates	129.00
VICENTE, JOHN	41931	03/08/2019 Reimbursement for Training Seminar	1,067.00
WA ASSOC OF PUBLIC RECORDS OFFICERS	41932	03/08/2019 Training Registration for Teresa McAllister	175.00
WA STATE DEPT OF TRANSPORTATION	41933	03/08/2019 W. Sammamish Bridge Proj. Mgmt	186.91
WA STATE DEPT OF TRANSPORTATION	41934	03/08/2019 De-Icer Liquid for Roads	480.10
WA STATE DEPT OF TRANSPORTATION	41935	03/08/2019 Jan. 68th & 175th / 68th & 181st Signal Maint.	686.07
WASHINGTON STATE PATROL	41936	03/08/2019 Feb. Bridge Weight Restriction Enforcement	955.75
WILLIAMS, KASTNER & GIBBS PLLC	41937	03/08/2019 17-C1736 Jan. Prof. Svcs El-Sharawy	6,841.55
Bud Clary Dodge/Chevrolet	41938	03/08/2019 New Public Works Vehicle Purchase	66,956.52
BULGER SAFE & LOCK, INC.	41939	03/08/2019 Rekeying -151 City Padlocks per Proposal17163AF	5,606.84
NC Machinery	41940	03/08/2019 420F2 HRC Backhoe Loader per Quote 203533-01	109,120.85
DRS 457	DFT0000326	03/01/2019 DRS 457 Deferred Comp	241.11
DRS 457	DFT0000327	03/01/2019 DRS 457 Deferred Comp	850.00
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000328	03/01/2019 Public Employees Retirement	1,701.33
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000328	03/01/2019 Public Employees Retirement	79.82
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000328	03/01/2019 Public Employees Retirement	91.21
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000329	03/01/2019 Public Employees Retirement	16,814.09
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000329	03/01/2019 Public Employees Retirement	2,600.06
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000329	03/01/2019 Public Employees Retirement	2,856.01
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000330	03/01/2019 Public Employees Retirement	674.94
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000330	03/01/2019 Public Employees Retirement	406.85
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000331	03/01/2019 Public Employees Retirement	146.78
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000332	03/01/2019 Public Employees Retirement	893.75
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000333	03/01/2019 Public Employees Retirement	1,629.91
NAVIA	DFT0000334	03/01/2019 Employee Flexible Spending Account	175.00
NAVIA	DFT0000334	03/01/2019 Employee Flexible Spending Account	136.23
NAVIA	DFT0000334	03/01/2019 Employee Flexible Spending Account	56.92
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	326.88
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	3,087.14
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	9,748.64
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	495.36
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	1,340.71
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	489.64
BANK OF AMERICA 941	DFT0000335	03/01/2019 Federal Taxes	1,295.98
PAYROLL	ACH Trans.	2/15/2019 Direct Deposit	94,311.53
SHIRLEY LAM	10120	3/1/2019 Payroll	38.58
CHASE WALKER	10121	3/1/2019 Payroll	2,516.06
Total			<u>888,322.89</u>

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...



City of Kenmore

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0014	AMERICAN PLANNING ASSOCIATION	1,280.00
0022	ASSOCIATION OF WA CITIES	22,400.00
0024	BAKER, DAVID	413.54
0037	BASTYR UNIVERSITY	50,000.00
0054	BULGER SAFE & LOCK, INC.	5,671.69
0076	CITY OF BELLEVUE	26,174.25
0081	CITY OF KENMORE	600.00
0083	CITY OF LAKE FOREST PARK	120,373.83
0092	CODE PUBLISHING COMPANY	1,023.77
0109	DAILY JOURNAL OF COMMERCE	1,068.90
0121	REPUBLIC SERVICES	2,754.29
0130	EMPLOYMENT SECURITY DEPT	1,707.75
0134	EVERGREEN PRINT SOLUTIONS	215.06
0137	FERGUSON ENTERPRISES INC #3011	671.77
0145	FRUHLING SAND & TOPSOIL	35.00
0151	CALPORTLAND COMPANY	2,700.77
0173	HOME DEPOT CREDIT SERVICES	1,154.61
0184	INSLEE, BEST, DOEZIE & RYDER, P.S.	42,857.70
0197	JET CITY PRINTING	363.00
0201	KCDA PURCHASING COOP	2,377.06
0205	KENMORE HERITAGE SOCIETY	50.00
0206	KENMORE MIDDLE SCHOOL	2,500.00
0213	KING COUNTY ANIMAL SVCS	805.00
0216	KING COUNTY REAL ESTATE SVCS	2,500.00
0218	KING COUNTY FINANCE	1,502.05
0219	KING COUNTY FINANCE	79,752.55
0229	KING COUNTY OFFICE OF FINANCE	2,067.00
0233	KING COUNTY SHERIFF	10,503.10
0251	LIGHTHOUSE CONSULTING INC	14,433.39
0260	MEEHAN, NANCY	290.27
0261	PENDLETON CONSULTING LLC	4,046.80
0285	NORTHSHORE FIRE DEPT	480.00
0286	NORTHSHORE SCHOOL DISTRICT	10,573.00
0287	NORTHSHORE SENIOR CENTER	6,250.00
0288	NORTHSHORE UTILITY DIST	19,076.49
0289	NORTHSHORE YMCA	1,625.00
0290	NORTHSHORE YOUTH & FAMILY SERVICES	4,000.00
0292	HONEY BUCKET	430.10
0299	PERSONAL BEST	118.27
0300	OFFICE DEPOT	1,710.53
0304	OLYMPIC ENVIRONMENTAL RESOURCES INC	5,323.70
0310	PACIFIC TOPSOILS	875.90
0327	PUGET SOUND CLEAN AIR AGENCY	18,505.00
0328	PUGET SOUND ENERGY	32,318.63
0329	PUGET SOUND FINANCE OFFICERS ASSOC	50.00
0345	SEATTLE TIMES	1,466.78
0355	STAPLES ADVANTAGE	1,987.80
0357	STEWART MACNICHOLS HARMELL, INC.	10,000.00
0359	SOUND CITIES ASSOC	15,017.45
0365	TOTAL LANDSCAPE CORP	12,305.90
0385	WA ASSOC OF BUILDING OFFICIALS	125.00
0387	WA CITIES INSURANCE AUTHORITY	290,020.00

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0401	WA STATE DEPT OF TRANSPORTATION	1,166.17
0405	WASHINGTON STATE OFFICE CASH MGMT	628.50
0424	ICMA RETIREMENT TRUST 457 - 304745	22,840.33
0425	DRS 457	5,364.07
0426	AFLAC	654.20
0428	BANK OF AMERICA 941	80,559.28
0429	AWC EMPLOYEE BENEFITS	112,905.55
0431	DEPARTMENT OF RETIREMENT SYSTEMS	134,180.86
0432	DEPARTMENT OF LABOR AND INDUSTRIES	7,829.26
0434	UNITED WAY OF KING COUNTY	392.50
0436	NATIONAL LIFE OF VERMONT	246.34
0448	UPS STORE	51.71
0450	AURORA RENTS	2,943.79
0484	CITY WIDE FENCE COMPANY, INC	11,638.00
0501	MACLEOD RECKORD	3,385.80
0515	NATIONAL LEAGUE OF CITIES	1,533.67
0610	WA STATE DEPT OF TRANSPORTATION	186.91
0617	KING COUNTY FINANCE	750.00
0639	KONICA MINOLTA BUSINESS SOLUTIONS	432.83
0685	PACE ENGINEERS, INC.	20,695.09
0692	HDR ENGINEERING, INC	80,810.40
0696	AMERICAN GENERAL LIFE GPO-400S	620.93
0699	BANNER BANK DB	4,278.06
0743	BANNER BANK NO	706.39
0764	OUSLEY, NANCY	234.54
0781	QUALITY BUSINESS SYSTEMS INC.	2,756.28
0788	CURTIS, DR. MILTON	91.02
0791	NORTHSHORE ROTARY CLUB	204.00
0800	BANNER BANK JG	1,550.15
0817	GRAINGER	3,624.88
0834	BANNER BANK KENMORE	6,343.07
0852	GREGORY, JOANNE	67.28
0858	A+ CONFERENCING	81.90
0864	COLUMBIA FORD	130,979.72
0869	BANNER BANK JGORDON	5,413.83
0892	JACOBS ENGINEERING GROUP	64,629.62
0899	SHRED-IT USA LLC	162.59
0912	ALCALDE & FAY	5,020.63
0937	ZUMAR	9,585.53
0981	COMCAST BUSINESS	5,833.36
0994	GORDON THOMAS HONEYWELL	8,098.34
1003	IWORQ SYSTEMS	2,800.00
1010	TOWN CENTER HARDWARE	100.68
1047	SARAH ROBERTS	22,724.14
1114	PHSI PURE HEALTH SOLUTIONS INC.	202.18
1116	FRONTIER	2,153.24
1123	AM TEST, INC	450.00
1140	PAWS	564.00
1148	QUALITY WATER FINANCIAL LLC	197.85
1177	WELLS FARGO FINANCIAL	619.73
1192	HOPKINS, CRAIG	153.12
1197	MILLER STEPHENS, MARY	1,250.00
1212	MCALLISTER, TERESA	19.62
1215	STATE OF FLORIDA DISBURSEMENT UNIT	1,375.00
1248	KENMORE AIR	3,037.40
1299	VERIZON WIRELESS	283.69
1304	HAMPSON, BRYAN	70.18
1309	BANNER BANK BAKER	976.00

X. B. Total Check #s 41846 through 41940 in the amount of \$745,318.36. T...

Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
1311	WASHINGTON STATE PATROL	955.75
1313	BOTHELL KENMORE CHAMBER OF COMMERCE	600.00
1331	KBA INC.	12,596.21
1357	KENMORE COMMERCIAL LLC	9,874.98
1358	ALPHAGRAPHS	190.17
1363	INNOVAC	2,204.13
1372	AAA PRINTING	272.32
1390	UTILITIES UNDERGROUND LOCATION CTR	317.34
1403	OSBORN CONSULTING INC.	11,518.51
1431	BRIEN, GAYLYNN	100.00
1437	VOLGISTICS, INC	540.00
1452	CITY OF KENT	500.00
1459	FLEMINGS HOLIDAY LIGHTING LLC	5,739.02
1478	HERBIG, NIGEL	70.18
1485	WA ASSOC OF PUBLIC RECORDS OFFICERS	175.00
1504	SCORE	68,124.65
1550	THE EVP GROUP	12,632.50
1555	LINCOLN NATIONAL LIFE INSURANCE	2,517.55
1581	STARDOM SERVICES, INC.	1,110.00
1584	STUDIO 3 SIGNS	165.15
1596	NW ENVIRONMENTAL TRAINING CENTER	3,225.00
1673	KPFF CONSULTING ENGINEERS	75,687.95
1678	VICENTE, JOHN	2,434.00
1689	MOTT MACDONALD GROUP, INC.	52,883.23
1690	SITTS & HILL ENGINEERS, INC.	5,730.00
1704	BANNER BANK RK	3,550.53
1711	SOFTWAREONE, INC.	10,622.57
1718	RESOURCE EXPLORATION, LLC	20,000.00
1738	MUNIMANAGE, LLC	42,735.00
1787	M M COMFORT SYSTEMS	36.75
1798	OLBRECHTS & ASSOCIATES, PLLC	2,255.50
1814	YSI INCORPORATED, A XYLEM BRAND	1,738.55
1816	NAVIA	9,840.75
1828	QUALITY BUSINESS SYSTEMS - WELLS FARGO	1,351.06
1829	SHI INTERNATIONAL CORP.	882.20
1835	INC4INC, INC.	7,500.00
1846	AWCPD	100.00
1879	HOLMBERG COMPANY	3,628.70
1889	WILLIAMS, KASTNER & GIBBS PLLC	16,392.55
1900	ASPECT CONSULTING LLC	690.56
1930	T-MOBILE USA, INC.	1,576.55
1944	OHNO CONSTRUCTION	5,454.03
1948	MULTICARE CENTERS OF OCCUPATIONAL MEDICINE	615.00
1962	BANNER BANK SKROGH	1,382.74
1964	EARTHWORKS	14,167.65
1978	GOVDELIVERY, LLC	13,005.91
1979	MSPT XXII, LLC	3,454.00
1980	HRA VEBA TRUST	15,707.55
1985	CONTRACT LAND STAFF LLC	505.00
1993	HYAS GROUP, LLC	7,500.00
1994	LAKE CITY PARTNERS ENDING HOMELESSNESS	2,000.00
1998	JOHNSTON GROUP, LLC	8,745.00
1999	KING COUNTY POLICE CHIEFS ASSOCIATION	50.00
2004	RED BARN ENGINEERING, INC.	2,514.00
2048	SMS CLEANING, INC.	11,400.00
2064	Bud Clary Dodge/Chevrolet	66,956.52
2081	SHANNON & WILSON, INC.	13,138.25
2095	TRANSPO GROUP USA INC.	85.00

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Vendor Purchasing Report

For Date Range 01/01/2019 - 12/31/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
2113	WA ASSOC. OF SHERIFFS & POLICE CHIEFS	180.00
2114	NC Machinery	109,120.85
2129	CHELIN, KELLY	84.87
2132	FUEL CARE	660.00
2138	HORVATH, PETER	185.25
2142	ICMA RETIREMENT C/O ALLFIRST BANK - 109964	77,579.64
2147	SOD SPOT LLC	4,350.00
2148	Town and Country Fence Inc.	2,337.51
2157	SOUND SAFETY PRODUCTS CO.	774.87
2159	TRAILER BOSS	8,181.90
2160	ALLWEST UNDERGROUND INC.	1,980.60
2161	BENNETT-GOLD, TOBIN	282.17
2162	ESWO, LLC	15,000.00
2163	CORNERSTONE ARCHITECTUAL GROUP	10,460.00
2164	RANKIN, BRUCE	418.95
2166	BARKER MARTIN, P.S.	3,717.50
2167	APWA-WA CHAPTER	1,500.00
2168	FRED PRYOR SEMINARS	149.00
2169	ETC INSTITUTE	13,731.90
2171	BELRED ENERGY SOLUTIONS	329.28
2172	TCF ARCHITECTURE	2,500.00
2173	TRI-COUNTY LAND SURVEYING	3,800.00
2174	TUCKER, NATHAN	300.00
2177	ELYSIUM DEVELOPMENT, LLC	7,500.00
2178	STRIPE-A-LOT	2,822.88
2179	NC CAT RENTAL	1,776.50
2180	BUNTTING INC.	61,690.16
2181	CONNER HOMES AT SOLIRE LLC	179,741.00
2182	CUZ CONCRETE PRODUCTS	909.13
2183	SISKUN POWER EQUIPMENT	4,752.88
2184	DIVERSIFICATION INC.	1,866.70
2185	CRIMINAL JUSTICE TRAINING COMMISSION	1,450.00
Vendor Set Vendor Set 01 Total:		2,690,886.01



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: NE 181st Street Sidewalk Project (65th – 67th Avenues NE)

For Council Meeting Agenda of: March 25, 2019

Department: Public Works

Prepared by: Kent Vaughan

To Be Presented By: N/A

Proposed Council Action/Motion:

Authorize the City Manager to execute a contract with low bidder Welwest Construction Inc for an amount up to \$548,500 (includes 10% construction contingency) to construct the NE 181st Street Sidewalk Project.

Approved by Department Head:

Approved by City Attorney:

Approved by Finance Director:

Approved by City Manager:

Initial & Date

② 3/7/19

N/A

3/12/19
RK

Exhibits/Attachments:

Exhibit A Bid Tab Summary

INFORMATION/BACKGROUND:

The NE 181st Street Sidewalk Project includes the construction of approximately 500 feet of sidewalk on the north side of NE 181st Street between 65th Avenue NE and 67th Avenue NE. Project components include curb and gutter, ADA ramps, sidewalk, storm drainage, cast-in-place retaining wall, pedestrian and street lighting, landscaping, irrigation, channelization striping, traffic control and paving.

The estimated construction cost was \$525,000. The City received 7 bids on March 5th, 2019, summarized below.

Contractor	Bid Amount	Bid Rank
Welwest Construction Inc	\$498,480	1
Kamins Construction	\$552,037	2
Pro Grade Enterprises, Inc	\$552,427	3
NPM Construction	\$665,408	4
Trimaxx Construction, Inc	\$677,768	5
Road Construction Northwest	\$732,830	6
A-1 Landscaping and Construction	\$770,468	7

The estimated contract duration is 60 working days (approximately 3 months) from April through June 2019 to complete the work. Staff has contracted with KBA for construction management / inspection services as part of the City's existing Transportation and Parks On-Call Contract with KPFF Engineers (15-C1484).

In advance of construction, PSE crews will be completing gas work in March. NE 181st Street will be reduced to one lane with flaggers during the PSE work.

Traffic Control Plan: The westbound lane of NE 181st Street between 67th Avenue NE and 65th Avenue NE will be closed during construction. A detour will re-route westbound vehicles to make a left on 67th Avenue NE, right onto SR 522 BAT lane, right on 65th Ave NE to bypass the work zone. Local access to residents and businesses will be provided.

Public Outreach: Extensive public outreach including city website updates, e-releases, citywide newsletter, mailed notifications within 1,000 feet of project limits, project signs, door-to-door neighboring resident and business meetings have been completed in advance of construction. In addition, the following stakeholder agencies have been notified of the upcoming construction: City of Kenmore (Operations, Police, Reception), King County Metro, Northshore School District, Northshore Fire District, Northshore Utility District and WSDOT.

FISCAL CONSIDERATION:

The NE 181st Street project budget with estimated expenditures and revenues are outlined below:

Estimated Expenditures	
Design	\$ 130,800
Right-of-Way	\$0
Construction	\$ 498,480
Construction Management Services	\$ 68,321
Staff / Expenses	\$17,540
Construction Contingency	\$50,000
ESTIMATED COST	\$765,141
Estimated Revenues	
Transportation Improvement Board (TIB)	\$ 402,562
City Traffic Impact Fees	\$270,073
City Surface Water Funds	\$111,700
ESTIMATED REVENUE	\$784,335

RECOMMENDATION: Staff recommends that the City Council authorize the City Manager to execute a contract with low bidder Welwest Construction Inc for an amount up to \$548,500 (includes 10% construction contingency) to construct the NE 181st Street Sidewalk Project.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

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

- Implement the Sidewalk Plan

EXHIBIT A

CITY OF KENMORE - NE 181st ST SIDEWALK (65TH - 67TH) IMPROVEMENTS PROJECT BID NO. 19-C1991 - BID TABULATION SUMMARY - MARCH 5, 2019

DESCRIPTION - CITY OF KENMORE SCHEDULE A	ENGINEER'S ESTIMATE				APPARENT LOW BID - Welwest Construction Inc		2ND LOW BID - Kamins Construction		3RD LOW BID - Pro Grade Enterprises, Inc		4TH LOW BID - N P M Construction		5TH LOW BID - Trimaxx Construction, Inc		6TH LOW BID - Road Construction Northwest		7TH LOW BID - A-1 Landscaping and Construction	
	Qty	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
DIVISION 1 - GENERAL																		
A- 1 MOBILIZATION	1	LS	40,000.00	\$ 40,000.00	\$ 10,000.00	\$ 10,000.00	\$ 42,097.00	\$ 42,097.00	\$ 32,100.00	\$ 32,100.00	\$ 62,000.00	\$ 62,000.00	\$ 65,000.00	\$ 65,000.00	\$ 70,000.00	\$ 70,000.00	\$ 45,000.00	\$ 45,000.00
A- 2 UNEXPECTED SITE CHANGES	5000	DOL	1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00
A- 3 ROADWAY SURVEYING	1	LS	15,000.00	\$ 15,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,300.00	\$ 3,300.00	\$ 7,500.00	\$ 7,500.00	\$ 5,914.00	\$ 5,914.00	\$ 10,000.00	\$ 10,000.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00
A- 4 ADA FEATURES SURVEYING	1	LS	5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,750.00	\$ 2,750.00	\$ 2,500.00	\$ 2,500.00	\$ 3,110.00	\$ 3,110.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
A- 5 RECORD DRAWINGS	1	LS	1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00	\$ 3,500.00
A- 6 PROPERTY RESTORATION	5000	DOL	1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00
A- 7 SPCC PLAN	1	LS	2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,600.00	\$ 3,600.00
A- 8 PROJECT TEMPORARY TRAFFIC CONTROL	1	LS	45,000.00	\$ 45,000.00	\$ 10,000.00	\$ 10,000.00	\$ 21,450.00	\$ 21,450.00	\$ 13,400.00	\$ 13,400.00	\$ 57,000.00	\$ 57,000.00	\$ 68,000.00	\$ 68,000.00	\$ 54,500.00	\$ 54,500.00	\$ 38,000.00	\$ 38,000.00
DIVISION 2 - EARTHWORK																		
A- 9 CLEARING AND GRUBBING	1	LS	2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,410.00	\$ 3,410.00	\$ 9,920.00	\$ 9,920.00	\$ 4,600.00	\$ 4,600.00	\$ 8,000.00	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00	\$ 11,000.00	\$ 11,000.00
A-10 REMOVAL OF STRUCTURE AND OBSTRUCTION	1	LS	2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 1,364.00	\$ 1,364.00	\$ 16,100.00	\$ 16,100.00	\$ 3,119.00	\$ 3,119.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 21,400.00	\$ 21,400.00
A-11 REMOVE TREE	6	EACH	1,500.00	\$ 9,000.00	\$ 800.00	\$ 4,800.00	\$ 1,045.00	\$ 6,270.00	\$ 1,100.00	\$ 6,600.00	\$ 790.00	\$ 4,740.00	\$ 1,500.00	\$ 9,000.00	\$ 1,500.00	\$ 9,000.00	\$ 2,500.00	\$ 15,000.00
A-12 POTHOLING	10	EACH	300.00	\$ 3,000.00	\$ 100.00	\$ 1,000.00	\$ 341.00	\$ 3,410.00	\$ 398.00	\$ 3,980.00	\$ 790.00	\$ 7,900.00	\$ 400.00	\$ 4,000.00	\$ 600.00	\$ 6,000.00	\$ 1,500.00	\$ 15,000.00
A-13 REMOVE EXIST. STRUCTURE TYPE 1 CATCH BASIN	4	EACH	750.00	\$ 3,000.00	\$ 800.00	\$ 3,200.00	\$ 341.00	\$ 1,364.00	\$ 697.00	\$ 2,788.00	\$ 440.00	\$ 1,760.00	\$ 300.00	\$ 1,200.00	\$ 700.00	\$ 2,800.00	\$ 600.00	\$ 2,400.00
A-14 REMOVE STORM PIPE	370	LF	25.00	\$ 9,250.00	\$ 10.00	\$ 3,700.00	\$ 9.22	\$ 3,411.40	\$ 11.70	\$ 4,329.00	\$ 13.00	\$ 4,810.00	\$ 10.00	\$ 3,700.00	\$ 20.00	\$ 7,400.00	\$ 6.00	\$ 2,220.00
A-15 SAWCUTTING	700	LF	4.00	\$ 2,800.00	\$ 4.00	\$ 2,800.00	\$ 3.30	\$ 2,310.00	\$ 3.40	\$ 2,380.00	\$ 4.75	\$ 3,325.00	\$ 3.00	\$ 2,100.00	\$ 3.50	\$ 2,450.00	\$ 5.00	\$ 3,500.00
A-16 ROADWAY EXCAVATION INCL. HAUL	380	CY	40.00	\$ 15,200.00	\$ 33.00	\$ 12,540.00	\$ 56.70	\$ 21,546.00	\$ 64.00	\$ 24,320.00	\$ 82.50	\$ 31,350.00	\$ 55.00	\$ 20,900.00	\$ 65.00	\$ 24,700.00	\$ 70.00	\$ 26,600.00
A-17 GRAVEL BORROW INCL. HAUL	5	TON	100.00	\$ 500.00	\$ 40.00	\$ 200.00	\$ 51.15	\$ 255.75	\$ 55.00	\$ 275.00	\$ 100.00	\$ 500.00	\$ 100.00	\$ 500.00	\$ 55.00	\$ 275.00	\$ 45.00	\$ 225.00
A-18 STRUCTURE EXCAVATION CLASS A INCL. HAUL	60	CY	30.00	\$ 1,800.00	\$ 40.00	\$ 2,400.00	\$ 39.95	\$ 2,397.00	\$ 37.70	\$ 2,262.00	\$ 82.50	\$ 4,950.00	\$ 60.00	\$ 3,600.00	\$ 35.00	\$ 2,100.00	\$ 80.00	\$ 4,800.00
A-19 STRUCTURE EXCAVATION CLASS B INCL. HAUL	170	CY	30.00	\$ 5,100.00	\$ 40.00	\$ 6,800.00	\$ 40.28	\$ 6,847.60	\$ 28.70	\$ 4,879.00	\$ 65.00	\$ 11,050.00	\$ 60.00	\$ 10,200.00	\$ 35.00	\$ 5,950.00	\$ 65.00	\$ 11,050.00
A-20 CONSTRUCTION GEOTEXTILE FOR UNDERGROUND DRAINAGE	80	SY	5.00	\$ 400.00	\$ 4.00	\$ 320.00	\$ 5.50	\$ 440.00	\$ 10.80	\$ 864.00	\$ 20.00	\$ 1,600.00	\$ 10.00	\$ 800.00	\$ 9.00	\$ 720.00	\$ 6.00	\$ 480.00
DIVISION 4 - BASES																		
A-21 CRUSHED SURFACING BASE COURSE	130	TON	40.00	\$ 5,200.00	\$ 31.00	\$ 4,030.00	\$ 33.59	\$ 4,366.70	\$ 82.60	\$ 10,738.00	\$ 55.00	\$ 7,150.00	\$ 65.00	\$ 8,450.00	\$ 65.00	\$ 8,450.00	\$ 35.00	\$ 4,550.00
DIVISION 5 - SURFACE TREATMENTS AND PAVEMENTS																		
A-22 HMA CL. 1/2 IN. PG 64-22	145	TON	175.00	\$ 25,375.00	\$ 225.00	\$ 32,625.00	\$ 184.53	\$ 26,756.85	\$ 171.00	\$ 24,795.00	\$ 182.00	\$ 26,390.00	\$ 210.00	\$ 30,450.00	\$ 170.00	\$ 24,650.00	\$ 245.00	\$ 35,525.00
DIVISION 6 - STRUCTURES																		
A-23 ST. REINF. BAR FOR STRUCTURE	6500	LB	1.30	\$ 8,450.00	\$ 3.00	\$ 19,500.00	\$ 2.20	\$ 14,300.00	\$ 2.20	\$ 14,300.00	\$ 3.00	\$ 19,500.00	\$ 3.50	\$ 22,750.00	\$ 2.25	\$ 14,625.00	\$ 2.00	\$ 13,000.00
A-24 GRAVEL BACKFILL FOR WALL	100	CY	60.00	\$ 6,000.00	\$ 43.00	\$ 4,300.00	\$ 34.43	\$ 3,443.00	\$ 72.00	\$ 7,200.00	\$ 65.00	\$ 6,500.00	\$ 55.00	\$ 5,500.00	\$ 60.00	\$ 6,000.00	\$ 85.00	\$ 8,500.00
A-25 METAL HANDRAIL	53	LF	120.00	\$ 6,360.00	\$ 110.00	\$ 5,830.00	\$ 174.24	\$ 9,234.72	\$ 203.00	\$ 10,759.00	\$ 300.00	\$ 15,900.00	\$ 250.00	\$ 13,250.00	\$ 250.00	\$ 13,250.00	\$ 350.00	\$ 18,550.00
A-26 CONC. CLASS 4000 FOR STRUCTURE	30	CY	650.00	\$ 19,500.00	\$ 1,048.00	\$ 31,440.00	\$ 1,028.50	\$ 30,855.00	\$ 1,030.00	\$ 30,900.00	\$ 1,100.00	\$ 33,000.00	\$ 1,400.00	\$ 42,000.00	\$ 1,275.00	\$ 38,250.00	\$ 800.00	\$ 24,000.00
DIVISION 7 - DRAINAGE																		
A-27 UNDERDRAIN PIPE 4 IN. DIAM.	130	LF	25.00	\$ 3,250.00	\$ 37.00	\$ 4,810.00	\$ 18.49	\$ 2,403.70	\$ 18.10	\$ 2,353.00	\$ 32.00	\$ 4,160.00	\$ 15.00	\$ 1,950.00	\$ 45.00	\$ 5,850.00	\$ 60.00	\$ 7,800.00
A-28 DUCTILE IRON PIPE 12 IN. DIAM.	235	LF	100.00	\$ 23,500.00	\$ 51.00	\$ 11,985.00	\$ 87.06	\$ 20,459.10	\$ 84.00	\$ 19,740.00	\$ 122.00	\$ 28,670.00	\$ 80.00	\$ 18,800.00	\$ 125.00	\$ 29,375.00	\$ 120.00	\$ 28,200.00

A- 29	SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	145	LF	50.00	\$ 7,250.00	\$ 42.00	\$ 6,090.00	\$ 61.65	\$ 8,939.25	\$ 48.10	\$ 6,974.50	\$ 92.00	\$ 13,340.00	\$ 65.00	\$ 9,425.00	\$ 90.00	\$ 13,050.00	\$ 85.00	\$ 12,325.00
A- 30	ADJUST CATCH BASIN	4	EACH	600.00	\$ 2,400.00	\$ 500.00	\$ 2,000.00	\$ 440.00	\$ 1,760.00	\$ 465.00	\$ 1,860.00	\$ 900.00	\$ 3,600.00	\$ 600.00	\$ 2,400.00	\$ 900.00	\$ 3,600.00	\$ 1,200.00	\$ 4,800.00
A- 31	CONNECTION TO DRAINAGE STRUCTURE	4	EACH	500.00	\$ 2,000.00	\$ 800.00	\$ 3,200.00	\$ 220.00	\$ 880.00	\$ 586.00	\$ 2,344.00	\$ 1,000.00	\$ 4,000.00	\$ 600.00	\$ 2,400.00	\$ 900.00	\$ 3,600.00	\$ 1,600.00	\$ 6,400.00
A- 32	CATCH BASIN TYPE 1	3	EACH	2,500.00	\$ 7,500.00	\$ 1,400.00	\$ 4,200.00	\$ 1,314.50	\$ 3,943.50	\$ 1,220.00	\$ 3,660.00	\$ 1,600.00	\$ 4,800.00	\$ 1,400.00	\$ 4,200.00	\$ 1,550.00	\$ 4,650.00	\$ 2,900.00	\$ 8,700.00
A- 33	CATCH BASIN TYPE 2, 48. DIAM.	1	EACH	4,000.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00	\$ 3,410.00	\$ 3,410.00	\$ 3,380.00	\$ 3,380.00	\$ 3,918.00	\$ 3,918.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00
A- 34	INSTALL LOCKING SOLID COVER	2	EACH	800.00	\$ 1,600.00	\$ 400.00	\$ 800.00	\$ 687.50	\$ 1,375.00	\$ 359.00	\$ 718.00	\$ 1,000.00	\$ 2,000.00	\$ 600.00	\$ 1,200.00	\$ 700.00	\$ 1,400.00	\$ 450.00	\$ 900.00
		ENGINEER'S ESTIMATE				APPARENT LOW BID - Welwest Construction Inc		2ND LOW BID - Kamins Construction		3RD LOW BID - Pro Grade Enterprises, Inc		4TH LOW BID - N P M Construction		5TH LOW BID - Trimaxx Construction, Inc		6TH LOW BID - Road Construction Northwest		7TH LOW BID - A-1 Landscaping and Construction	
DIVISION 8 - MISCELLANEOUS CONSTRUCTION																			
A- 35	SEEDING, FERTILIZING AND MULCHING	110	SY	12.00	\$ 1,320.00	\$ 2.20	\$ 242.00	\$ 2.20	\$ 242.00	\$ 9.20	\$ 1,012.00	\$ 3.60	\$ 396.00	\$ 10.00	\$ 1,100.00	\$ 11.00	\$ 1,210.00	\$ 6.00	\$ 660.00
A- 36	EROSION / WATER POLLUTION CONTROL	3000	DOL	1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00	\$ 1.00	\$ 3,000.00
A- 37	ESC LEAD	60	DAY	100.00	\$ 6,000.00	\$ 20.00	\$ 1,200.00	\$ 82.50	\$ 4,950.00	\$ 77.80	\$ 4,668.00	\$ 75.00	\$ 4,500.00	\$ 10.00	\$ 600.00	\$ 15.00	\$ 900.00	\$ 250.00	\$ 15,000.00
A- 38	INLET PROTECTION	4	EACH	100.00	\$ 400.00	\$ 50.00	\$ 200.00	\$ 82.50	\$ 330.00	\$ 108.00	\$ 432.00	\$ 100.00	\$ 400.00	\$ 100.00	\$ 400.00	\$ 95.00	\$ 380.00	\$ 350.00	\$ 1,400.00
A- 39	BARK MULCH	100	SY	6.00	\$ 600.00	\$ 7.10	\$ 710.00	\$ 7.15	\$ 715.00	\$ 7.15	\$ 715.00	\$ 16.00	\$ 1,600.00	\$ 20.00	\$ 2,000.00	\$ 6.00	\$ 600.00	\$ 18.00	\$ 1,800.00
A- 40	PSIPE AUTUMN BRILLIANCE SERVICEBERRY (1.5 IN. - 2.0 IN. CAL.)	2	EACH	325.00	\$ 650.00	\$ 275.00	\$ 550.00	\$ 275.00	\$ 550.00	\$ 276.00	\$ 552.00	\$ 510.00	\$ 1,020.00	\$ 20.00	\$ 40.00	\$ 450.00	\$ 900.00	\$ 500.00	\$ 1,000.00
A- 41	PSIPE RAYWOOD ASH (4 IN.CAL.)	4	EACH	500.00	\$ 2,000.00	\$ 715.00	\$ 2,860.00	\$ 715.00	\$ 2,860.00	\$ 717.00	\$ 2,868.00	\$ 1,200.00	\$ 4,800.00	\$ 20.00	\$ 80.00	\$ 950.00	\$ 3,800.00	\$ 800.00	\$ 3,200.00
A- 42	PSIPE FLAMINGO HEATHER (1 GAL.)	195	EACH	22.00	\$ 4,290.00	\$ 15.10	\$ 2,944.50	\$ 14.85	\$ 2,895.75	\$ 14.90	\$ 2,905.50	\$ 12.00	\$ 2,340.00	\$ 20.00	\$ 3,900.00	\$ 20.00	\$ 3,900.00	\$ 22.00	\$ 4,290.00
A- 43	PSIPE KELSEY DOGWOOD (1 GAL.)	57	EACH	22.00	\$ 1,254.00	\$ 14.15	\$ 806.55	\$ 13.75	\$ 783.75	\$ 13.80	\$ 786.60	\$ 11.00	\$ 627.00	\$ 20.00	\$ 1,140.00	\$ 18.00	\$ 1,026.00	\$ 16.00	\$ 912.00
A- 44	PSIPE LILAFEE BISHOPS HAT (1 GAL.)	55	EACH	22.00	\$ 1,210.00	\$ 16.00	\$ 880.00	\$ 15.40	\$ 847.00	\$ 15.40	\$ 847.00	\$ 13.50	\$ 742.50	\$ 20.00	\$ 1,100.00	\$ 21.00	\$ 1,155.00	\$ 22.00	\$ 1,210.00
A- 45	PSIPE IDAHO FESCUE (1 GAL.)	95	EACH	22.00	\$ 2,090.00	\$ 14.00	\$ 1,330.00	\$ 13.20	\$ 1,254.00	\$ 13.20	\$ 1,254.00	\$ 12.00	\$ 1,140.00	\$ 20.00	\$ 1,900.00	\$ 19.00	\$ 1,805.00	\$ 18.00	\$ 1,710.00
A- 46	PSIPE COASTAL STRAWBERRY (4 IN. POT)	21	EACH	9.00	\$ 189.00	\$ 5.00	\$ 105.00	\$ 3.85	\$ 80.85	\$ 3.85	\$ 80.85	\$ 5.50	\$ 115.50	\$ 10.00	\$ 210.00	\$ 6.00	\$ 126.00	\$ 10.00	\$ 210.00
A- 47	PSIPE BLUE OAT GRASS (1 GAL.)	46	EACH	22.00	\$ 1,012.00	\$ 14.00	\$ 644.00	\$ 13.20	\$ 607.20	\$ 13.20	\$ 607.20	\$ 12.00	\$ 552.00	\$ 20.00	\$ 920.00	\$ 18.00	\$ 828.00	\$ 18.00	\$ 828.00
A- 48	PSIPE DWARF JAPANESE HOLLY (1 GAL.)	140	EACH	25.00	\$ 3,500.00	\$ 15.00	\$ 2,100.00	\$ 14.85	\$ 2,079.00	\$ 14.90	\$ 2,086.00	\$ 13.50	\$ 1,890.00	\$ 20.00	\$ 2,800.00	\$ 19.00	\$ 2,660.00	\$ 22.00	\$ 3,080.00
A- 49	PSIPE LILY TURF (1 GAL.)	46	EACH	22.00	\$ 1,012.00	\$ 15.50	\$ 713.00	\$ 14.85	\$ 683.10	\$ 13.20	\$ 607.20	\$ 12.00	\$ 552.00	\$ 20.00	\$ 920.00	\$ 18.00	\$ 828.00	\$ 22.00	\$ 1,012.00
A- 50	PSIPE LOW OREGON GRAPE (1 GAL.)	12	EACH	25.00	\$ 300.00	\$ 15.00	\$ 180.00	\$ 14.30	\$ 171.60	\$ 14.30	\$ 171.60	\$ 16.00	\$ 192.00	\$ 20.00	\$ 240.00	\$ 22.00	\$ 264.00	\$ 24.00	\$ 288.00
A- 51	PSIPE CREEPING RASBERRY (4 IN. POT)	400	EACH	9.00	\$ 3,600.00	\$ 5.00	\$ 2,000.00	\$ 3.85	\$ 1,540.00	\$ 3.85	\$ 1,540.00	\$ 4.10	\$ 1,640.00	\$ 10.00	\$ 4,000.00	\$ 6.00	\$ 2,400.00	\$ 12.00	\$ 4,800.00
A- 52	PSIPE JAPANESE SPIREA (1 GAL.)	51	EACH	22.00	\$ 1,122.00	\$ 15.00	\$ 765.00	\$ 14.85	\$ 757.35	\$ 14.90	\$ 759.90	\$ 12.00	\$ 612.00	\$ 20.00	\$ 1,020.00	\$ 18.00	\$ 918.00	\$ 18.00	\$ 918.00
A- 53	TOPSOIL TYPE A	95	CY	50.00	\$ 4,750.00	\$ 58.00	\$ 5,510.00	\$ 55.00	\$ 5,225.00	\$ 55.10	\$ 5,234.50	\$ 50.00	\$ 4,750.00	\$ 65.00	\$ 6,175.00	\$ 55.00	\$ 5,225.00	\$ 80.00	\$ 7,600.00
A- 54	FLEXIBLE ROOT BARRIER	260	SF	7.00	\$ 1,820.00	\$ 14.00	\$ 3,640.00	\$ 12.10	\$ 3,146.00	\$ 12.10	\$ 3,146.00	\$ 15.00	\$ 3,900.00	\$ 25.00	\$ 6,500.00	\$ 10.00	\$ 2,600.00	\$ 22.00	\$ 5,720.00
A- 55	IRRIGATION SYSTEM	1	LS	23,200.00	\$ 23,200.00	\$ 54,000.00	\$ 54,000.00	\$ 52,250.00	\$ 52,250.00	\$ 52,400.00	\$ 52,400.00	\$ 44,921.00	\$ 44,921.00	\$ 30,000.00	\$ 30,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
A- 56	CEMENT CONC. TRAFFIC CURB AND GUTTER	530	LF	50.00	\$ 26,500.00	\$ 31.00	\$ 16,430.00	\$ 41.01	\$ 21,735.30	\$ 32.80	\$ 17,384.00	\$ 40.00	\$ 21,200.00	\$ 45.00	\$ 23,850.00	\$ 45.00	\$ 23,850.00	\$ 55.00	\$ 29,150.00
A- 57	CEMENT CONC. PEDESTRIAN CURB	10	LF	40.00	\$ 400.00	\$ 43.00	\$ 430.00	\$ 38.50	\$ 385.00	\$ 43.80	\$ 438.00	\$ 40.00	\$ 400.00	\$ 60.00	\$ 600.00	\$ 33.00	\$ 330.00	\$ 35.00	\$ 350.00
A- 58	CEMENT CONC. DRIVEWAY ENTRANCE TYPE 1	100	SY	100.00	\$ 10,000.00	\$ 71.00	\$ 7,100.00	\$ 89.87	\$ 8,987.00	\$ 73.90	\$ 7,390.00	\$ 115.00	\$ 11,500.00	\$ 140.00	\$ 14,000.00	\$ 92.00	\$ 9,200.00	\$ 120.00	\$ 12,000.00
A- 59	RAISED PAVEMENT MARKERS TYPE 2	1	HUND	400.00	\$ 400.00	\$ 1,000.00	\$ 1,000.00	\$ 880.00	\$ 880.00	\$ 882.00	\$ 882.00	\$ 400.00	\$ 400.00	\$ 1,000.00	\$ 1,000.00	\$ 300.00	\$ 300.00	\$ 900.00	\$ 900.00
A- 60	CEMENT CONC. CURB RAMP, PERPENDICULAR	3	EACH	3,000.00	\$ 9,000.00	\$ 2,500.00	\$ 7,500.00	\$ 2,101.00	\$ 6,303.00	\$ 1,760.00	\$ 5,280.00	\$ 1,472.00	\$ 4,416.00	\$ 1,900.00	\$ 5,700.00	\$ 2,500.00	\$ 7,500.00	\$ 3,100.00	\$ 9,300.00
A- 61	CEMENT CONC. CURB RAMP, PARALLEL	1	EACH	5,000.00	\$ 5,000.00	\$ 2,600.00	\$ 2,600.00	\$ 2,761.00	\$ 2,761.00	\$ 3,070.00	\$ 3,070.00	\$ 2,200.00	\$ 2,200.00	\$ 2,700.00	\$ 2,700.00	\$ 3,200.00	\$ 3,200.00	\$ 3,500.00	\$ 3,500.00
A- 62	CEMENT CONC. SIDEWALK	465	SY	65.00	\$ 30,225.00	\$ 57.00	\$ 26,505.00	\$ 72.60	\$ 33,759.00	\$ 58.30	\$ 27,109.50	\$ 56.50	\$ 26,272.50	\$ 70.00	\$ 32,550.00	\$ 81.00	\$ 37,665.00	\$ 60.00	\$ 27,900.00
A- 63	CEMENT CONC. SIDEWALK THICKENED EDGE	35	LF	180.00	\$ 6,300.00	\$ 240.00	\$ 8,400.00	\$ 229.74	\$ 8,040.90	\$ 221.00	\$ 7,735.00	\$ 58.00	\$ 2,030.00	\$ 80.00	\$ 2,800.00	\$ 90.00	\$ 3,150.00	\$ 45.00	\$ 1,575.00
A- 64	CEMENT CONC. SIDEWALK TRANSITION	1	EACH	1,000.00	\$ 1,000.00	\$ 975.00	\$ 975.00	\$ 1,221.00	\$ 1,221.00	\$ 1,150.00	\$ 1,150.00	\$ 1,200.00	\$ 1,200.00	\$ 2,000.00	\$ 2,000.00	\$ 1,850.00	\$ 1,850.00	\$ 500.00	\$ 500.00
A- 65	MAILBOX SUPPORT, TYPE "CLUSTER 4"	1	EACH	1,200.00	\$ 1,200.00	\$ 800.00	\$ 800.00	\$ 550.00	\$ 550.00	\$ 1,730.00	\$ 1,730.00	\$ 610.00	\$ 610.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 1,800.00
A- 66	ILLUMINATION & ELECTRICAL SYSTEM	1	LS	65,000.00	\$ 65,000.00	\$107,000.00	\$ 107,000.00	\$102,729.00	\$ 102,729.00	\$ 94,300.00	\$ 94,300.00	\$107,210.00	\$ 107,210.00	\$113,000.00	\$113,000.00	\$120,000.00	\$120,000.00	\$125,000.00	\$125,000.00

A- 67	RESOLUTION OF CONFLICTS WITH EXISTING UTILITIES			5000	DOL	1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00	\$ 1.00	\$ 5,000.00		
A- 68	PERMANENT SIGNING			1	LS	2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00	\$ 1,375.00	\$ 1,375.00	\$ 2,260.00	\$ 2,260.00	\$ 3,200.00	\$ 3,200.00	\$ 3,500.00	\$ 3,500.00	\$ 4,500.00	\$ 4,500.00		
A- 69	REMOVING PAINT LINE			900	LF	1.00	\$ 900.00	\$ 4.00	\$ 3,600.00	\$ 3.30	\$ 2,970.00	\$ 3.30	\$ 2,970.00	\$ 2.00	\$ 1,800.00	\$ 3.60	\$ 3,240.00	\$ 1.75	\$ 1,575.00		
A- 70	PAINT LINE			1240	LF	1.50	\$ 1,860.00	\$ 1.50	\$ 1,860.00	\$ 1.35	\$ 1,674.00	\$ 1.35	\$ 1,674.00	\$ 1.10	\$ 1,364.00	\$ 1.70	\$ 2,108.00	\$ 1.00	\$ 1,240.00		
A- 71	PAINTED CROSSWALK LINE			500	SF	3.00	\$ 1,500.00	\$ 5.50	\$ 2,750.00	\$ 3.58	\$ 1,790.00	\$ 3.60	\$ 1,800.00	\$ 5.00	\$ 2,500.00	\$ 4.00	\$ 2,000.00	\$ 4.50	\$ 2,250.00		
A- 72	PLASTIC STOP LINE			30	LF	14.00	\$ 420.00	\$ 26.00	\$ 780.00	\$ 22.00	\$ 660.00	\$ 22.10	\$ 663.00	\$ 42.00	\$ 1,260.00	\$ 30.00	\$ 900.00	\$ 35.00	\$ 1,050.00		
CONSTRUCTION TOTAL							\$524,959.00	\$ 498,480.05		\$552,037.37		\$ 552,427.35		\$665,408.50		\$677,768.00		\$732,830.00		\$770,468.00	



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Amendment to the Interlocal Agreement Concerning the Governing of Northshore Park & Recreation Service Area Move to: Approve Third Amendment to Amended Interlocal Agreement between King County, Snohomish County, City of Bothell, City of Kenmore, and City of Woodinville concerning the governing of the Northshore Park and Recreation Service Area by approving a one-time facility repair contribution of \$6,646.00.	For Council Meeting Agenda of: March 25, 2019 Department: City Manager's Office Prepared by: Rob Karlinsey Approved by Department Head: _____ Approved by City Attorney: _____ Approved by Finance Director: <u>Qnel</u> Approved by City Manager: <u>RJK</u> Attachments: 1. Amended Interlocal Agreement with NPRSA (2001) 2. First Amendment to Interlocal Agreement with NPRSA 3. Second Amendment to Interlocal Agreement with NPRSA 4. Capital Improvements List for the Northshore Senior Center 5. Quotes for Capital Improvements 6. <i>Proposed</i> Third Amendment to the Interlocal Agreement with NPRSA	
Expenditure Required \$6,646.00	Amount Budgeted \$0	Appropriation Required \$6,646.00
<u>INFORMATION/BACKGROUND:</u> The Northshore Parks and Recreation Service Area (NPRSA) was established nearly 30 years ago to develop a permanent home for the Northshore Senior Center, ensuring the ability to continue to meet the growing needs of our community's disabled and older adults. NPRSA is a local taxing district that was established by the voters in 1988. In 1989, King County, Snohomish County, and the cities of Bothell and Woodinville entered into an Interlocal Agreement (ILA) in support of a bond issuance (Attachment 1). NPRSA successfully passed a local bond to fund the development of the Bothell Senior Center (opened in 1992) and passed subsequent bonds to fund the development of the Northshore Adult Day Health Center and a pedestrian bridge connecting the two facilities. These bonds were refinanced and consolidated in 2010 and are due to mature in 2021. Both facilities and the connecting pedestrian bridge are owned by the Northshore Parks and Recreation Service Area and are located in Bothell to serve the region. These facilities are near 30 years of age and an increasingly long list of capital repair and replacement needs have been identified by the Northshore Senior Center to ensure the sustainability of the buildings.		

In 2001, the ILA was amended to include the City of Kenmore and provide representatives from each entity serve on the NPRSA Board. In 2007, the First Amendment to the Amended Agreement (Attachment 2) was approved that added more specific language to the Agreement including continuing an aggregated annual contribution not to exceed \$8,000. The interlocal agreement states that the amount is allocated based on population, and the following percentage distribution has been used in recent years:

- King County: 27%
- Snohomish County: 18%
- City of Bothell: 29%
- City of Kenmore: 17%
- City of Woodinville: 9%

These funds are used to finance NPRSA's basic administrative costs. NPRSA has no staff and instead contracts for part-time administrative support. Without staff, NPRSA does not have the ability to perform any analysis, financial planning, or asset replacement evaluations.

In 2017 the Second Amendment to the Amended Agreement (Attachment 3) was approved by the NPRSA Board, but not the Bothell City Council, that increased the annual aggregated contribution from \$8,000 to \$16,000.

NPRSA contracts with the Northshore Senior Center to operate the Center. A new agreement between the Center and NPRSA was negotiated and finalized last year. NPRSA has the responsibility to properly maintain the buildings and the Center, as the tenant, is responsible for maintenance and repairs related to their use of the facilities.

The Northshore Senior Center is one of the largest senior centers in the Country. They focus on providing holistic services and support to older adults, adults of all ages with disabilities, and their family caregivers. Dedicated volunteers, welcoming facilities and nearly 300 programs create a vibrant "home away from home" for people in our community by meeting their social, emotional, recreational and health needs all in one spot. Each year, nearly 6,000 people are supported by the center to live full, healthy and inspired lives. In 2017, nearly 500 of the individuals served were veterans.

Previous Actions:

- 1989 Approved NPRSA Interlocal Agreement
- 2001 Approved NPRSA Amended Interlocal Agreement
- 2007 Approved NPRSA First Amendment to Amended Interlocal Agreement

Discussion:

The two buildings owned by the NPRSA and operated by the Northshore Senior Center are aging and in need of significant capital repairs and future improvements. A partial list, prepared by the Center, of the most emergent needs are listed in Attachment 4. With an annual budget just below \$3M, the Northshore Senior Center is not in a position to fund the significant capital needs faced by the aging building, nor is this a financial obligation expected under the agreement between NPRSA and the Center. NPRSA did not establish an asset replacement fund for the facilities and therefore has no funds available to pay for these identify capital improvements or any other future capital improvements. At this time, NPRSA has a projected operating reserve ending December 2019 of \$28,000.

The Senior Center is at risk of immediate closure for health and safety reasons and regulatory fines if the following three repairs are not completed totaling \$39,092 (Attachment 5):

- Replacement of the fire monitoring alarm system: This system is 26 years old with an expected asset life of 20 years. Original parts are no longer available, so it must be replaced to continue functioning correctly. This will cost \$17,242.

- Replacement of roller service door: One of three in the building must be replaced immediately due to it being a fire hazard. This will cost \$5,000.
- Bioswale improvements to comply with Stormwater regulations estimated at \$16,850.

The Center has not budgeted for these significant repairs, but did pay for a few life and safety repairs last year that were required to keep the facility open. The Center reached out to NPRSA, as the property owner, to request funding for these emergency repairs. Since NPRSA has no asset replacement fund nor an adequate GF reserve, funds need to be provided by member agencies. At the February 6 NPRSA Board meeting, the Board voted to have the member agencies return to their respective Councils and request the funding.

For the City of Kenmore, this amount totals \$6,646.00 (using the percent allocations listed above). If approved funds would be allocated from the City's General Fund Reserve and appropriated by the City Council in the next budget amendment ordinance.

The City Managers of Bothell, Kenmore and Woodinville are collaborating to identify next steps for both funding options for the capital facility needs and future of NPRSA. The City of Bothell is leading the effort and has agreed to recruit a graduate intern from the UW Evans School to work with NPRSA members, the Center, and NPRSA's pro bono attorney to analyze funding options, both operating and capital for NPRSA. At their February 6 Board meeting, the Board approved a \$5,000 expenditure for the graduate intern. Since NPRSA is not set up to hire staff, the City of Bothell will hire the graduate intern and invoice NPRSA for their time. The City of Woodinville is leading a facilities assessment Request for Qualifications process.

ATTACHMENT

1

**AMENDED INTERLOCAL AGREEMENT
BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF BOTHELL,
CITY OF KENMORE AND CITY OF WOODINVILLE
CONCERNING THE GOVERNING OF THE NORTHSORE PRSA**

This agreement is entered into between King County, a political subdivision of the State of Washington; Snohomish County, a political subdivision of the State of Washington; the City of Bothell, a municipal corporation incorporated under the laws of the State of Washington; the City of Kenmore, a municipal corporation incorporated under the laws of the State of Washington; and the City of Woodinville, a municipal corporation incorporated under the laws of the State of Washington.

WHEREAS, pursuant to King County Ordinance 8596 and Snohomish County Ordinance 88-066, the voters of the Northshore School District, comprised of portions of both King and Snohomish Counties, approved at the September 20, 1988 primary election the formation of a park and recreation service area (hereinafter called "PRSA") with the same boundaries of the Northshore School District; and

WHEREAS, pursuant to RCW 36.68.400, 1988, King and Snohomish counties, along with the City of Bothell, entered into an interlocal agreement in September 1988 to implement and govern the PRSA; and

WHEREAS, subsequent to the approval of said interlocal agreement, the City of Woodinville incorporated on March 31, 1993, and the City of Kenmore incorporated on August 31, 1998; and

WHEREAS, both the City of Woodinville and the City of Kenmore lie at least in part within the boundaries of the Northshore PRSA, and representatives of these cities should be entitled to participate in the governance of the PRSA;

THEREFORE, the Northshore PRSA shall be governed as follows:

I. Governing Board.

- A. Membership. The governing board of the PRSA shall be made up of the 7 individuals holding the following elective offices as appointed by their respective legislative body:



King County Councilmember:	District 1 or as designated by motion.
King County Councilmember:	District 3 or as designated by motion.
Snohomish County Councilmember -	as designated by resolution.
City of Bothell Councilmember -	as designated by resolution.
City of Bothell Councilmember -	as designated by resolution.
City of Kenmore Councilmember -	as designated by resolution.

City of Woodinville Councilmember - as designated by resolution.

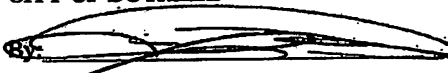
- B. Alternates. Alternates for the above board members may be designated by resolution or motion of the relevant jurisdiction.
- C. Powers. The governing board of the PRSA shall exercise all of the powers authorized under state law.
- D. Meetings. The governing board shall determine the times and places of meetings. The meetings shall be conducted pursuant to the bylaws adopted by the governing board.
- E. Staffing. Staffing recommendations shall be provided from among the parties as agreed by the governing board.

II. Term. This agreement shall remain in effect until modified by written agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

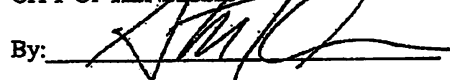
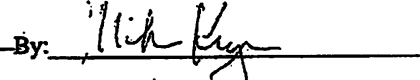
CITY OF BOTHELL

APPROVED AS TO FORM:

By:  By: 
Dated: 10/29/01 Dated: 10/29/01

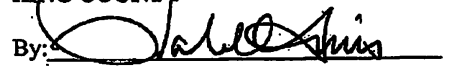
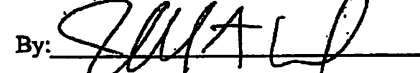
CITY OF KENMORE

APPROVED AS TO FORM:

By:  By: 
Dated: 10/29/01 Dated: 10/26/01

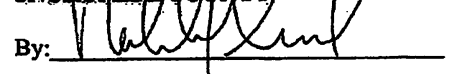
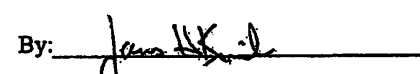
KING COUNTY

APPROVED AS TO FORM:

By:  By: 
Dated: 11-2-2001 Dated: 11-08-01

SNOHOMISH COUNTY

APPROVED AS TO FORM:

By:  By: 
Dated: 10/29/01 Dated: 10/29/01

CITY OF WOODINVILLE

By: Ronald D. Rose

Dated:

APPROVED AS TO FORM:

By: [Signature]

Dated:

10/31/01

ATTACHMENT
2

RECEIVED NO. 2907
DATE 11-7-07
CITY CLERK *DAK*
07-135

**FIRST AMENDMENT TO AMENDED INTERLOCAL AGREEMENT
BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF BOTHELL,
CITY OF KENMORE AND CITY OF WOODINVILLE CONCERNING THE
GOVERNING OF THE NORTHSHORE PRSA**

This agreement is entered into between King County, a political subdivision of the State of Washington; Snohomish County, a political subdivision of the State of Washington; the City of Bothell, a municipal corporation incorporated under the laws of the State of Washington; the City of Kenmore, a municipal corporation incorporated under the laws of the State of Washington; and the City of Woodinville, a municipal corporation incorporated under the laws of the State of Washington.

WHEREAS, pursuant to King County Ordinance No. 8596 and Snohomish County Ordinance No. 88-066, the voters of the Northshore School District, comprised of portions of both King and Snohomish Counties, approved at the September 20, 1988 primary election the formation of a park and recreation service area (hereinafter called "PRSA") with the same boundaries of the Northshore School District; and

WHEREAS, pursuant to RCW 36.68.400, King and Snohomish Counties, along with the City of Bothell, entered into an interlocal agreement in September, 1988, to implement and govern the Northshore PRSA; and

WHEREAS, subsequent to approval of the interlocal agreement, the City of Woodinville incorporated on March 31, 1993, and the City of Kenmore incorporated on August 31, 1998; and

WHEREAS, in 2001 King and Snohomish Counties, along with the Cities of Bothell, Woodinville, and Kenmore, entered into an amended interlocal agreement providing for representatives of each entity to participate in governance of the Northshore PRSA; and

WHEREAS, the Governing Board of the Northshore PRSA and the legislative authorities of King and Snohomish Counties and the Cities of Bothell, Woodinville, and Kenmore, have determined that it is necessary for each participating jurisdiction to make financial contributions to defray costs associated with governing the Northshore PRSA as provided herein;

THEREFORE, King and Snohomish Counties and the Cities of Bothell, Woodinville, and Kenmore agree to amend the Amended Interlocal Agreement between King County, Snohomish County, City of Bothell, City of Kenmore and City of Woodinville

**FIRST AMENDMENT TO AMENDED INTERLOCAL AGREEMENT
BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF
BOTHELL, CITY OF KENMORE AND CITY OF WOODINVILLE
CONCERNING THE GOVERNING OF THE NORTHSHORE PRSA - I**

Concerning the Governing of the Northshore PRSA dated September 10, October 29, and November 2, 2001, as follows:

1. A new Article II is inserted to read:

II. Contributions.

- A. No later than September 1 of each year the Governing Board shall adopt a budget for the following calendar year, which shall separately account for administrative costs associated with governing the PRSA. Such administrative costs shall include costs required for preparing and maintaining PRSA books and records as required by the State Auditor.
- B. Except as provided in paragraph C, the parties shall each contribute an amount to pay administrative costs associated with governing the PRSA in direct proportion to their respective populations residing within the boundaries of the PRSA and not residing within the boundaries of another party. Contributions shall be paid on or before January 30 of each year. For 2007, payment shall be paid on or before October 1, 2007.
- C. The contributions provided for in paragraph B shall in any calendar year not exceed an aggregate of \$8,000. All such contributions shall be contingent upon appropriation of necessary funds for this specific purpose by each party's legislative authority in accordance with law. If in any year a party fails to pay its share of administrative costs associated with governing the PRSA a majority of the parties who paid their respective contributions for that year may modify this agreement to remove the non-contributing party from the governing board of the PRSA.
- D. The contributions provided for in this article shall be deposited and accounted for in a separate account maintained by the King County Treasurer in accordance with RCW 36.68.500.

2. Article II is changed to Article III and is amended to read:

III. Term.

This agreement as now or hereafter amended shall remain in effect until modified by the parties, or by a majority of the parties in the event a party fails to contribute to pay its share of administrative costs associated with

FIRST AMENDMENT TO AMENDED INTERLOCAL AGREEMENT
BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF
BOTHELL, CITY OF KENMORE AND CITY OF WOODINVILLE
CONCERNING THE GOVERNING OF THE NORTHSORE PRSA - 2

governing the PRSA as provided in paragraph C of Article II, or until terminated in accordance with law.

IN WITNESS WHEREOF, the parties have executed this amendment on the dates indicated below.

KING COUNTY

By: [Signature]
Dated: 5-8-08

APPROVED AS TO FORM:

By: _____
Dated: _____

SNOHOMISH COUNTY

By: [Signature] **MARK SOINE**
Deputy Executive
Dated: 10/24/07

APPROVED AS TO FORM:

By: _____
Dated: _____

CITY OF BOTHELL

By: [Signature]
Dated: 2-1-08

APPROVED AS TO FORM:

By: [Signature]
Dated: _____

CITY OF KENMORE

By: [Signature]
Dated: April 10, 2008

APPROVED AS TO FORM:

By: _____
Dated: _____

CITY OF WOODINVILLE

By: [Signature]
Dated: 3-12-08

APPROVED AS TO FORM:

By: [Signature]
Dated: _____

ATTEST:

[Signature]
BOTHELL CITY CLERK

COUNCIL USE ONLY	
Approved:	<u>10-22-07</u>
Docfile:	<u>D-5</u>

FIRST AMENDMENT TO AMENDED INTERLOCAL AGREEMENT
BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF
BOTHELL, CITY OF KENMORE AND CITY OF WOODINVILLE
CONCERNING THE GOVERNING OF THE NORTHSORE PRSA - 3

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ATTACHMENT

3

SECOND AMENDMENT TO AMENDED INTERLOCAL AGREEMENT BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF BOTHELL, CITY OF KENMORE AND CITY OF WOODINVILLE CONCERNING THE GOVERNING OF THE NORTHSORE PRSA

King and Snohomish Counties and the Cities of Bothell, Woodinville, and Kenmore agree to a Second Amendment to the Amended Interlocal Agreement between King County, Snohomish County, City of Bothell, City of Kenmore and City of Woodinville Concerning the Governing of the Northshore PRSA dated September 10, October 29, and November 2, 2001, amending Article II. C. of the First Amendment as delineated by the strike through and underline below:

II. Contributions.

C. The contributions provided for in paragraph B shall in any calendar year not exceed an aggregate of ~~\$8,000~~ \$16,000. All such contributions shall be contingent upon appropriation of necessary funds for this specific purpose by each party's legislative authority in accordance with law. If in any year a party fails to pay its share of administrative costs associated with governing the PRSA a majority of the parties who paid their respective contributions for that year may modify this agreement to remove the non-contributing party from the governing board of the PRSA.

All other provisions of the amended agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this amendment on the dates indicated below.

KING COUNTY

APPROVED AS TO FORM:

By: _____

By: _____

Dated: _____

Dated: _____

SNOHOMISH COUNTY

APPROVED AS TO FORM:

By: _____

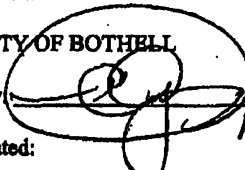
By: _____

Dated: _____

Dated: _____

CITY OF BOTHELL

APPROVED AS TO FORM:

By:  _____

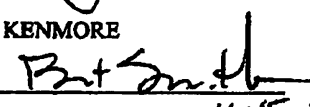
By: _____

Dated: 11-15-17

Dated: _____

CITY OF KENMORE

APPROVED AS TO FORM:

By:  _____

By: _____

11-15-17

634922.1 - 364152 -0001

Dated:

CITY OF WOODINVILLE

By: Bernard W. Talmas

Dated: BERNARD W. TALMAS,
Woodinville Mayor

Dated:

APPROVED AS TO FORM:

By: Jeff Ganson
JEFF GANSON, City Attorney

Dated: November 18, 2017

634922.1 - 264152 - 0001

RECEIVING NO. 5743
 DATE 11/7/18
 CITY CLERK [Signature]
 CONTRACT NO. 07-135

SECOND AMENDMENT TO AMENDED INTERLOCAL AGREEMENT BETWEEN KING COUNTY, SNOHOMISH COUNTY, CITY OF BOTHELL, CITY OF KENMORE AND CITY OF WOODINVILLE CONCERNING THE GOVERNING OF THE NORTHSHORE PRSA

King and Snohomish Counties and the Cities of Bothell, Woodinville, and Kenmore agree to a Second Amendment to the Amended Interlocal Agreement between King County, Snohomish County, City of Bothell, City of Kenmore and City of Woodinville Concerning the Governing of the Northshore PRSA dated September 10, October 29, and November 2, 2001, amending Article II. C. of the First Amendment as delineated by the strike through and underline below:

II. Contributions.

C. The contributions provided for in paragraph B shall in any calendar year not exceed an aggregate of ~~\$8,000~~ \$16,000. All such contributions shall be contingent upon appropriation of necessary funds for this specific purpose by each party's legislative authority in accordance with law. If in any year a party fails to pay its share of administrative costs associated with governing the PRSA a majority of the parties who paid their respective contributions for that year may modify this agreement to remove the non-contributing party from the governing board of the PRSA.

All other provisions of the amended agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this amendment on the dates indicated below.

KING COUNTY

By: [Signature]
 Dated: 10-5-18

APPROVED AS TO FORM:

By: _____
 Dated: _____

SNOHOMISH COUNTY

By: [Signature] **KEN KLEIN**
 Executive Director
 Dated: _____

APPROVED AS TO FORM:

By: [Signature]
 Dated: 11-09-17 **Rebecca Evadamud**

CITY OF BOTHELL

By: _____
 Dated: _____

APPROVED AS TO FORM:

By: _____
 Dated: _____

CITY OF KENMORE

By: _____

APPROVED AS TO FORM:

By: _____

634922.1 - 364152 -0001

COUNCIL USE ONLY	
Approved: <u>12-13-17</u>	
Docfile: <u>D-14</u>	

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**Capital Needs
NPRSA Facilities**

Northshore Senior Center and Northshore Adult Day Health Center
January 2019

ATTACHMENT

4

Item	Facility	When Repair/Replacement is needed	Replacement Cost	Additional notes
Fire monitoring system	Senior Center	ASAP	\$ 55,000.00	Replacement required original parts no longer available
Roller service door	Senior Center	ASAP	\$ 5,000.00	1 of 3 needs immediate replacement due to fire hazard
Carpet	Senior Center	2019	\$ 60,000.00	Some replacement completed in 2018. Additional replacement needed now.
Slab jack of exterior sidewalks	Senior Center	2019	\$ 5,000.00	Trip hazard
Building siding and windows	Senior Center	2019	\$ 500,000.00	May be additional cost once siding is off and we see extent of rot.
Parquetry floor MPR	Senior Center	2019	\$ 83,000.00	\$10,000 from King County for 2019
Perimeter fencing	Adult Day Center	2019	\$ 15,000.00	Fencing rotted out. Fell in recent wind storm.
Commercial Garbage Disposal	Senior Center	2019	\$ 1,500.00	
HVAC	Senior Center	2020	\$ 600,000.00	Replacement due; parts and refrigerant no longer available.
Hot Water boilers (2)	Senior Center	2020	\$ 9,000.00	
Car park asphalt	Senior Center	2020	\$ 75,000.00	Resurfacing required now
Roofing	Senior Center	2020	\$ 200,000.00	Replacement required soon. Have been able to patch.
Replacement of parking lot lights	Senior Center/ADH	2020	\$ 12,000.00	Some lights replaced 2018. Additional repair needed.
Hot Water furnace (2)	Adult Day Center	2021	\$ 9,000.00	
Re-grade of parking lot entrance	Senior Center	?	Unsure	Suggestion that entrance be regraded to allow better visibility of pedestrians
Carpet	Adult Day Center	2019-Q1	\$ 45,000.00	Replacement needed now. Becoming a tripping hazard.
Restroom flooring	Adult Day Center	2019-Q1	\$ 35,000.00	Current floor presents a health issue.
Kitchen range hood exhaust and supply fans.	Adult Day Center	Asset life through 2021	\$ 4,000.00	Replacement required in 4 years
Passenger elevator	Senior Center	Asset Life through 2022	\$ 275,000.00	
Wheel chair lift (Stage)	Senior Center	Asset Life through 2022	\$ 30,000.00	
Fire monitoring system	Adult Day Center	Asset life through 2026	\$ 35,000.00	
HVAC	Adult Day Center	Asset life through 2026	\$ 90,000.00	
Walkin Kitchen coolroom and freezer	Adult Day Center	Asset life through 2026	\$ 8,000.00	
Car park asphalt	Adult Day Center	Asset life through 2031	\$ 30,000.00	
Passenger elevator	Adult Day Center	Asset life through 2036	\$ 250,000.00	
Building Management System	Adult Day Center	Asset life through 2036	\$ 150,000.00	
Roofing	Adult Day Center	Asset life through 2036	\$ 75,000.00	
Kitchen range hood exhaust and supply fans.	Senior Center	DONE	DONE	
Walk-in Fridge	Senior Center	DONE	DONE	Replaced cooling unit 2018--approx. \$5,000
Ice making machine	Senior Center	DONE	DONE	Replaced 2018--approx. \$2,000
Commercial dishwasher	Senior Center		\$ 7,500.00	
Commercial combination grill/stove/oven	Senior Center		\$ 4,500.00	
Commercial convection ovens (2)	Senior Center		\$ 6,000.00	Replaced 1 set of doors 2018--approx. \$2,000
Food steamer	Senior Center	DONE	DONE	
Commercial drip coffee machine	Senior Center	DONE	DONE	
Commercial Freezer	Senior Center		\$ 4,500.00	
Dishwasher stainless steel exhaust hood	Senior Center		\$ 3,000.00	
Small kitchen exhaust hood	Senior Center		\$ 3,000.00	
			\$ 2,625,000.00	

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ATTACHMENT
5



BODINE CONSTRUCTION SERVICES, INC.

Drainage Contractors ♦ Drainage Consultants

Contractor License # BODINC*332BT

E-mail: info@bodineconstruction.com

Website: www.bodineconstruction.com

6009 212th St. S.W., Lynnwood, WA 98036
Office (425) 778-2557 ♦ Fax (425) 672-2434
Eastside (425) 881-2577

Harry Horst

February 4, 2019

Cell: 425-877-6380

Email: hhorst@mynorthshore.org

Bid #C-0204A19K

Field Representative

Jim Coolbaugh

Cell: 206-510-5482

Property Address

"Northshore Adult Day Center"

10212 E Riverside Dr

Bothell, WA 98011

Hi Harry,

Bodine Construction Services, Inc. is pleased to submit the following bid proposal for your review.

1) Assessment: Excessive vegetation growth around bioswale and in bioswale outlet trench/ditch. Deciduous trees around the bioswale need to be removed to promote grass growth within the swale. Due to the height and volume of these trees it is best to contact a tree service company. The swale currently has 2-3ft of standing water in it. This indicates vegetation and/or sediment is blocking the outfall trench/ditch. This material needs to be removed to re-establish flow from swale and to assess swale and dispersion trench condition and maintenance needs.

1) Recommendation: Cut and remove excessive vegetation from swale outlet trench/ditch. Excavate excess sediment in swale outlet ditch to drain swale and restore outlet ditch function. Bid given below is a best case/worst case bid which will cover the unknown variable such as the amount of sediment in the bioswale outlet ditch/trench. Install erosion mat in excavated trench/ditch, prior to releasing standing water from swale.

Special Notes:

1. Large brush that is cut will be removed from site. Small brush that is cut will be left around outer edge of outlet trench as a growth barrier.
2. Sediment to be dispersed on banks of trench or removed in accordance with State regulations.

1) Budget Bid Amount of: \$8,980⁰⁰ - \$14,610⁰⁰ plus tax (Bid Amount varies due to sediment removal)

Page 2 of 2

Bid #C-0204A19K

2) Assessment: Catch Basin(s)/Maintenance Structure(s) are in need of cleaning due to sediment/sludge/debris in Basin(s)/Maintenance Structure(s) and are required to be cleaned, number of Type 1 Catch Basins to be cleaned 5, number of Maintenance Structures to be cleaned 4. City of Bothell recommends hydro jetting conveyance pipes between the structures. Structure lid bolt on DCB010036 is stripped and needs to be replaced.

2) Recommendation: Clean/remove sediment/sludge/debris from Basins/Maintenance Structures. Hydro jet conveyance pipes as needed. Replace stripped bolt

2) Bid Amount: \$7,870⁰⁰ plus tax

1) & 2) Combined Total Amounts: \$16,850⁰⁰ plus tax

Terms: Upon bid acceptance please return signed copy of bid. A \$6,740⁰⁰ deposit is required to schedule work. All deposits will be considered as a retainer fee and will be applied to the final billing upon successful completion of the above listed job. Invoices are due on completion of job. For any invoices not paid within 5 days of completion of job, a service charge of 1.5% per month will be applied to your past due balance.

****Major Credit Cards Accepted ****

**** As of May 1, 2018, we are now charging a 2.0% processing fee for all Credit/Debit**

Acceptance Date _____ Sincerely,

Accepted By _____

Jim Coolbaugh
Bodine Construction Services, Inc.

MS-9600LS(E)/MS-9600UDLS(E) Intelligent Addressable FACP with Optional 2nd Loop



Addressable

General

Fire•Lite's MS-9600LS(E) and MS-9600UDLS(E) are compact, cost effective, intelligent addressable FACPs (Fire Alarm Control Panels) with an extensive list of powerful features. The combination of Fire•Lite's newer series devices and legacy 300 Series devices, along with the MS-9600LS(E) or MS-9600UDLS(E) FACP, offer the latest in fire protection technology. LiteSpeed™ is a patented technology that polls 10 devices at a time looking for new or different information. When new information is found at a specific address, the system polls that device several times for any new data. This improvement allows a fully loaded panel with up to 636 devices to report an incident and activate the notification circuits in under 10 seconds. With this new polling scheme, devices can be wired on standard twisted, unshielded wire up to a distance of 10,000 feet per loop. Each Signaling Line Circuit (SLC) loop supports up to 159 addressable detectors including photoelectric, photoelectric with heat, beam, ionization, photoelectric duct, fixed heat, fixed heat with rate-of-rise, and fixed high-heat detectors. It also supports up to 159 addressable modules including monitor (two-wire detector, normally open devices), dual-monitor functions (two monitor circuits from one module, two addresses used), multimonitor (multiple monitor circuits from one module, multiple addresses used), control (for Notification Appliance Circuits), and relay (two Form-C) modules.

The FLPS-7 power supply is a separate board while all other electronics are contained on a single main circuit board. Both boards are mounted to a quick-removable chassis and housed in a metal cabinet. The backbox can be installed allowing field wiring to be pulled. When construction is completed, the chassis with the electronics can be quickly installed with two bolts.

The MS-9600UDLS(E) includes a factory-installed DACT-UD2 Digital Alarm Communicator Transmitter. The DACT transmits system status (alarm, troubles, AC loss, etc.) to a Central Station via internet (optional IPDACT installed) or the public switched telephone network.

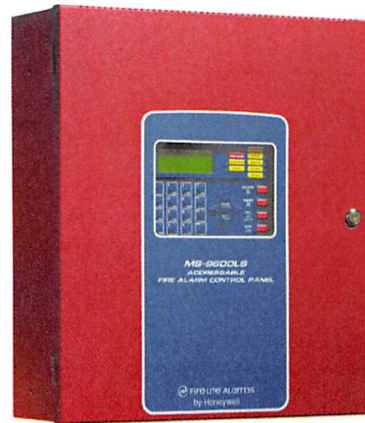
Optional modules, which plug into the main circuit board, are available for special functions. Available accessories include LED, graphic and LCD annunciators, reverse polarity/city box transmitter, digital alarm communicator/transmitter, SLC expansion module, local and remote upload/download software and remote power expansion.

FM APPROVED to UL ANSI 864.

Controls And Indicators

LED INDICATORS

- AC POWER (green)
- FIRE ALARM (red)
- SUPERVISORY (yellow)
- ALARM SILENCED (yellow)
- SYSTEM TROUBLE (yellow)
- MAINTENANCE/PRESIGNAL (yellow)
- DISABLED (yellow)
- BATTERY FAULT (yellow)
- GROUND FAULT (yellow)



524120v.jpg

MEMBRANE SWITCH CONTROLS

- ACKNOWLEDGE/STEP
- ALARM SILENCE
- DRILL
- SYSTEM RESET (lamp test)
- 12-key pad with full alphabet
- 4 cursor keys
- ENTER

Special Features

- Easy mount chassis.
- 7 amp switching power supply.
- Large enclosure allows 18 amp-hour batteries
- DACT-UD2 plug-in communicator standard with MS-9600UDLS/E.
- Optional IPDACT Internet Protocol Digital Alarm Communicator/Transmitter
- Four Style Y (Class B) or two Style Z (Class A) NAC circuits.
- Selectable strobe synchronization per NAC for System Sensor, Wheelock, and Gentex devices.
- Automated control of ACC-25/50(ZS/T) audio speaker circuits
- ANN-BUS for connection to following optional modules
Note: cannot be used if ACS annunciators are used.
 - ANN-80(-W) Remote LCD Annunciator
 - ANN-I/O LED Driver Module
 - ANN-S/PG Serial/Parallel Printer Module
 - ANN-RLY Relay Module
 - ANN-LED Annunciator Module
 - ANN-RLED Annunciator Module (alarms only)

Standard Features

SLC LOOP

- SLC can be configured for NFPA Style 4, 6, or 7 operation.
- SLC supports up to 318 addressable devices per loop (159 detectors and 159 monitor, control, or relay modules).
- SLC loop maximum length 10,000 ft. (3,048 m) @ 12 AWG (3.1 mm²) using twisted, unshielded wire (see Wire Table on page 5).

NOTIFICATION APPLIANCE CIRCUITS (NACS):

- Four onboard NACs with additional NAC capability using output control modules (CMF-300 or CMF-300-6). The four Class B NACs can be converted to two Class A NACs with the NACKEY (included).
- Silence Inhibit and Auto Silence timer options.
- Continuous, March Time, Temporal or California code for main circuit board NACs with two-stage capability.
- Selectable strobe synchronization per NAC.
- 3.0 amps maximum per each NAC circuit
Note: Maximum 24 VDC system power output is shared among all NAC circuits and 24 VDC special application auxiliary power outputs. Total available output is 7.0 amps.

ADVANCED FIRE TECHNOLOGY:

- Sensitivity testing with printable results, onsite or offsite.
- Automatic drift compensation.

PROGRAMMING AND SOFTWARE:

- Autoprogram (learn mode) reduces installation time.
- Fully programmable from local keypad, local PS/2 keyboard or PC (using the standard PS-TOOLS Windows® utility).
- Two-level user-programmable passwords.
- Custom English labels (per point) may be manually entered or selected from an internal library file.
- Three Form-C relay outputs (two programmable).
- 99 software zones.

USER INTERFACE:

- Optional plug-in DACT-UD2 communicator (standard with MS-9600UDLS(E) with USB port for local upload/download.
- Remote Acknowledge, Silence, Reset and Drill via addressable monitor modules, ACS Series annunciators, LCD-80F remote annunciator, or ANN-80 Series Annunciators.
- EIA-232 printer/PC interface (variable baud rate) on main circuit board.
- Integral 80-character LCD display with backlighting.
- Real-time clock/calendar with automatic daylight savings adjustments.
- History file with 1,000-event capacity.
- EIA-485/ANN-BUS supporting up to 8 ANN Series Annunciators or 32 ACS Series annunciators.
- EIA-485 supporting up to 32 ACS annunciators.
- Maintenance alert warns when smoke detector dust accumulation is excessive.
- Automatic device type-code verification.
- One person audible or silent walk test with walk-test log and printout.
- Point trouble identification.
- Local piezo sounder.
- Waterflow (nonsilenceable) selection per monitor point.
- System alarm verification selection per detector point.
- PAS (Positive Alarm Sequence) and presignal delay per point (NFPA 72 compliant).

- Optional 4XTMF module (conventional reverse polarity/city box transmitter).

Field-programming Features

Off-line Programming: Create the entire program in your office using a Windows®-based software package (order programming kit PK-CD, containing PS-TOOLS, separately). Upload/download system programming locally to the MS-9600LS/E in less than one minute.

Autoprogramming: Command the MS-9600LS(E) to program itself (takes less than 30 seconds). In the Auto-Program mode, the MS-9600LS(E) scans for all possible devices at all addresses, stores the device types, and addresses found, and then loads default values for all options (General Alarm). It also checks for two or more devices set to the same address.

Online Editing: While still providing fire protection, the MS-9600LS/E may be programmed from the front panel. Simple menu trees displayed on the LCD allow the trained user to perform all functions without referring back to the programming manual.

English Label Library: Quickly select labels from a standard library of more than 50 adjectives/nouns, such as "FLR 3 HALLWAY," or enter custom labels letter-by-letter. Use recall function to repeat previously used label.

Program Check: Automatically catch common errors, such as control modules not linked to any zone or input point.

Maintenance Alert

The MS-9600LS(E) continuously monitors each smoke detector and is capable of reporting maintenance conditions. This reduces the risk of false alarms due to dust accumulation. Refer to the control panel installation manual for more information.

Automatic Test Operation

The MS-9600LS(E) performs an automatic test of each detector every two hours. Failure to meet the test limits causes an AUTO TEST FAIL trouble type. System Reset clears this trouble.

Terminal Blocks

AC Power – TB1: 120 VAC, 60 Hz, 3.0 amps or 240 VAC, 50 Hz, 1.5 amps. Wire size: minimum 14 AWG (2.00 mm²) with 600 V insulation.

Battery (lead acid only) – TB2: Maximum charging circuit: Normal flat charge 27.6 VDC @ 1.0 amp. Maximum battery charger capacity: 26 AH. Minimum battery 12 AH. MS-9600LS(E) cabinet holds maximum of two 18 AH batteries. For 26 – 120 AH batteries, use the CHG-120F or CHG-75 Battery Charger and BB-55F Battery Box.

NOTE: Jumper JP3, on the FACP main circuit board, must be cut to disable the FACP battery charger when using the CHG-120F or CHG-75.

Communication Loop – (standard) TB8: 24 VDC nominal, 27.6 VDC maximum. Maximum length: 10,000 ft. (3048 m) total twisted, unshielded pair length. Maximum loop current: 400 mA (short circuit) or 100 mA (normal). Maximum loop resistance: 40 ohms. Supervised and power-limited.

Notification Appliance Circuits – TB4: Power-limited circuitry. Nominal operating voltage: 24 VDC. Current limit: fuseless, electronic, power-limited circuitry. Maximum signaling current per circuit: 3.0 amps. End-of-Line Resistor: 4.7K ohm, 1/2 watt (P/N 71252 UL listed) for NACs. Refer to *Fire•Lite Device Compatibility Document* for listed compatible devices.

Programmable and Trouble Output Relays – TB5: Contact rating: 2.0 amps @ 30 VDC (resistive), 0.5 amps @ 30 VAC (resistive). Form-C relays.

Four-Wire Resettable Smoke Detector Power (24 VDC nominal) – TB3, Terminals 1(+) & 2(-): Maximum ripple voltage: 10 mVRMS. Up to 1.5 amps for powering four-wire smoke detectors. Power-limited circuit. Refer to *Fire•Lite Device Compatibility Document* for listed compatible devices.

Nonresettable Power #1 (24 VDC Nominal) –TB3, Terminals 3 (+) & 4 (-): Maximum ripple voltage: 10 mVRMS. Up to 1.5 amps total DC current available from each output. Power-limited circuit. TB3, Terminals 5 (+) & 6 (-): non-resettable power #2.

Nonresettable Special Application Power #2 (24 VDC Nominal) – TB3, Terminals 5 (+) & 6 (-): Maximum ripple voltage: 10mVRMS. Total DC current available from each output is up to 1.5 amps. Power-limited circuit, unsupervised.

EIA-485 (ACS/ANN) – TB6: Annunciator connector, programmable for type ANN or ACS. Terminal 1 (+) and Terminal 2 (-).

EIA-485 (TERM) – TB7: Terminal mode annunciator connector, Terminal 1 (Out +), 2 (In +), 3 (Out -), 4 (In -).

EIA-232 – TB8: PC/printer connector, Terminal 1 (Transmit), 2 (Receive), 3 (DTR), 4 (Ground).

Ordering Options

MS-9600LS(E): 318-point addressable Fire Alarm Control Panel, one SLC loop. Includes 80-character LCD display, single printed circuit board, and cabinet.

MS-9600UDLS(E): 318-point addressable Fire Alarm Control Panel, one SLC loop. Includes DACT-UD2, 80-character LCD display, single printed circuit board, and cabinet.

DACT-UD2: Optional communicator for remote monitoring (standard with MS-9600UDLS).

4XTMF: Optional Transmitter Module provides a supervised output for local energy municipal box transmitter, alarm and trouble reverse polarity. It includes a disable switch and disable trouble.

IPDACT-2/2UD, IPDACT Internet Monitoring Module: Mounts in bottom of enclosure with optional mounting kit (P/N: IPBRKT). Connects to primary and secondary DACT telephone output ports for internet communications over customer provided ethernet internet connection. Requires compatible Teldat VisorALARM Central Station Receiver. Can use DHCP or static IP. (See data sheet DF-60407 or DF-52424 for additional information).

IPBRKT: Optional mounting bracket kit consisting of screws and battery shield with standoffs required when mounting the IPDACT in lower enclosure section of FACP.

IPSPLT: Optional Y-Adaptor which allows connection of both panel dialer outputs to one cable input to IPDACT (sold separately).

ACM-8RF: Optional plug-in relay module provides 8 Form-C 5.0 amp relays.

PK-CD: Contains PS-TOOLS programming software for Windows®-based PC computer (cable not included).

SLC-2LS: Optional expander module, enables second SLC loop.

DP-9692: Optional dress panel for MS-9600LS(E).

TR-CE: Optional Trim Ring for semi-flush mounting.

BB-55F: Battery box, required to house two 25 AH batteries and one CHG-120F battery charger. For batteries greater than 25 AH, consult factory for housing/mounting arrangements.

BB-26: Battery backbox, holds up to two 25 AH batteries.

CHG-120F: Remote battery charging system for lead-acid batteries with a rating of 25 to 120 AH. CHG-120F or CHG-75 required for charging greater than 25 AH batteries.

CHG-75: Battery charger for lead-acid batteries with a rating of 25 to 75 AH. CHG-120F or CHG-75 required for charging greater than 25 AH batteries.

BAT Series: Batteries, see data sheet DF-52397.

PRT/PK-CABLE: Cable printer/personal computer interface cable.

PRN-6F: UL listed compatible event printer which uses tractor-fed paper.

Compatible Addressable Devices

All feature a polling LED and rotary switches for addressing.

CP355: Addressable low-profile ionization smoke detector.

SD355: Addressable low-profile photoelectric smoke detector.

SD355T: Addressable low-profile photoelectric smoke detector with thermal sensor.

H355: Fast-response, low-profile heat detector.

H355R: Fast-response, low-profile heat detector with rate-of-rise option.

H355HT: Fast-response, low-profile heat detector that activates at 190° F (88°C).

AD355: Low-profile, intelligent, "Adapt" multi-sensor detector; B350LP base included.

BEAM355: Intelligent beam smoke detector.

BEAM355S: Intelligent beam smoke detector with integral sensitivity test.

D350PL: Photoelectric low-flow duct smoke detector.

D350RPL: Photoelectric low-flow duct smoke detector with relay option.

MMF-300: Addressable Monitor Module for one zone of normally-open dry-contact initiating devices. Mounts in standard 4.0" (10.16 cm.) box. Includes plastic cover plate and end-of-line resistor. Module may be configured for either a Style B (Class B) or Style D (Class A) IDC.

MDF-300: Dual Monitor Module. Same as MMF-300 except it provides two Style B (Class B) only IDCs.

MMF-301: Miniature version of MMF-300. Excludes LED and Style D option. Connects with wire pigtails. May mount in device backbox.

MMF-302: Similar to MMF-300, but may monitor up to 20 conventional two-wire detectors. Requires resettable 24 VDC power. Consult factory for compatible smoke detectors.

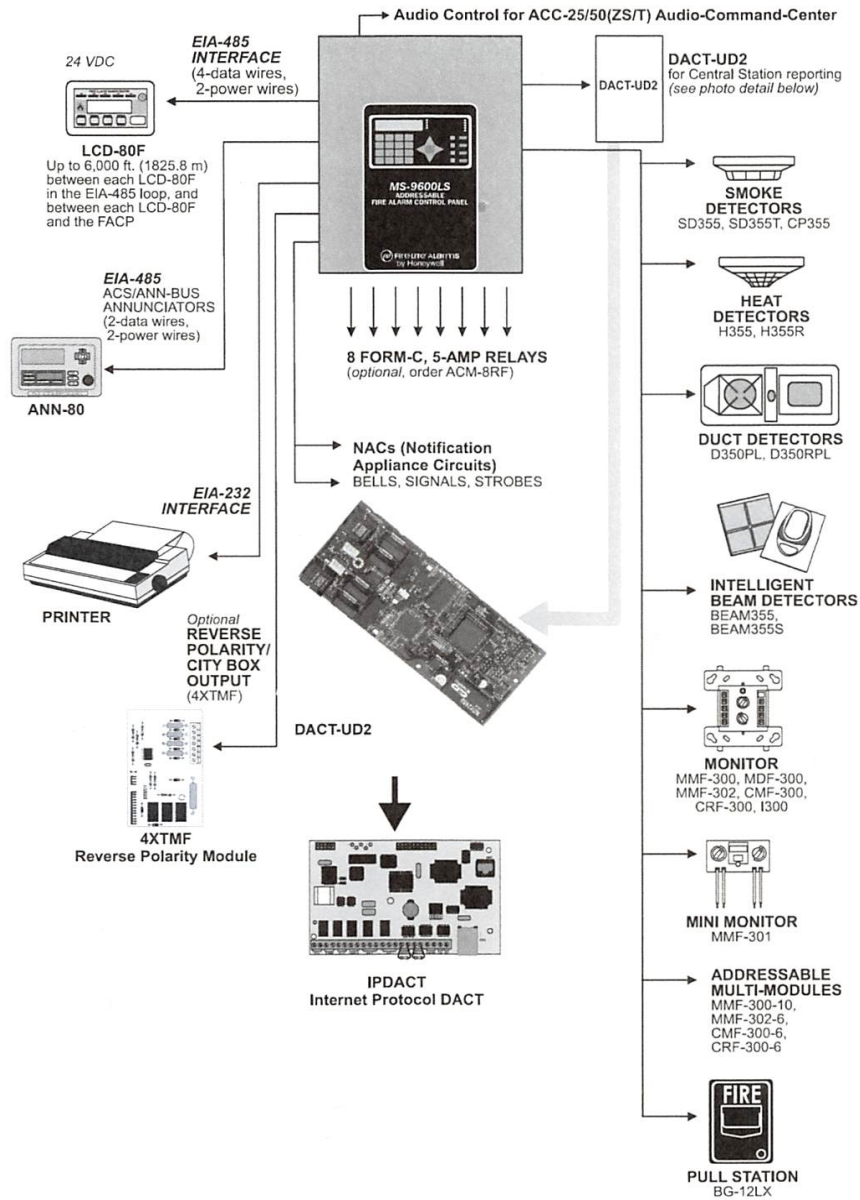
CMF-300: Addressable Control Module for one Style Y/Z (Class B/A) zone of supervised polarized Notification Appliances. Mounts directly to a 4.0" (10.16 cm.) electrical box. Notification Appliance Circuit option requires external 24 VDC to power notification appliances.

CRF-300: Addressable relay module containing two isolated sets of Form-C contacts, which operate as a DPDT switch. Mounts directly to a 4.0" (10.16 cm.) box, surface mount using the SMB500.

BG-12LX: Addressable manual pull station with interface module mounted inside.

I300: This module isolates the SLC loop from short circuit conditions (required for Style 6 or 7 operation).

SMB500: Used to mount all modules except the MMF-301 and M301.



MMF-300-10: Ten-input monitor module. Mount one or two modules in a BB-2F cabinet (optional). Mount up to six modules on a CHS-6 chassis in a BB-6F.

MMF-302-6: Six-zone interface module. Mount one or two modules in a BB-2F cabinet (optional). Mount up to six modules on a CHS-6 chassis in a BB-6F.

CMF-300-6: Six-circuit supervised control module. Mount one or two modules in a BB-2F cabinet (optional). Mount up to six modules on a CHS-6 chassis in a BB-6F.

CRF-300-6: Six Form-C relay control module. Mount one or two modules in a BB-2F cabinet (optional). Mount up to six modules on a CHS-6 chassis in a BB-6F.

Compatible Annunciators

ANN-80(-W): Remote LCD annunciator that mimics the information displayed on the FACP's LCD display. Recommended wire type is unshielded. (Basic model is red; order -W version for white; see DF-52417).

ANN-LED: Annunciator Module provides three LEDs for each zone: Alarm, Trouble and Supervisory. Ships with red enclosure (see DF-60241).

ANN-RLED: Provides alarm (red) indicators for up to 30 input zones or addressable points (see DF-60241).

ANN-RLY: Relay Module, which can be mounted inside the cabinet, provides 10 programmable Form-C relays (see DF-52431).

ANN-S/PG: Serial/Parallel Printer Gateway module provides a connection for a Serial or Parallel printer (see DF-52429).

ANN-I/O: I/O Driver Module provides connections to a user supplied graphic annunciator (see DF-52430).

ACS-LED Zone Series: LED-type fire annunciators capable of providing up to 99 software zones of annunciation. Available in increments of 16 or 32 points to meet a variety of applications.

ACS-LDM Graphic Series: Lamp Driver Module series for use with custom graphic annunciators.

TERM MODE LCD-80F (Liquid Crystal Display) point annunciator: 80-character, backlit LCD-type fire annunciators capable of displaying English-language text. Up to 32 LCD-80F annunciators may be connected to the EIA-485 terminal mode serial interface on the MS-9600LS(E) motherboard.

NOTE: For more information on **Compatible Annunciators** for use with the MS-9600LS(E), see the following data sheets (document numbers) **ACM-8RF** (DF-51555), **ACS/ACM Series** (DF-52378), **LDM Series** (DF-51384), **LCD-80F** (DF-52185).

Wiring Requirements

While shielded wire is not required, it is recommended that all SLC wiring be twisted-pair to minimize the effects of electrical interference. Refer to the panel manual for wiring details.

SYSTEM SPECIFICATIONS

System Capacity

- Intelligent Signalling Line Circuits.....1 expandable to 2
- Intelligent detectors 159 per loop
- Addressable monitor/control modules 159 per loop
- Programmable software zones 99
- ANN-BUS devices 8
- ACS Annunciators 32
- LCD Annunciators 32

Electrical Specifications

- Primary input power:
120 VAC, 50/60 Hz, 3.0 A.
240 VAC, 50 Hz, 1.5 A.
- Battery: 27.6 VDC @ 1.0 A (max).
Maximum battery charger capacity: 26 AH.
Minimum battery: 12 AH.
MS-9600LS cabinet holds maximum of two 18 AH batteries.
- Communication Loop: 24 VDC nominal, supervised and power-limited.
- Notification Appliance Circuits: terminal block provides connections for four Style Y (Class B) or two Style Z (Class A) NACs.
Maximum signaling current per circuit: 3.0 A.
End-of-Line Resistor: 4.7 K ohms, ½ watt (P/N 71252 UL listed) for Style Y (Class B) NAC.
Supervised and power-limited.
Refer to panel documentation and *Fire-Lite Device Compatibility Document* for listed compatible devices.
- Two Programmable Form-C Relays and One Fixed Trouble Form-C Relay: Contact rating: 2.0 A @ 30 VDC (resistive) 0.5 A @ 30 VAC (resistive).
- Four-wire Resettable Special Application Power (24 VDC nominal): Up to 1.5 A for powering four-wire smoke detectors. Power-Limited, nonsupervised.
Refer to *Fire-Lite Device Compatibility Document* for listed compatible devices.
- Nonresettable Special Application Power #1 (24VDC nominal) TB3, Terminals 3 (+) & 4 (-):
Maximum ripple voltage: 10 mV_{RMS}
Total DC current available from each output is up to 1.5 A.
Power-limited, nonsupervised.
- Nonresettable Special Application Power #2 (24VDC nominal) TB3, Terminals 5 (+) & 6 (-):
Maximum ripple voltage: 10 mV_{RMS}
Total DC current available from each output is up to 1.5 A.
Power-limited, nonsupervised.

NOTE: Although each Special Application power output can deliver 1.5 A individually, the total power output from these circuits cannot exceed 1.5 A in standby. The total Alarm output for all Special Application power and NAC circuits cannot exceed 7 A.

Cabinet Specifications

Door: 19.26" (48.92 cm.) high x 16.82" (42.73 cm.) wide x 0.67" (1.70 cm.) deep. **Backbox:** 19.00" (48.26 cm.) high x 16.65" (42.29 cm.) wide x 5.21" (13.23 cm.) deep. **Trim Ring (TR-CE):** 22.00" (55.88 cm.) high x 19.65" (49.91 cm.) wide.

Shipping Specifications

Dimensions: 20.00" (50.80 cm) high, 22.5" (57.15 cm) wide, 8.5" (21.59 cm) deep. **Weight:** 27.3 lbs (12.38 kg).

Temperature and Humidity Ranges

This system meets NFPA requirements for operation at 0 – 49°C/32 – 120°F and at a relative humidity 93% ± 2% RH (noncondensing) at 32°C ± 2°C (90°F ± 3°F). However, the useful life of the system's standby batteries and the electronic components may be adversely affected by extreme temperature ranges and humidity. Therefore, it is recommended that this system and its peripherals be installed in an environment with a normal room temperature of 15 – 27°C/60 – 80°F.

Agency Listings and Approvals

The listings and approvals below apply to the MS-9600LS(E) and MS-9600UDLS(E) control panels. In some cases, certain modules may not be listed by certain approval agencies, or listing may be in process. Consult factory for latest listing status.

- **ULC: S624** (MS-9600LSC only; see DF-60438)
- **FM APPROVED:** to UL ANSI 864
- **CSFM:** 7170-0075:217
- **MEA:** 87-08-E

NFPA Standards

The MS-9600LS(E) and MS-9600UDLS(E) control panels comply with the following NFPA 72 Fire Alarm Systems requirements:

- **LOCAL** (Automatic, Manual, Waterflow and Sprinkler Supervisory).
- **AUXILIARY** (Automatic, Manual and Waterflow) (requires 4XTMF).
- **REMOTE STATION** (Automatic, Manual and Waterflow) (Requires 4XTMF where DACT-UD2 is not accepted.)
- **PROPRIETARY** (Automatic, Manual and Waterflow).
- **CENTRAL STATION** (Automatic, Manual and Waterflow, and Sprinkler Supervised).
- **OT (Other Technologies-PSDN)** For use with IPDACT.

LiteSpeed™ is a trademark; and **FireLite® Alarms** is a registered trademark of Honeywell International Inc.
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This document is not intended to be used for installation purposes.

We try to keep our product information up-to-date and accurate.

We cannot cover all specific applications or anticipate all requirements.

All specifications are subject to change without notice.

For more information, contact Fire•Lite Alarms. Phone: (800) 627-3473, FAX: (877) 699-4105.





14214 NE 21st St
 Bellevue WA 98052
 Phone: 425-641-2127
 Mechanical License FIRECCE938JR
 Electrical License FIRECCE9362Q
 Sprinkler License FIRECCE938JR

QUOTATION

Our Reference: 19-5020

Your Reference:

Attention:

To: North Shore Senior Center

Project Name: North Shore Senior Center

Equipment Type: Fire Alarm Panel

Revision Record

February 6, 2019	00	
Date	Rev.	Description

Prices Firm: February 6, 2019

Payment Terms: To Be Negotiated

Shipping Terms: FOB (Destination) - Full Freight Allowed

Delivery:

Prepared By:

Pat Dillon

patd@fire-chief.com

This section to be completed by the customer upon acceptance of this quotation.

Accepted By: _____ **Date:** _____

PO#: _____



QUOTATION
Page 1 Of 1

Date: February 6, 2019
Our Ref: 19-5020
Your Ref: 0

ITEM	QTY	DESCRIPTION	UNIT PRICE	EXTENSION
		Provide Labor and Material to replace EST FA panel with 9600 UDLS Replace existing Notification Devices with current syncable System Sensor units Replace initiating devices with Addressable Units 1 Fire Lite 9600 UDLS Fire Alarm Panel with Communicator 1 Fire Lite ANN 80 LCD Annunciator 8 Addressable Pull Stations 3 Control Modules 1 Dual Monitor modules for Sprinkler Monitoring 4 Addressable Heat Detectors 39 Addressable Smoke Detectors 17 Notification Appliance Devices (Horn/Strobes, Strobes, Homs)		
		Price Note: Price excludes taxes, permits		\$17,242.26

Northwest Arboriculture LLC



Northshore Senior Center

10210 Riverside Dr
Bothell, WA 98011

Quote #2699

From Northwest Arboriculture LLC
360-668-6800
trent.kreeck@nwarbor.com
www.nwarbor.com
16810 Connelly Rd
Snohomish, WA 98296
Contractor # NORTHAL972CR

Client Phone 425-877-6380
Bill To 10210 Riverside Dr
Bothell, WA 98011
Sent On 02/07/2019

SERVICE / PRODUCT	DESCRIPTION	TOTAL
Bidder	Quote prepared by: Trent Kreeck	\$0.00
Removal	Cut down all the deciduous trees on either side of the bio-swale and the dead cedar trees. Clean up the work area and haul all the debris away. Estimated project duration 1 day. We would need the north and south side of the north parking lot cleared in order to do this project. Jim with Bodine Construction said to leave the stumps in the bio-swale for slope stability.	\$6,000.00

TERMS AND CONDITIONS:

-Balance is due upon completion of the project unless otherwise agreed upon in contract. There will be a \$50.00 additional charge for payments received after 10 days and/or insufficient funds (returned checks).
 -Work not quoted herein will be an extra charge.
 -All Costs are subject to current Washington State Sales Tax Rates.
 -Change orders will be presented to you at the time of occurrence.
 -Tree work, clean up, dump fees, firewood, hauling and stump grinding are considered separate charges (unless otherwise quoted in proposal).
 -Stump grinding does not include debris removal and is 10-12 inches below grade unless otherwise noted. Stump grinding does not include root grinding/removal unless otherwise noted in the proposal. Grinding may not be to the quoted depth if

Subtotal	\$6,000.00
Bothell/King 1706 (10.0%)	\$600.00
Total	\$6,600.00

1 of 2 pages

Northwest Arboriculture LLC



Northshore Senior Center

10210 Riverside Dr
Bothell, WA 98011

Quote #2699

From Northwest Arboriculture LLC
360-668-6800
trent.kreeck@nwarbor.com
www.nwarbor.com
16810 Connelly Rd
Snohomish, WA 98296
Contractor # NORTHAL972CR

Client Phone 425-877-6380
Bill To 10210 Riverside Dr
Bothell, WA 98011
Sent On 02/07/2019

Notes Continued...

utilities are present within 2 feet of the stump and there may be an additional charge to locate utility lines directly under an area to be stump ground.

-When using chainsaws for cutting trees, stumps or wood: if we encounter any foreign objects such as nails, rebar, wire, dog chain or cables etc. There will be an additional charge for breakage of chainsaw chains and replacement. (This could be a \$40.00 charge per chain).

-Pruning will be in accordance with ANSI a 300 Pruning Standards and/or at the discretion of Northwest Arboriculture LLC in the event the customer elects not to be present.

-Installation of trees and shrubs will not be guaranteed unless otherwise specified in the proposal.

-Animal feces to be removed from the work area prior to commencing work on site. There will be a \$145.00 charge if Northwest Arboriculture LLC employees need to remove animal feces from the work area.

-Tree removal permits are the responsibility of the customer.

-Customer warrants the property boundaries for the work requested or that customer has permission to have work performed on joining property and will hold Company harmless against any and all disputes regarding:

a) Property rights, and

b) Damage to undisclosed (those not stated in this proposal) below ground items such as, but not limited to, sewer, septic tank and drain field, plumbing, telephone, cable, gas lines, electric service, etc.

-Please inform us about anything which may be hidden from view!

This quote is valid for the next 365 days, after which values may be subject to change.

Signature: _____ Date: _____

ATTACHMENT
6

THIRD AMENDMENT TO AMENDED INTERLOCAL AGREEMENT BETWEEN
KING COUNTY, SNOHOMISH COUNTY, CITY OF BOTHELL,
CITY OF KENMORE, AND CITY OF WOODINVILLE CONCERNING
THE GOVERNING OF THE NORTSHORE PRSA

This agreement is entered into between King County, a political subdivision of the State of Washington; Snohomish County, a political subdivision of the State of Washington; the City of Bothell, a municipal corporation incorporated under the laws of the State of Washington; the City of Kenmore, a municipal corporation incorporated under the laws of the State of Washington; and the City of Woodinville, a municipal corporation incorporated under the laws of the State of Washington, collectively, the "Parties."

WHEREAS, pursuant to King County Ordinance No. 8596 and Snohomish County Ordinance No. 88-066, the voters of the Northshore School District, comprised of portions of both King and Snohomish Counties, approved at the September 20, 1988 primary election the formation of a park and recreation service area (hereinafter called "PRSA") with the same boundaries of the Northshore School District; and

WHEREAS, pursuant to RCW 36.68.400, King and Snohomish Counties, along with the City of Bothell, entered into an interlocal agreement in September, 1988, to implement and govern the Northshore PRSA; and

WHEREAS, subsequent to approval of the interlocal agreement, the City of Woodinville incorporated on March 31, 1993, and the City of Kenmore incorporated on August 31, 1998; and

WHEREAS, in 2001 King and Snohomish Counties, along with the Cities of Bothell, Woodinville, and Kenmore, entered into an amended interlocal agreement providing for representatives of each entity to participate in governance of the Northshore PRSA; and

WHEREAS, each of the Parties makes financial contributions to defray costs associated with governing the Northshore PRSA; and

WHEREAS, the Northshore PRSA is in need of emergency capital repairs;

NOW THEREFORE; King and Snohomish Counties and the Cities of Bothell, Woodinville, and Kenmore agree to a Third Amendment to the Amended Interlocal Agreement between King County, Snohomish County, City of Bothell, City of Kenmore, and City of Woodinville Concerning the Governing of the Northshore PRSA dated September 10, October 29, and November 2, 2001, amending Article II. of the Second Amendment as delineated by the addition of section E below:

II. Contributions.

- E. In addition to the annual contribution referenced in sections B and C above, parties agree to a one-time contribution in 2019 to be used for emergency capital repairs to the facility and property owned by NPRSA, which repairs total \$39,092.25.

All other provisions of the amended agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this amendment on the dates indicated below.

KING COUNTY

APPROVED AS TO FORM:

By: _____
Dated: _____

By: _____
Dated: _____

SNOHOMISH COUNTY

APPROVED AS TO FORM:

By: _____
Dated: _____

By: _____
Dated: _____

CITY OF BOTHELL

APPROVED AS TO FORM:

By: _____
Dated: _____

By: _____
Dated: _____

CITY OF KENMORE

APPROVED AS TO FORM:

By: _____
Dated: _____

By: _____
Dated: _____

CITY OF WOODINVILLE

APPROVED AS TO FORM:

By: _____
Dated: _____

By: _____
Dated: _____



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing and Deliberation on the Manufactured Housing Community Municipal Code Amendments, Ordinance 19-0481 Proposed Council Action/Motion: Hold a public hearing and, after deliberation, consider adoption of Ordinance 19-0481.	For Council Meeting Agenda of: 3/25/19 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner</u> Initial & Date Approved by Department Head: <u>DS 3/23/19</u> Approved by City Attorney: <u>JS 3/23/19</u> Approved by Finance Director: <u>3/23/19</u> Approved by City Manager: <u>[Signature]</u> Exhibits/Attachments: 1. Ordinance 19-0481
<u>INFORMATION/BACKGROUND:</u> On March 11, 2019, the City Council considered the draft Municipal Code amendments related to the City's existing manufactured housing communities. An ordinance reflecting those amendments is attached (see Attachment 1). Also on March 11, Council asked whether or not a requirement restricting rent increases in the manufactured housing communities could be imposed if a landowner chose to take advantage of the transfer of density credit (TDR) opportunity. As drafted in the current amendments, a <u>preservation</u> covenant would be required if the TDR option was exercised; however, this covenant would not address rent increases. The City Attorney is looking into this question and staff will present his findings as soon as available. After holding a public hearing on March 25, the Council may take action on the amendments that would rezone the City's existing manufactured housing communities to MHC and make other related changes. Changes to the ordinance may be necessary if the City Attorney determines that it is possible to control rent increases through TDR and if the Council so chooses. A companion resolution related to future upzoning for the manufactured housing communities north of SR-522 also is on your agenda, as is an ordinance extending the existing redevelopment moratorium, if needed. The current moratorium expires on April 8, 2019.	
<u>FISCAL CONSIDERATION:</u> None at this time.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Council Goal 3: Increase and preserve the options for affordable housing stock. Comprehensive Plan Housing Element Objective H-3.1: "Encourage retention of the existing housing stock in Kenmore as a source of affordable housing." Comprehensive Plan Housing Element Policy H-3.1.2: "Consider measures to preserve and maintain existing manufactured housing communities."	

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0481**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, RELATING TO THE CITY'S
MANUFACTURED HOUSING COMMUNITIES;
AMENDING CHAPTERS 18.15, 18.20, 18.21, 18.22, 18.23,
18.24, 18.25, 18.25A, 18.25B, 18.26, 18.29, 18.30, 18.35, 18.40,
18.42, 18.45, 18.50, 18.60, 18.77, 18.80, AND 19.25 OF THE
KENMORE MUNICIPAL CODE; AMENDING THE
ZONING MAP; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, over the past year and a half, the City's Planning Commission has reviewed and recommended options related to the preservation of existing mobile home parks, consistent with the City's Housing Strategy Plan and RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing; and

WHEREAS, on July 9, 2018, the Planning Commission presented recommended options to the City Council related to preservation of existing mobile home parks; and

WHEREAS, on July 9, July 16, July 23, and September 17, 2018 the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, on September 17, 2018, the City Council requested that amendments be prepared for consideration that would preserve the existing mobile home parks and plan for future growth and housing affordability needs in the City; and

WHEREAS, on October 16, the Planning Commission reviewed Comprehensive Plan amendments to the Land Use Element, including the Land Use Plan Map, the Downtown Sub-Element, and the Housing Element to support preservation of existing mobile home parks; and

WHEREAS, throughout the mobile home park project, a concerted effort has been made to generate public involvement, including holding public open houses; advertising public meetings; providing an interpreter; and creating comprehensive and regularly-updated web pages; and

WHEREAS, the Planning Commission held a public hearing on the related Comprehensive Plan amendments on November 6, 2018; and

WHEREAS, on November 19, 2018, the Planning Commission's recommendations for the proposed Comprehensive Plan amendments were presented to the City Council, and

WHEREAS, the City Council adopted the Comprehensive Plan amendments on November 26, 2018, which created the Manufactured Housing Community (MHC) land use district and

assigned the MHC designation to existing manufactured housing communities within the City proposed for long-term preservation; and

WHEREAS, on March 11, 2019, the City Council reviewed Municipal Code amendments to codify the MHC zoning designation in the zoning code and to rezone the existing manufactured housing communities to the MHC zoning designation; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the proposal; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the City Council held a public hearing on the Municipal Code amendments on March 25, 2019; and

WHEREAS, the City Council finds that the proposed amendments meet the criteria found in KMC Section 19.20.090; and

WHEREAS, in *Laurel Park Community, LLC v. City of Tumwater*, 698 F.3d 1180 (9th Cir. 2012) the Ninth Circuit Court of Appeals held that Tumwater could similarly preserve existing mobile home parks by rezoning the properties as "Manufactured Home Parks" with permissible land uses consistent with the operation of a mobile home park because the city had a valid public interest in preserving affordable housing and the rezone did not infringe upon the park owners' property rights, was not an unconstitutional taking of property without just compensation, and was not unlawful spot zoning. The Court held:

- "As a general rule, zoning laws do not constitute a taking, even though they affect real property interests: This Court has upheld land-use regulations that destroy or adversely affect recognized real property interests. Zoning laws are, of course, the classic example, which have been viewed as permissible government action even when prohibiting the most beneficial use of the property."

- "... the submission that [the mobile home park property owners] may establish a 'taking' simply by showing that they have been denied the ability to exploit a property interest that they heretofore had believed was available for development is quite simply untenable ... [the owners] retain the ability to continue operating the properties as manufactured home parks. So the law does not interfere with what must be regarded as [the owners'] primary expectation concerning the use of the parcel."

- "The [zoning] ordinances restrict to some extent the owners' ability to use their properties, because they can no longer build multi-family housing, for example. But imposing use restrictions on property – as distinct from restrictions on alienation – is the essence of zoning." And;

WHEREAS, the City Council desires to adopt the amendments to address preservation of existing mobile home parks;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full.

Section 2. Amendments to the Kenmore Municipal Code. The City Council amends Chapters 18.15, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.25A, 18.25B, 18.26, 18.29, 18.30, 18.35, 18.40, 18.42, 18.45, 18.50, 18.60, 18.77, 18.80, and 19.25 of the Kenmore Municipal Code, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. Amendments to the Zoning Map. The City Council amends the Zoning Map, as set forth in Exhibit B, attached hereto and incorporated by reference.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____TH DAY OF _____, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.:
Date of Publication:
Effective Date:

Exhibit A

PROPOSED ZONING CODE CHANGES**CREATE THE “MANUFACTURED HOUSING COMMUNITY” ZONING DISTRICT:**

- Amend Chapter 18.15 Zones, Maps and Designations

18.15.010 Zones and map designations established.

In order to accomplish the purposes of this title, the following zoning designations and zoning map symbols are established:

ZONING DESIGNATIONS	MAP SYMBOL
Residential	R (base density in dwellings per acre)
Manufactured Housing Community	MHC
Neighborhood Business	NB
Community Business	CB
Downtown Residential	DR
Downtown Commercial	DC
Urban Corridor	UC
Waterfront Commercial	WC
Regional Business	RB
Public and Semi-Public	PSP
Parks	P
Golf Course	GC
Property-Specific Development Standards	P-suffix
Special District Overlay	SO

Exhibit A

18.15.040 Residential zones.

A. The purpose of the residential zones (R **and MHC**) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-1 through R-6 zones, for a mix of predominantly *single detached dwelling units*, with a variety of densities and sizes in locations appropriate for residential use;
2. Providing, in the R-12 through R-48 zones, for a mix of predominantly *apartment and townhouse dwelling units*, with a variety of densities and sizes in locations appropriate for residential use;
- 3. Providing, in the MHC zone, for continuation of existing *manufactured housing communities*;**
- 34.** Allowing only those accessory and complementary nonresidential *uses* that are compatible with residential communities; and
- 45.** Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally critical sites from overdevelopment.

B. Use of this zone is appropriate as follows:

1. The R-1 zone on or adjacent to lands with area-wide environmental constraints where *development* is required to cluster away from *critical areas*;
2. The R-4 through R-6 zones on lands that are predominantly environmentally unconstrained and are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services; **and**
3. The R-12 through R-48 zones next to commercial centers, in areas that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services; **and**
- 4. The MHC zone on existing *manufactured housing communities* planned for either short-term or long-term preservation.**

- Amend Chapter 18.21 Residential Zones

18.21.045 Residential zone MHC – Use allowances.

Exhibit A

The following *uses* listed in Table D are identified as *permitted*, conditionally permitted, or *prohibited* uses in residential zone MHC:

Table D. MHC Zone Use Allowances

<u>PERMITTED</u>	<u>CONDITIONALLY PERMITTED</u>	<u>PROHIBITED</u>
<u>Day care¹</u>	<u>Community residential facility</u>	<u>Adult entertainment business</u>
<u>Family child-care home²</u>	<u>Cemetery, columbarium or mausoleum</u>	<u>Air transportation service</u>
<u>Manufactured housing community³</u>	<u>Educational service⁵</u>	<u>Ambulatory surgery center</u>
<u>Park⁴</u>	<u>Religious institution</u>	<u>Animal kennel/shelter</u>
<u>Single detached dwelling unit⁴⁻⁵</u>	<u>Supportive living facility</u>	<u>Arts, entertainment, indoor</u>
	<u>Temporary lodging⁷</u>	<u>Arts, entertainment, outdoor</u>
		<u>Auction house</u>
		<u>Automotive sales and service, marine</u>
		<u>Automotive sales and service, non-marine</u>
		<u>Business service, intensive</u>
		<u>Business service, standard</u>
		<u>College/university</u>
		<u>Construction and trade</u>
		<u>Eating and drinking place</u>
		<u>Fire or police facility</u>
		<u>Funeral home/crematory</u>
		<u>Health care and social assistance</u>
		<u>Hospital</u>
		<u>Laboratory</u>

Exhibit A

Table D. MHC Zone Use Allowances

<u>PERMITTED</u>	<u>CONDITIONALLY PERMITTED</u>	<u>PROHIBITED</u>
		<u>Manufacturing, heavy</u>
		<u>Manufacturing, light</u>
		<u>Marijuana business</u>
		<u>Marijuana cooperative</u>
		<u>Mobile food service</u>
		<u>Multiple-family dwelling</u>
		<u>Office</u>
		<u>Personal service</u>
		<u>Recreational facility, indoor</u>
		<u>Recreational facility, outdoor</u>
		<u>Regional land use</u>
		<u>Resource land use</u>
		<u>Retail sales</u>
		<u>Retail sales, bulk</u>
		<u>Secure facility</u>
		<u>Standalone parking</u>
		<u>Transportation</u>
		<u>Utility facility</u>
		<u>Vehicle or equipment rental</u>
		<u>Vehicle refueling station</u>
		<u>Warehousing</u>
		<u>Wholesale trade</u>

Exhibit A

1. *Day care I* is permitted. *Day care II* is permitted only as an *accessory use* to a *religious institution*, *park* or public housing administered by a *public agency*, and:

- a. Outdoor play areas shall be completely enclosed by a solid wall or *fence*, with no openings except for gates and have a minimum height of six feet;
- b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
- c. Direct access to a developed arterial *street* shall be required in any residential zone; and
- d. Hours of operation may be restricted to assure compatibility with surrounding *development*.

Otherwise, *day care II* requires a *conditional use permit*.

2. A *family child-care home* is subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title 170. The *family child-care home* shall meet the following requirements:

- a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
- b. A safe passenger loading area shall be provided;
- c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
- d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
- e. All signage shall conform to the applicable requirements of Chapter 18.42 KMC; and
- f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility.

3. The following conditions and limitations shall apply, where appropriate:

- a. Lighting for *structures* and fields shall be directed away from residential areas;

Exhibit A

b. Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

4. One single detached dwelling unit only per existing legal lot as of insert effective date of ordinance.

5. Manufactured homes and mobile homes are allowed only in manufactured housing communities. Designated manufactured homes are not restricted to manufactured housing communities.

6. K-12 facilities only. All other educational service uses are prohibited.

7. Bed and breakfast guesthouse only, subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. Meals shall be served to paying guests only (no restaurant use permitted);

c. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;

d. Parking shall be provided as required by this title; and

e. The guesthouse shall be compatible with the neighborhood character as determined by the city manager, and shall not create significant adverse neighborhood effects that cannot be mitigated.

8. For properties continuing in an existing manufactured housing community use after insert effective date of ordinance, a transfer of density credits shall be permitted. See KMC Chapter 18.80.

18.21.050 Residential zones R-12, R-18, R-24, and R-48, and MHC – Development standards.

The following zone-specific development standards in Table DE apply in the R-12, R-18, R-24, and R-48, and MHC residential zones:

Exhibit A

Table DE. R-12, R-18, R-24, and R-48, and MHC Residential Zones Development Standards

STANDARDS	Z O N E S	R-12	R-18	R-24	R-48	MHC ¹²
Base Density: <i>Dwelling Unit/Acre</i> ¹		12 du/ac	18 du/ac	24 du/ac	48 du/ac	12 du/ac
Maximum Density: <i>Dwelling Unit/Acre</i> ²		18 du/ac	27 du/ac	36 du/ac	72 du/ac	18 du/ac
Minimum Density ¹¹		80%	75%	70%	65%	80%
Minimum Lot Width ⁴		30 ft.	30 ft.	30 ft.	30 ft.	--
Minimum <i>Street Setback</i>		10 ft. ⁰	10 ft. ⁶	10 ft. ⁶	10 ft. ⁶	10 ft.
Minimum <i>Side Setback</i> ^{3,5}		5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Minimum <i>Rear Setback</i> ^{3,5}		5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Base Height ⁸		60 ft.	60 ft. 80 ft. ⁹	60 ft. 80 ft. ⁹	60 ft. 80 ft. ⁹	35 ft.
Maximum <i>Impervious Surface</i> : Percentage ¹⁰		85%	85%	85%	90%	85%
Minimum Lot Size		--	--	--	--	--

¹ Density applies only to *dwelling units* and not to sleeping units.

² This maximum density may be achieved only through the application of residential density incentives pursuant to Chapter [18.80](#) KMC or *transfers of density credits*, or any combination of density incentive or density transfer. Maximum density may only be exceeded pursuant to KMC [18.80.040\(E\)\(1\)\(f\)](#).

³ These standards may be modified under the provisions for *zero-lot-line developments*.

⁴ The *building envelope* is determined through meeting minimum lot size and minimum lot width measurement requirements (KMC [18.30.110](#)).

⁶ Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a *joint use driveway* is located to provide a straight line length of at

Exhibit A

least 26 feet as measured from the centerline of the garage, carport or fenced parking area, from the access point to the opposite side of the *joint use driveway*.

⁶ At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the *street* property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the *street* property line.

⁷ a. For *developments* consisting of three or more single detached dwellings located on a single parcel, the *setback* shall be 10 feet along any property line abutting R-1 through R-6, except for *structures* in on-site recreation areas required in KMC [18.30.130](#), which shall have a *setback* of five feet.

b. For *townhouse* and *apartment development*, the *setback* shall be 20 feet along any property line abutting R-1 through R-6, except for *structures* in on-site recreation areas required in KMC [18.30.130](#), which shall have a *setback* of five feet, unless the *townhouse* or *apartment development* is adjacent to property upon which an existing *townhouse* or *apartment development* is located.

⁸ In the R-12, R-18, R-25 and R-48 zones, height limits may be increased when portions of the *structure* which exceed the base height limit provide one additional foot of *street* and interior *setback* for each foot above the base height limit, provided the maximum height may not exceed 75 feet. Netting or fencing and support *structures* for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior *setback* requirements; provided, that the maximum height shall not exceed 75 feet.

⁹ The base height to be used only for projects as follows:

a. In R-18, R-24 and R-48 zones using residential density incentives and *transfer of density credits* pursuant to this title.

¹⁰ Applies to each individual *lot*. *Impervious surface* area standards for:

a. Regional *uses* shall be established at the time of permit review;

b. Nonresidential *uses* in residential zones shall comply with KMC [18.21.060](#) and [18.30.170](#);

Exhibit A

c. *Lots* may be increased beyond the total amount permitted in this chapter subject to approval of a *conditional use permit*.

¹¹ Minimum density is determined by multiplying the allowable number of *dwelling units*, as calculated using KMC [18.30.020](#), by the percentage shown for each zone.

¹² See also the standards in KMC 18.50.140.

CREATE A ZONING EXCEPTION FOR THE MANUFACTURED HOUSING COMMUNITY ZONING DISTRICT

- Add new section 18.21.055 MHC Zoning Exception

18.21.055 MHC zoning exception.

A. A *manufactured housing community* landowner may request an exception from the application of the MHC zoning to their property through a Type 4 permit process as described in KMC Chapter 19.25.

B. Along with other information required by the *department*, the application shall include information demonstrating that:

1. There is no *reasonable use* of the MHC property under the MHC zoning;
2. The *uses* authorized by the MHC zoning are not economically viable at the property's location; and
3. The proposal meets the zone reclassification criteria in KMC 18.115.060.

If, based on the information provided, the request is granted by the city council, the property shall revert to the zoning designation in place on insert effective date of ordinance without further action by the council. If necessary, a comprehensive plan map amendment to recognize that zoning designation shall be initiated by the *City*.

MAKE EXISTING MANUFACTURED HOUSING COMMUNITIES “CONFORMING” IN THEIR FUTURE ZONING DISTRICT:

- Amend KMC Section 18.25.020 (DC, Downtown Commercial zone use allowances) and KMC Section 18.24.020 (DR, Downtown Residential

Exhibit A

zone use allowances) to make “manufactured housing community” a permitted rather than a prohibited use with the following footnote:

XX. Limited to manufactured housing communities in existence as of insert effective date of ordinance.

CONSOLIDATE AND REVISE AFFORDABLE HOUSING CODE SECTIONS, INCLUDING DISCUSSION OF FEE-IN-LIEU AND NEW OPPORTUNITY FOR PRESERVATION OF EXISTING AFFORDABLE HOUSING:

- Delete KMC Section 18.23.055—Affordable housing - Juanita subarea and amend KMC Section 18.23.040 as follows:

Table B. Community Business Zone Development Standards

STANDARD	REQUIREMENT
Base Density: <i>Dwelling Units/Gross Acre</i>	24
Minimum Density: <i>Dwelling Units/Gross Acre</i>	18
Maximum Density: <i>Dwelling Units/Gross Acre</i> :	
West Subarea	36 for <i>mixed use development</i> .
Juanita Subarea	36 if affordable housing <u>or a fee-in-lieu</u> is provided as described in KMC <u>18.23.055 Chapter 18.77</u> .

* * *

- Amend KMC Section 18.29.060, Affordable housing requirements as follows:

18.29.060 Affordable housing requirements.

For properties choosing to develop under the TOD district overlay, *development* shall provide affordable housing as described in KMC Chapter 18.77. *Development* choosing to develop under the TOD district

Exhibit A

overlay shall not utilize the provisions of residential density incentives found in Chapter 18.80 KMC to achieve maximum densities.

A. Definitions. For purposes of the TOD district overlay, the following affordable housing definitions shall apply:

1. "Affordable housing unit" means housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed the percentage of median income types described in the subsections below, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

2. "Bonus units" means dwelling units achieved through the TOD district overlay that exceed the number of units allowed by the base density of the underlying zoning district.

3. Moderate Income Affordable Housing. For rental housing, "moderate income affordable housing" is defined as affordable at 70 percent of median income, adjusted for household size. For ownership housing, "moderate income affordable housing" is defined as affordable at 80 percent of median income, adjusted for household size.

4. Low Income Affordable Housing. For rental housing, "low income affordable housing" is defined as affordable at 50 percent of median income, adjusted for household size. For ownership housing, "low income affordable housing" is defined as affordable at 65 percent of median income, adjusted for household size.

5. Very Low Income Affordable Housing. For rental housing, "very low income affordable housing" is defined as affordable at 35 percent of median income, adjusted for household size. For ownership housing, "very low income affordable housing" is defined as affordable at 50 percent of median income, adjusted for household size.

6. "Median income" means the median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the

Exhibit A

City may use any other method for determining the King County median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" under this subsection A, rather than those stated in the definition of "low-income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.

B. Cap on Total Number of Affordable Housing Units Required. Affordable housing requirements shall be capped at 10 percent of the total number of dwelling units being provided.

C. Number of Affordable Housing Units Required. Affordable housing units shall be provided for any development exceeding the base density of the underlying zone as follows:

1. Tier 1: If the number of bonus units is less than or equal to 30 percent of the total number of dwelling units, then for every three bonus units, one dwelling unit shall be a moderate income affordable housing unit and two bonus dwelling units may be bonus market rate dwelling units.
2. Tier 2: If the number of bonus units is greater than 30 percent of the total number of dwelling units and if the overall project density is less than or equal to 120 dwelling units per acre, then a combination of low income affordable housing units and moderate income affordable housing units shall be provided as follows: for every four bonus units allowed beyond that needed to achieve the 10 percent moderate income affordable housing units, one of the moderate income affordable housing units shall be made into a low income affordable housing unit up to a maximum of 33 percent of the affordable housing units (or 3.3 percent of the total dwelling units in the development).
3. Tier 3: If the overall development density is greater than 120 dwelling units per acre, a combination of very low income affordable housing units, low income affordable housing units and moderate income affordable housing units shall be provided as follows: the required numbers of low income affordable housing units and moderate income affordable housing units shall be equivalent to those that would be required under Tier 2 assuming that the project were to be developed at a density of 120 dwelling units per acre. An amount of very low income affordable housing shall be required so that the total combined amount of very low income, low income and moderate income affordable housing units is equal to 10 percent of the total number of dwelling units in the development.

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4. Determination of Number of Affordable Housing Units Required. See KMC 18.30.020(D) for method of rounding to determine the number of affordable housing units required.

5. Affordable Housing Example. Example is a one-and-one-half-acre property with a base density of 48 dwelling units (du)/acre. Without the TOD district overlay, the property could achieve up to 72 dwelling units.

Tier 1 example: Proposed TOD development would achieve 93 dwelling units on site for 62 du/acre. This provides 21 "bonus" dwelling units above the 48 du/acre base density of the zone. Since the number of bonus units (21) is less than 30 percent of the total units (93), seven of the 21 bonus units must be affordable to moderate income households, meeting Tier 1 affordability requirements.

Tier 2 example: Proposed TOD development would achieve 113 dwelling units on site for 75 du/acre. This provides 41 "bonus" dwelling units above the 48 du/acre base density of the zone.

Since the number of bonus units (41) is greater than 30 percent of the total units (113), 11 of the 41 bonus units must be affordable, meeting the 10 percent affordability cap. Nine of these are affordable to moderate income households and two are affordable to low income households (33 of the bonus units used toward achieving 10 percent affordable units (11×3) plus eight of the bonus units applied toward making two of the affordable units low income affordable units ($8 \times .25 = 2$).

Tier 3 example: Proposed TOD development would achieve 210 dwelling units on site for 140 du/acre. The first step is to determine how many affordable units would have been required assuming 120 du/acre using the Tier 2 formula. This calculation results in 13 moderate income affordable housing units and five low income affordable housing units. To achieve the requirement that 10 percent of the total units in the development be affordable, three additional affordable housing units would be needed ($21 - 18 = 3$). These three units would be required to be very low income affordable housing units. In summary, the development would provide 13 moderate income affordable housing units, five low income affordable housing units, and three very low income affordable housing units.

D. Alternative Compliance. The city manager may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods if they meet the following requirements:

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1. The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing on site.
2. Affordable housing units provided through the alternative compliance method must be the same type of units as the units in the project which gave rise to the requirement.
3. Affordable housing units may be provided off site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the transit oriented development district or downtown.
4. Priority is for the project to be located within the transit oriented development district. However, the city manager may approve a project located outside the transit oriented development district if the location has access to commercial uses, transit, and does not result in an undue concentration of affordable housing.
5. The proposal must demonstrate that the affordable units provided off site will be completed before or within the same time period as the development generating the affordable housing requirement, or provide such other assurances as approved by the city manager.

Applications for alternative compliance shall be submitted at the time of application, and must be approved prior to issuance of any building permit. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

E. Affordability Agreement. Prior to issuing any building permit, an agreement in a form approved by the city manager that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

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F. Implementation Provisions. The following requirements shall be met for all affordable units:

1. Duration. Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the affordability agreement between the housing owner and the City, as referenced in subsection E of this section, is recorded, or the date when the affordable housing becomes available for occupancy as determined by the City.

2. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

a. Location. The location of the affordable housing units shall be approved by the City, with the intent that they generally be intermingled with all other dwelling units in the development.

b. Tenure. The tenure of the affordable housing units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the development.

c. Size (bedroom). The affordable housing units shall consist of a range of number of bedrooms that are comparable to units in the overall development.

d. Size (square footage). The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, shall be approved by the city manager. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the affordable housing units be less than 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit.

e. Design. The exterior design of the affordable housing units shall be compatible and comparable with the rest of the dwelling units in the development and shall comply with design standards specified in KMC 18.29.080. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City.

3. Timing/Phasing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

G. Monitoring and Fees. The City reserves the right to establish, in the affordability agreement referred to in subsection E of this section, monitoring fees for the affordable housing unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of

Exhibit A

documents to maintain compliance with income and affordability restrictions of the affordability agreement.

- Amend Figure 18.29.020.1 to remove the existing manufactured housing community from the TOD overlay.

- Amend Chapter 18.77, Affordable Housing

Sections:

18.77.010 Affordable housing – Purpose and intent.

18.77.015 General provisions.

18.77.020 Applicability Downtown Residential and Downtown Commercial zones.

18.77.030 Requirements Transit Oriented Development (TOD) District Overlay.

18.77.040 Community Business zone, Juanita Subarea.

18.77.045 Alternative compliance.

18.77.050 Affordability agreement.

18.77.010 Affordable housing – Purpose and intent.

The purpose of this chapter is to implement, through regulations, the responsibility of the *City* under the Washington State Growth Management Act to consider the housing needs of all economic segments of the community, and to assure an adequate affordable housing supply in the *City*. The *City* recognizes that the marketplace is the primary supplier of adequate housing for those in the upper economic groups, but that some combination of appropriately zoned land, regulatory incentives, innovative planning techniques, and requirements will be necessary to make adequate provisions for the needs of households whose incomes are at or below median income.

18.77.015 General provisions.

A. Determination of number of affordable housing units required – Rounding. See KMC 18.30.020(D) for method of rounding to determine the number of affordable housing units required.

B. Adjacent developments. Adjacent *developments* by the same or affiliated *developer* will be considered as a single *development* for the purpose of applying the thresholds for compliance.

C. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the *City* shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

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1. Location. The location of the affordable housing units shall be approved by the *City*, with the intent that they generally be intermingled with all other *dwelling units* in the *development*.
2. Tenure. The tenure of the affordable housing units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the *development*.
3. Size (~~B~~bedroom). The affordable housing units shall consist of a range of number of bedrooms that are comparable to units in the overall *development*.
4. Size (~~S~~square ~~F~~ootage). The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the *development*, shall be approved by the *city manager*. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the affordable housing units be less than 500 square feet for a studio unit, 600 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, or 1,000 square feet for a three-bedroom unit.
5. Design. The exterior design of the affordable housing units shall be compatible and comparable with the rest of the *dwelling units* in the *development* and shall comply with any applicable design standards. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the *City*.

D. Duration. Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the affordability agreement between the housing owner and the *City*, as ~~referenced in subsection D of this section described in KMC 18.77.050~~, is recorded, or the date when the affordable housing becomes available for occupancy as determined by the *City*.

E. Timing/Phasing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the *dwelling units* in the *development*.

18.77.020 Applicability Downtown Residential and Downtown Commercial zones.

The provisions of this ~~chapter~~section shall apply to multifamily residential *developments* proposed on property four acres or greater in size within the downtown residential or downtown commercial zones that lie west of 68th Avenue NE, and which are providing for more than 20 *multiple-family dwelling units*.

18.77.030 Requirements.

- A. ~~Affordable housing units amounting to 25~~Twenty-five (25) percent of the total number of units in the *development* shall be ~~provided~~moderate income affordable housing units. Housing shall be

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affordable to those who make equal to or less than 85 percent of the King County median household income adjusted for household size.

B. Unit size mix shall be comparable to the market mix, units shall be integrated into the whole development, and affordable units shall match the tenure of the whole development, unless otherwise authorized by the City.

CB. Subject to City authorization, the affordable units need not be provided within the development, but must be provided within the downtown commercial, downtown residential, urban corridor, waterfront commercial, or regional business zone. Units may be either rented or sold. Off-site affordable housing may be provided if the City finds that:

1. The location chosen does not lead to undue concentration of affordable housing in any particular area of the City; and
2. The site is within close proximity to employment opportunities and/or transit services; and
3. Adequate infrastructure and municipal services can be provided.

D. Monthly rents, including utilities where applicable, shall be no greater than 30 percent of the monthly income for households earning up to 85 percent of the King County median household income adjusted for household size. Home prices considered affordable for buyers earning up to 85 percent of the King County median household income adjusted for household size shall be determined by the City. Covenants shall be established which guarantee the fulfillment of this obligation.

18.77.030 Transit Oriented Development (TOD) District Overlay.

A. Properties developed under the TOD district overlay, KMC Chapter 18.29, shall include affordable housing units.

B. Cap on Total Number of Affordable Housing Units Required. Affordable housing requirements shall be capped at 10 percent of the total number of dwelling units being provided.

C. Number of Affordable Housing Units Required. Affordable housing units shall be provided for any development exceeding the base density of the underlying zone as follows:

1. Tier 1: If the number of bonus units is less than or equal to 30 percent of the total number of dwelling units, then for every three bonus units, one dwelling unit shall be a moderate income affordable housing unit and two bonus dwelling units may be bonus market rate dwelling units.

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2. Tier 2: If the number of bonus units is greater than 30 percent of the total number of *dwelling units* and if the overall project density is less than or equal to 120 *dwelling units* per acre, then a combination of *low income affordable housing units* and *moderate income affordable housing units* shall be provided as follows: for every four bonus units allowed beyond that needed to achieve the 10 percent *moderate income affordable housing units*, one of the *moderate income affordable housing units* shall be made into a *low income affordable housing unit* up to a maximum of 33 percent of the affordable housing units (or 3.3 percent of the total *dwelling units* in the *development*).

3. Tier 3: If the overall development density is greater than 120 *dwelling units* per acre, a combination of *very low income affordable housing units*, *low income affordable housing units* and *moderate income affordable housing units* shall be provided as follows: the required numbers of *low income affordable housing units* and *moderate income affordable housing units* shall be equivalent to those that would be required under Tier 2 assuming that the project were to be developed at a density of 120 *dwelling units* per acre. An amount of *very low income affordable housing* shall be required so that the total combined amount of *very low income*, *low income* and *moderate income affordable housing units* is equal to 10 percent of the total number of *dwelling units* in the *development*.

4. Affordable Housing Example. Example is a one-and-one-half-acre property with a base density of 48 *dwelling units* (du)/acre. Without the TOD district overlay, the property could achieve up to 72 *dwelling units*.

Tier 1 example: Proposed TOD *development* would achieve 93 *dwelling units* on site for 62 du/acre. This provides 21 "bonus" *dwelling units* above the 48 du/acre base density of the zone. Since the number of bonus units (21) is less than 30 percent of the total units (93), seven of the 21 bonus units must be affordable to moderate income households, meeting Tier 1 affordability requirements.

Tier 2 example: Proposed TOD *development* would achieve 113 *dwelling units* on site for 75 du/acre. This provides 41 "bonus" *dwelling units* above the 48 du/acre base density of the zone.

Since the number of bonus units (41) is greater than 30 percent of the total units (113), 11 of the 41 bonus units must be affordable, meeting the 10 percent affordability cap. Nine of these are affordable to moderate income households and two are affordable to low income households (33 of the bonus units used toward achieving 10 percent affordable units (11*3)

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plus eight of the bonus units applied toward making two of the affordable units low income affordable units ($8 \times .25 = 2$).

Tier 3 example: Proposed TOD *development* would achieve 210 *dwelling units* on *site* for 140 du/acre. The first step is to determine how many affordable units would have been required assuming 120 du/acre using the Tier 2 formula. This calculation results in 13 *moderate income affordable housing units* and five *low income affordable housing units*. To achieve the requirement that 10 percent of the total units in the *development* be affordable, three additional affordable housing units would be needed ($21 - 18 = 3$). These three units would be required to be *very low income affordable housing units*. In summary, the *development* would provide 13 *moderate income affordable housing units*, five *low income affordable housing units*, and three *very low income affordable housing units*.

18.77.040 Community Business zone, Juanita Subarea.

A. For properties choosing to develop at higher residential densities in the CB Juanita subarea, **KMC Chapter 18.23**, affordable housing units shall be provided for any *development* exceeding the base density of 24 *dwelling units* per acre as follows:

1. For every four bonus units, one bonus *dwelling unit* shall be a *moderate income affordable housing unit* and three bonus *dwelling units* may be bonus market rate *dwelling units*.
2. Each *low income affordable housing unit* provided counts as two *moderate income affordable housing units* for the purpose of satisfying the affordable unit requirement under subsection (A)(1) of this section.

Example: Proposed *development* would achieve 36 *dwelling units* on a 1-acre *site* for a density of 36 du/acre. This provides 12 "bonus" *dwelling units* above the 24 du/acre base density of the zone. Three of the 12 bonus units must be *moderate income affordable housing units*. Alternatively, the project could provide two *low income affordable housing units* (rounded).

18.77.045 Alternative compliance.

A. Alternative Compliance. The *city manager* may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods **if they meet the following requirements as follows:**

B. Application. Applications for alternative compliance shall be submitted at the time of **permit** application, and must be approved prior to issuance of any building permit.

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C. Off-site Provision. A project proponent may propose to satisfy all or part of affordable housing requirements off-site.

1. The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method off-site provision of new affordable housing achieves a result equal to or better than providing affordable housing on site.

2. Affordable housing units provided through the alternative compliance ~~this~~ method must be the same type of units as the units in the project which gave rise to the requirement.

3. Priority is for the project to be located within the transit-oriented developmentsame zoning district as the development responsible for providing affordable housing. However, the *city manager* may approve a project located outside the transit-oriented developmentzoning district if the location has access to commercial *uses*, and transit, and does not result in an undue concentration of affordable housing, and has adequate infrastructure.

4. The proposal must demonstrate that the affordable units provided off site will be completed before or within the same time period as the *development* generating the affordable housing requirement, or provide such other assurances as approved by the city manager. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

D. Contribution to Preservation of Existing Affordable Housing. A project proponent may propose to satisfy all or part of affordable housing requirements through purchase and long-term preservation of existing affordable housing, particularly in the City's manufactured housing communities. The applicant shall provide information demonstrating affordability of the units to be preserved and a long-term covenant shall be placed over the preserved units, ensuring preservation and maintenance of the affordable units.

E. Fee-in-Lieu. Cash payments in lieu of providing actual housing units may be proposed and, if approved by the *City*, willshall be used only for the subsequent preservation or provision of affordable housing units by the *City* or other housing provider approved by the *city manager*. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The payment obligation will be established at the time of issuance of building permits for the project.

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18.77.050 Affordability agreement.

A. Prior to issuing any building permit, an agreement in a form approved by the *city manager* that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the *applicant*. The *City* may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for *development* of the property.

B. Monitoring and Fees. The *City* reserves the right to establish, in the affordability agreement referred to in subsection **EA** of this section, monitoring fees for the affordable housing unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the affordability agreement.

REQUIRE A RELOCATION PLAN AT THE TIME OF PARK CLOSURE:

- Add a new section to Chapter 18.30 Development Standards - General

18.30.290 Relocation plan for manufactured housing communities.

Any *development proposal* to convert an existing *manufactured housing community* to another use shall include a relocation plan, detailing, at a minimum, the pertinent laws related to *manufactured housing community* closure (city, county or state), an explanation of tenants' rights according to state law, a list of potential sources of assistance (governmental, financial, etc.), a list of nearby *manufactured housing communities* with available spaces, and a list of companies that move *manufactured, designated manufactured or mobile homes*. The time period for the required state notice of closure of a *manufactured housing community* shall not commence until the relocation plan is approved by the *city manager* and copies are distributed to each tenant household in the *manufactured housing community*. An affidavit verifying such distribution shall be submitted to the *City*.

CREATE A TRANSFER OF DENSITY OPTION FOR THE MANUFACTURED HOUSING COMMUNITIES:

- Amend Chapter 18.80, Residential Incentives and Transfer of Density

Exhibit A

Chapter 18.80

RESIDENTIAL DENSITY INCENTIVES **AND TRANSFER OF DENSITY**

Sections:

- 18.80.010 Purpose.**
- 18.80.020 Permitted locations of residential density incentives.**
- 18.80.030 Maximum densities permitted through residential density incentive review.**
- 18.80.040 Public benefits and density incentives.**
- 18.80.050 Rules for calculating total permitted dwelling units.**
- 18.80.060 Review process.**
- 18.80.070 Minor adjustments in final site plans.**
- 18.80.080 Applicability of development standards.**
- 18.80.090 Transfer **rules of density credits.****

18.80.010 Purpose.

The purpose of this chapter is to:

A. pProvide density incentives to *developers* of residential property, in exchange for public benefits to help achieve comprehensive plan goals of affordable housing, *open space* protection, and parkland acquisition, by:

- A1.** Defining in quantified terms the public benefits that can be used to earn density incentives;
- B2.** Providing rules and formulae for computing density incentives earned by each benefit;

CB. Providing **inge** a method to realize the development potential of:

- 1. **s**Sites containing **critical areas or** of unique **features of size, topography, environmental features** or shape;
- 2. **Specific sites preserved in order to achieve comprehensive plan goals as identified by the city council; and.**

DC. Providing **inge** a review process to allow evaluation of proposed density increases **using residential density incentives** and the public benefits offered to earn them, and **to** give the public opportunities to review and comment.

18.80.020 Permitted locations of residential density incentives.

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Residential density incentives (RDIs) shall be used only on *sites* served by public sewers and only in the following zones:

- A. In R-4 through R-24 and downtown residential zones; and
- B. In DC, NB, CB, UC, WC, and RB zones when part of a *multiple-family dwelling or mixed use development*.

18.80.030 Maximum densities permitted through residential density incentive review.

The maximum density permitted through RDI review shall be 150 percent of the base density of as specified in the underlying zone of the *development site*.

18.80.040 Public benefits and density incentives.

A. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are in subsection E of this section. The density incentive is expressed as additional bonus *dwelling units*, or fractions of *dwelling units*, earned per amount of public benefit provided.

B. Bonus *dwelling units* may be earned through any combination of the listed public benefits.

C. Bonus *dwelling units* may also be earned and transferred to the project *site* through the *transfer of density credit (TDC)* process by providing any of the open space, park site public benefits set forth in subsection (E)(2) of this section on from sites other than that of the RDI *development*.

D. Residential *development* in R-4 through R-24 and downtown residential zones with property-specific development standards requiring any public benefit enumerated in this chapter shall be eligible to earn bonus *dwelling units* in accordance with subsection E of this section if the public benefits provided exceed the basic development standards of this title. If a *development* is located in a special overlay district, bonus units may be earned if the *development* provides public benefits exceeding corresponding standards of the special district.

E. The following are the public benefits eligible to earn density incentives through RDI review:

BENEFIT	DENSITY INCENTIVE
1. AFFORDABLE HOUSING	
a. Benefit units consisting of rental housing permanently priced to serve low-income households (i.e., no greater than 30 percent of gross income for households at or	2.0 bonus units per benefit unit.

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BENEFIT	DENSITY INCENTIVE
below 50 percent of King County median income, adjusted for household size). A covenant on the <i>site</i> that specifies the income level being served, rent levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	
b. Benefit units consisting of assisted housing units 600 square feet or less.	1.0 bonus unit per benefit unit.
c. Benefit units consisting of rental housing permanently priced to serve moderate-income households (i.e., no greater than 30 percent of gross income for households at or below 70 percent of King County median income, adjusted for household size). A covenant on the <i>site</i> that specifies the income level being served, rent levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	1.0 bonus unit per benefit unit.
d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the <i>site</i> that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	1.0 bonus unit per benefit unit.
e. Projects in which units are reserved for moderate-income- and asset-qualified buyers (total household income at or below 50 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted	2.0 bonus units per benefit unit.

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BENEFIT	DENSITY INCENTIVE
based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 30 years from date of first sale. Final approval conditions shall specify requirements for reporting to the City on both buyer eligibility and housing prices.	
f. Benefit units consisting of <i>mobile home parkmanufactured housing community</i> space or pad reserved for the relocation of an insignia or noninsignia <i>mobile home</i> , that has been or will be displaced due to closure of a <i>mobile home parkmanufactured housing community</i> located in the City.	1.0 bonus unit per benefit unit.
2. OPEN SPACE, TRAILS AND PARKS	
a. Dedication of <i>park</i> site or <i>trail</i> right-of-way meeting the City location and size standards for neighborhood, community or regional <i>park</i> , or <i>trail</i> , and accepted by the department.	0.5 bonus unit per acre of <i>park</i> area or quarter-mile of <i>trail</i> exceeding the minimum requirement of Chapter 18.30 KMC for on-site recreation space or <i>trail</i> corridors, computed on the number of <i>dwelling units</i> permitted by the site's base density.
b. Improvement of dedicated <i>park</i> site to City standards for developed <i>parks</i> .	0.75 bonus unit per acre of <i>park</i> improvement. If the <i>applicant</i> is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
c. Improvement of dedicated <i>trail</i> segment to City standards.	1.8 bonus units per quarter-mile of <i>trail</i> constructed to City standard for pedestrian <i>trails</i> ; or 2.5 bonus units per quarter-mile of <i>trail</i> constructed to City standard for multipurpose <i>trails</i> (pedestrian/bicycle/equestrian). Shorter segments shall be awarded bonus units on a pro rata basis. If the <i>applicant</i> is dedicating the site of the improvements, the bonus units earned by

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BENEFIT	DENSITY INCENTIVE
	improvements shall be added to the bonus units earned by the dedication.
d. Dedication of <i>open space</i> , meeting <i>City</i> acquisition standards to the <i>City</i> or a qualified public or <i>private</i> organization such as a nature conservancy.	0.5 bonus unit per acre of <i>open space</i> .

18.80.050 Rules for calculating total permitted dwelling units.

A. The formula for calculating the total number of *dwelling units* permitted through RDI review is as follows:

$$\begin{array}{rclcl}
 \text{DUs} & + & \text{Bonus} & + & \text{DUs} & = & \text{TOTAL} \\
 \text{allowed} & & \text{DUs} & & \text{allowed by} & & \text{RDI} \\
 \text{by RDI} & & & & \text{sending} & & \text{DUs} \\
 \text{site base} & & & & \text{site density} & & \\
 \text{Density} & & & & \text{(if any)} & &
 \end{array}$$

B. The total *dwelling units* permitted through RDI review shall be calculated using the following steps:

1. Calculate the number of dwellings permitted by the base density of the *site* in accordance with Chapter 18.30 KMC;
2. Calculate the total number of bonus *dwelling units* earned by providing the public benefits listed in KMC 18.80.040;
3. Add the number of bonus *dwelling units* earned to the number of *dwelling units* permitted by the base density;
4. Add the number of *dwelling units* permitted by the base density of the *site* sending *TDCs*, if any;
5. Round fractional *dwelling units* to the nearest whole number; 0.49 or less *dwelling units* are rounded down; and
6. On *sites* with more than one zone or zone density, the maximum density shall be calculated for the *site area* of each zone. Bonus units may be reallocated within the zones in the same manner set forth for base units.

Exhibit A

18.80.060 Review process.

A. All RDI proposals shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn extra density ~~as follows:~~

~~1. For the purpose of this section, a "primary proposal" is defined as a proposed subdivision, short subdivision of more than four lots, conditional use permit or commercial building permit;~~

12. When the primary proposal requires a public hearing under this code or KMC Title 17, the public hearing on the primary proposal shall serve as the hearing on the RDI proposal, and the reviewing authority shall make a consolidated decision on the proposed *development* and use of RDI;

23. When the primary proposal does not require a public hearing under this code or KMC Title 17, the RDI proposal shall be ~~processed as a Type 2 land use decision~~ subject to the decision criteria for *conditional use permits* outlined in Chapter 18.115 KMC ~~and to the procedures set forth for city manager/hearing examiner review in this title;~~ and

34. The notice for the RDI proposal also shall include the *development's* proposed density and a general description of the public benefits offered to earn extra density.

B. RDI applications which propose to earn bonus units by dedicating real property or public facilities shall include a letter from the receiving agency certifying that the proposed dedication qualifies for the density incentive and will be accepted by the agency or other qualifying organization.

18.80.070 Minor adjustments in final site plans.

When issuing building permits in an approved RDI *development*, the *department* may allow minor adjustments in the approved site plan involving the location or dimensions of *buildings* or *landscaping*, provided such adjustments shall not:

- A. Increase the number of *dwelling units*;
- B. Decrease the amount of perimeter *landscaping* (if any);
- C. Decrease residential parking facilities (unless the number of *dwelling units* is decreased);
- D. Locate *structures* closer to any *site* boundary line; or
- E. Change the locations of any points of ingress and egress to the *site*.

18.80.080 Applicability of development standards.

Exhibit A

A. RDI *developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the RDI *development*; provided, that an RDI proposal in the R-4 through R-6 zones shall conform to the height requirements of the underlying zone in which it is located.

B. RDI *developments* in the R-4 through R-6 zones shall be landscaped as follows:

1. When 75 percent or more of the units in the RDI *development* consist of *townhouses* or *apartments*, the *development* shall provide perimeter *landscaping* and *tree* retention in accordance with Chapters 18.35 and 18.57 KMC for *townhouse* or *apartment* projects.
2. When less than 75 percent of the units in the RDI consist of *townhouses* or *apartments*, the *development* shall provide *landscaping* and *tree* retention in accordance with Chapters 18.35 and 18.57 KMC for *townhouses* or *apartments* on the portion(s) of the *development* containing such units; provided, that if *buildings* containing such units are more than 100 feet from the *development's* perimeter, the required *landscaping* may be reduced by 50 percent.
3. All other portions of the RDI shall provide *landscaping* or retain *trees* in accordance with Chapters 18.35 and 18.57 KMC.

C. RDI *developments* in all other zones shall be landscaped or retain *trees* in accordance with Chapters 18.35 and 18.57 KMC.

D. RDI *developments* shall provide parking as follows:

1. Projects with 100 percent affordable housing shall provide one off-street *parking space* per unit. The *city manager* may require additional parking, up to the maximum standards for attached *dwelling units*, which may be provided in common parking areas.
2. All other RDI proposals shall provide parking for:
 - a. Market rate/bonus units at levels consistent with Chapter 18.40 KMC; and
 - b. Benefit units at:
 - (1) One or two bedrooms: one *parking space* per unit;
 - (2) Three bedrooms: 1.5 *parking spaces* per unit;

Exhibit A

(3) Parking may be further reduced if a parking demand analysis is provided per KMC 18.40.030(B).

E. RDI *developments* shall provide on-site recreation space as follows:

1. Projects with 100 percent affordable housing shall provide recreation space at 50 percent of the levels required in Chapter 18.30 KMC.
2. All other RDI proposals shall provide recreation space for:
 - a. Market rate/bonus units at levels consistent with Chapter 18.30 KMC; and
 - b. Benefit units at 50 percent of the levels required for market rate/bonus units.

18.80.090 Transfer ~~rules of density credits~~.

In order to realize the development potential of sites containing critical areas or of unique size or shape, or sites preserved in order to attain comprehensive plan goals, an opportunity to transfer unused density from one site to another shall be provided. Transfer of density credit transactions shall be handled between the private parties, with documentation provided to the City, until such time as the City enters into a formalized transfer of development rights (TDR) process through King County or another agency.

A. Transfer of density from sites constrained by critical areas or of unique size and shape. A development proponent may apply to transfer unused density from a site constrained by critical areas or of unique size or shape to another site through a Type 2 land use decision.

1. The number of density credits that a *sending site* is eligible to send to a *receiving site* shall be determined by applying the base density of the zone the *sending site* is located in to the total *sending site area*, less any portion of the *sending site* already in a conservation easement or other encumbrance, or any land area already used to calculate residential density for other *development* on the *sending site*. A plot plan showing *critical areas* and *buffers*, conservation easements or other encumbrances shall be submitted as part of the development application to demonstrate compliance with the density calculation rules set forth in Chapter 18.30 KMC.

B2. *Sending sites* with *critical areas* that have been declared unbuildable under Chapter 18.30 KMC shall be considered to have a base density calculated in accordance with that chapter, except that the areas of the *sending* and *receiving sites* shall be combined to calculate the overall *site* percentage of *critical areas* and *buffers* necessary for determining the allowable density credit as set forth in Chapter 18.55 KMC.

Exhibit A

D3. When the *sending site* consists only of a portion(s) of an unsubdivided parcel, said portion(s) shall be segregated from the remainder of the *lot* pursuant to KMC Title 17 or deed restrictions documenting the density credit transfers shall be recorded with the title to both the *sending* and *receiving sites*. A parcel need not segregate a *sending site* from the remainder of the parcel when the entire parcel is subject to a conservation easement pursuant to subsection **E5** of this section.

E4. Conservation easements shall be required for land contained in the *sending site*, whether or not such land is dedicated, as follows: a conservation easement as defined in the open space plan shall be recorded on the *sending site* to indicate development limitations on the *sending site*.

B. Transfer of density from *sites* in order to attain comprehensive plan goals. A *development* proponent may apply to transfer unused density from a *sending site* to a *receiving site* to achieve comprehensive plan goals as specified by the *city council*. The *city council* shall identify by ordinance circumstances in which this code section may be applied.

1. As of insert effective date of ordinance, the city council has determined that unused density may be transferred from a property zoned MHC to a *receiving site* if long-term preservation of the *manufactured housing community* is assured. Unused density shall be defined as the number of *dwelling units* allowable under existing zoning as of insert date prior to effective date of ordinance less the number of existing *dwelling units* on the property as of insert effective date of ordinance multiplied by 2.5.

2. Density shall not be transferred to projects in the R-1, R-4 or R-6 zoning districts.

C. Density credits from one *sending site* may be allocated to more than one *receiving site*. The credit from each segment shall be allocated to a specified *receiving site*.

D. The transfer of density request shall be processed as part of the underlying permit for the project on the *receiving site*.

FE. Upon submitting an application to develop a *receiving site* under the provisions of this chaptersection, the *applicant* shall provide evidence of ownership or full legal control of all *sending sites* the density credits proposed to be used in calculating total density on the *receiving site*. It shall be the *applicant's* responsibility, prior to application, to ascertain what form of permanent protection of the *sending site* will be acceptable to the *City*.

GF. Density credits from a *sending site* shall be considered transferred to a *receiving site* when the *sending site* is permanently protected by a completed and recorded land dedication, or conservation

Exhibit A

easement or preservation agreement submitted to and approved by the *city manager*. This document shall be recorded with King County prior to approval of the *receiving site permit*.

HG. *TDC developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the *TDC development*.

MAKE MISCELLANEOUS AMENDMENTS THROUGHOUT THE ZONING CODE TO ENSURE CONSISTENCY:

- Replace the term “mobile home park” with “manufactured housing community” throughout the Zoning Code (KMC Sections 18.20.2325, 18.21.020, 18.21.030, 18.21.040, 18.22.010, 18.23.020, 18.23.025, 18.25A.030, 18.25A.040, 18.25B.020, 18.26.030, 18.26.040, 18.26.050, 18.29.040, 18.35.030, 18.40.030, 18.45.090, 18.45.100, 18.50.140, 18.50.150, 18.50.160).
- Amend Chapter 18.20 Definitions

18.20.17601675.1 Manufactured housing community~~mobile home park~~.

“~~Manufactured housing community~~~~mobile home park~~” means a *development* with two or more improved pads or spaces designed to accommodate *mobile homes, manufactured homes, or designated manufactured homes*.

18.20.098 Affordable housing unit.

“Affordable housing unit” means housing reserved for occupancy by eligible households and ~~having monthly housing expenses less than or equal to 30 percent of the monthly household income~~ **affordable to households whose annual income does not exceed the percentage of median income types** described in the subsections below, adjusted for household size, ~~and no more than 30 percent of the monthly household income is paid for monthly housing expenses~~. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner’s dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

1. For rental housing:

Exhibit A

- a. A "moderate income affordable housing unit" is affordable at 70 percent of median income, adjusted for household size.
 - b. A "low income affordable housing unit" is affordable at 50 percent of median income, adjusted for household size.
 - c. A "very low income affordable housing unit" is affordable at 35 percent of median income, adjusted for household size.
2. For ownership housing:
- a. A "moderate income affordable housing unit" is affordable at 80 percent of median income, adjusted for household size.
 - b. A "low income affordable housing unit" is affordable at 65% of median income, adjusted for household size.
 - c. A "very low income affordable housing unit" is affordable at 50% of median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" under this subsection, rather than those stated in the definition of "low-income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.

18.20.308 Bonus unit

"Bonus units" means a dwelling units achieved that exceeds the number of units allowed by the base density of the CB Juanita subarea underlying zoning district.

18.20.1690. Median income.

"King County Median income" means the median family income for the Seattle-Bellevue, WA HUD Metro FMR AreaMSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median family income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median family income figures for the Seattle-Bellevue, WA HUD Metro FMR AreaMSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Exhibit A

- Amend miscellaneous code sections to address new MHC zone (18.21.075 and 18.21.078—residential zones; 18.30.230.B, G—structures in setbacks; 18.42.090—signs; 18.60—wireless communication facilities):

18.21.075 Drive-through service.

Drive-through service is prohibited in ~~this~~**these** zoning districts.

18.21.078 Outdoor storage.

Outdoor storage is prohibited in ~~this~~**these** zoning districts.

18.30.230 Setbacks – Projections and structures allowed.

Provided that the required *setbacks* from *regional utility corridors* of KMC 18.30.200, the adjoining half-street or designated arterial *setbacks* of KMC 18.30.220 and the sight distance requirements of KMC 18.30.240 are maintained, *structures* may extend into or be located in required *setbacks*, including *setbacks* as required by KMC 18.21.060(B), as follows:

* * *

B. Uncovered porches and decks which exceed 18 inches above the finished grade may project:

1. Eighteen inches into interior *setbacks* in the NB, CB, DR, DC, UC, WC, RB, PSP, P, and GC zones;
2. Eighteen inches into side *setbacks* in the R ~~and~~**MHC** zones;
3. Eighteen inches into rear *setbacks* in the R-12 through R-24 ~~and~~**MHC** zones;
4. Five feet into rear *setbacks* in the R-1 through R-6 zones; and
5. Five feet into *street setbacks*;

* * *

G. Rockeries, *retaining walls* and curbs may project into or be located in any *setback*, provided these *structures*:

1. Do not exceed a height of six feet in the R-1 through R-18, parks and golf course zones;

Exhibit A

2. Do not exceed a height of eight feet in the R-24, R-48, **MHC** and downtown residential zones; and

3. Do not exceed the building height for the zone in commercial and public/semi-public zones, measured in accordance with the standards established in the *City* building code, KMC Title [15](#);

* * *

18.42.090 Residential zone signs.

Signs in the downtown residential, **and-R** and **MHC** zones are limited as follows:

A. Nonresidential *Use*.

1. One *sign* identifying nonresidential *uses*, not exceeding 25 square feet and not exceeding six feet in height, is permitted;
2. Schools are permitted one *sign* per school or school facility entrance, which may be located in the *setback*. Two additional *wall signs* attached directly to the school or school facility are permitted;
3. *Home occupation* and *home industry signs* are limited to *wall signs* not exceeding six square feet.

B. Residential *Use*.

1. One residential identification *sign* not exceeding two square feet is permitted; and
2. One *permanent residential development identification sign* not exceeding 32 square feet is permitted per *development*. The maximum height for the *sign* shall be six feet. The *sign* may be freestanding or mounted on a wall, *fence*, or other *structure*.

18.60.050 Wireless communication facility review processes and maximum allowable heights.

P – Permitted Use

C – Conditional Use – reviewed through Type 2 process outlined in KMC [19.25.020](#).

X – Prohibited Use⁵

Exhibit A

Type of wireless communication facility	Residential zones R-1 through R-6 and MHC	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB Juanita, and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
Antenna collocation on an existing conforming tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower
Rooftop antenna	X, C ^{1,2} , P ^{1,7} Maximum height: 15' above the roof height at the antenna location	P Maximum height: 15' above the roof height at the antenna location	P Maximum height: 15' above the roof height at the antenna location	X	P Maximum height: 15' above the roof height at the antenna location
Facade antenna	X, C ^{1,2} , P ^{1,7} Maximum height: 2' above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall	P Maximum height: May not extend above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall
Amateur (ham) radio facilities	P Maximum height ³ :	P Maximum height ³ :	P	P Maximum height: 35'	P

Exhibit A

Type of wireless communication facility	Residential zones R-1 through R-6 and MHC	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB Juanita, and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
	Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location		Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location
Antennas on utility or light poles. (Nearest abutting zone is used to determine process if in the right-of-way.)	C ² , P ⁷ Maximum height: 55'	P Maximum height: 55'	P Maximum height: 55'	C ² , P ⁸ Maximum height: up to the building height limit as specified in the underlying zoning district	P Maximum height: 55'
Satellite dish	C ² if no more than 2 meters (6.6') in diameter; otherwise X Maximum height: Ground-	P if no more than 2 meters (6.6') in diameter and limited to a maximum of 1 dish per site; otherwise C ²	P if no more than 2 meters (6.6') in diameter and limited to a maximum of 3 dishes per site; otherwise C ²	P if ground-mounted; otherwise X Maximum height: Ground-mounted dishes – 15'	C ² Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location

Exhibit A

Type of wireless communication facility	Residential zones R-1 through R-6 and MHC	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB Juanita, and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
	mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location	Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location	Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location		
Tower ⁶	X	X	X in the DC zone; otherwise C ^{2,4} Maximum height: up to the building height limit as specified in the underlying zoning district	X	C ^{2,4} Maximum height: up to the building height limit as specified in the underlying zoning district

¹If on a nonresidential *building* such as a *religious institution*, school, or *utility facility*, or on a multifamily or mixed use *building*.

²In addition to satisfying the criteria listed in KMC [18.115.040](#), the *conditional use permit* shall be granted by the *City* only if the *applicant* also demonstrates that:

- a. Alternative *sites*, or facilities with less impact to the community have been considered and have been determined to be not feasible per KMC [18.60.080](#); and

Exhibit A

- b. Visual impacts of the facility are minimized and the proposal does not significantly impact views to Lake Washington.

³*Amateur (ham) radio facilities* exceeding 65 feet in height may be permitted only through a *conditional use permit*. In addition to satisfying the criteria listed in KMC 18.115.040, the *conditional use permit* shall be granted by the *City* only if the *applicant* also demonstrates that:

- a. The proposal in the proposed location is necessary to support *emergency* radio operations in Kenmore; and
- b. Smaller facilities, with less impact to the community, have been considered and have been determined to be infeasible per KMC 18.60.080; and
- c. Visual impacts of the facility are minimized and the proposal does not significantly impact views to Lake Washington.

⁴Prohibited on properties within the jurisdiction of the Shoreline Management Act as set forth in KMC Title 16, Division 1.

⁵Unless a major adjustment has been granted pursuant to KMC 18.60.200.

⁶*Lattice towers* shall not be permitted.

⁷*Small cells* only, limited to a maximum of three antennas per utility/light pole, facade or rooftop. A *conditional use permit* will be required to locate more than three small cell antennas on a utility/light pole, facade or rooftop, including any additional requirements in applicable footnotes.

⁸*Small cells* only, limited to a maximum of three antennas per utility/light pole. A *conditional use permit* will be required to locate more than three small cell antennas on a utility/light pole, including the additional requirements in the applicable footnote.

18.60.110 Landscaping requirements.

A *wireless communication facility site*, with the exception of an *amateur (ham) radio facility*, shall provide *landscaping* as follows:

A. When the facility is located in:

- 1. The NB, CB, PSP, RB, WC, UC, DC, or DR zone, the base of any *tower* and any ground equipment, whether or not in a *structure* or cabinet, shall be landscaped with eight feet of Type II *landscaping* as defined by KMC 18.35.040(B). This landscaped area shall be increased to 10 feet

Exhibit A

of Type I *landscaping* as defined by KMC [18.35.040\(A\)](#) in areas adjacent to residential development as described in KMC [18.35.030\(A\)](#). For *satellite dishes*, the visual screen may be reduced to the height of the center of the dish on the transmitting side.

2. The R, **MHC**, GC, and P zones, the base of any *tower* and any ground equipment, whether or not in a *structure* or cabinet, shall be landscaped with 10 feet of Type I *landscaping* as defined by KMC [18.35.040\(A\)](#). For *satellite dishes*, the visual screen may be reduced to the height of the center of the dish on the transmitting side.

B. When a security *fence* is used to prevent access to a *tower* or ground equipment, any *landscaping* required pursuant to subsection A of this section shall be placed outward of such security *fence*.

In the R **and MHC** zones, climbing *evergreen* shrubs or vines capable of growing on the *fence* shall supplement any *landscaping* required pursuant to subsection A of this section.

* * *

- Amend 18.21.060 Nonresidential land uses in residential zones.

18.21.060 Nonresidential land uses in residential zones.

Except for *utility facilities*, *regional land uses*, and nonresidential *uses* regulated by KMC [18.21.070](#), all nonresidential *uses* located in the R zones shall be subject to the following requirements:

A. *Impervious surface* coverage shall not exceed:

1. Seventy percent of the *site* in the R-1 through R-6 zones.
2. Eighty percent of the *site* in the R-12 through R-48 **and MHC** zones.

B. *Buildings* and *structures*, except *fences* and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection C of this section.

C. A single detached dwelling allowed as accessory to a church or school shall conform to the *setback* requirements of the zone.

D. Parking areas are permitted within the required *setback* area from property lines, provided such parking areas are located outside of the required landscape area.

Exhibit A

E. *Sites* shall abut or be accessible from at least one public *street* functioning at a level consistent with the *City street* design standards. New *high school sites* shall abut or be accessible from a public *street* functioning as an arterial per the *City* design standards.

F. The base height shall conform to the zone in which the *use* is located.

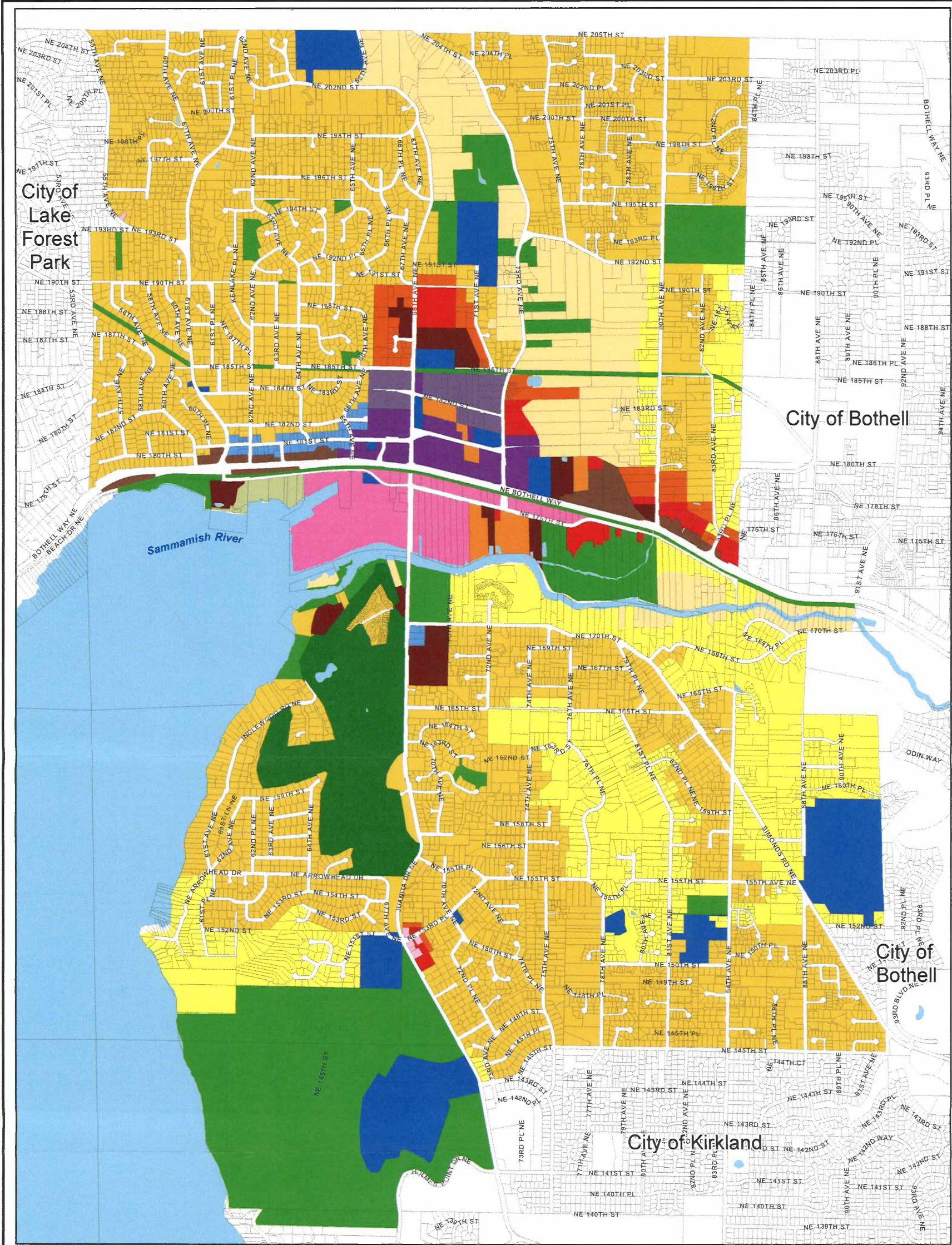
G. *Building* illumination and lighted *signs* shall be designed so that no direct rays of light are projected into neighboring residences or onto any *street* right-of-way.

- Amend 19.25.020 Classifications of Land Use Decision Processes

Exhibit A

LAND USE DECISION TYPES

TYPE 2	Decision by <i>city manager</i> ; appealable to <i>hearing examiner</i> ; no further administrative appeal ^{1, 5}	Home industry; short subdivision; preliminary short subdivision revision; short plat alteration; zoning variance; conditional use permit; shoreline substantial development permit; shoreline variance; shoreline conditional use permit; site plan review for uses allowed by zone; wireless communication facility minor adjustment under Chapter 18.60 KMC; approval of residential density incentives under KMC 18.80.060.A.2 or transfer of development credits under KMC 18.80.090.A ; reuse of public schools; reasonable use exceptions under KMC 18.55.180 ; public agency and utility exceptions under KMC 18.55.160 ; other critical areas exceptions, variances and decisions to require studies or to approve, condition or deny a development proposal based on Chapter 18.55 KMC.
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Official Zoning Map | City of Kenmore

- | | | | |
|-----------------------|-----------------------|--|--|
| Regional Business | Downtown Residential | Parks* | R-6 (Residential 6 Dwellings Per Acre) |
| Urban Corridor | Community Business | Golf Course | Manufactured Housing Community |
| Waterfront Commercial | Neighborhood Business | R-1 (Residential 1 Dwelling Per Acre) | R-12 (Residential 12 Dwellings Per Acre) |
| Downtown Commercial | Public/Semi-Public | R-4 (Residential 4 Dwellings Per Acre) | R-18 (Residential 18 Dwellings Per Acre) |
| | | | R-24 (Residential 24 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: March 2019



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



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing and Deliberation on the Manufactured Housing Community Municipal Code Amendments, Ordinance 19-0481 Proposed Council Action/Motion: Hold a public hearing and, after deliberation, consider adoption of Ordinance 19-0481.	For Council Meeting Agenda of: 3/25/19 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner</u> Initial & Date Approved by Department Head: <u>DS 3/23/19</u> Approved by City Attorney: <u>JS 3/23/19</u> Approved by Finance Director: <u>3/23/19</u> Approved by City Manager: <u>3/23/19</u> Exhibits/Attachments: 1. Ordinance 19-0481
<u>INFORMATION/BACKGROUND:</u> On March 11, 2019, the City Council considered the draft Municipal Code amendments related to the City's existing manufactured housing communities. An ordinance reflecting those amendments is attached (see Attachment 1). Also on March 11, Council asked whether or not a requirement restricting rent increases in the manufactured housing communities could be imposed if a landowner chose to take advantage of the transfer of density credit (TDR) opportunity. As drafted in the current amendments, a <u>preservation</u> covenant would be required if the TDR option was exercised; however, this covenant would not address rent increases. The City Attorney is looking into this question and staff will present his findings as soon as available. After holding a public hearing on March 25, the Council may take action on the amendments that would rezone the City's existing manufactured housing communities to MHC and make other related changes. Changes to the ordinance may be necessary if the City Attorney determines that it is possible to control rent increases through TDR and if the Council so chooses. A companion resolution related to future upzoning for the manufactured housing communities north of SR-522 also is on your agenda, as is an ordinance extending the existing redevelopment moratorium, if needed. The current moratorium expires on April 8, 2019.	
<u>FISCAL CONSIDERATION:</u> None at this time.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Council Goal 3: Increase and preserve the options for affordable housing stock. Comprehensive Plan Housing Element Objective H-3.1: "Encourage retention of the existing housing stock in Kenmore as a source of affordable housing." Comprehensive Plan Housing Element Policy H-3.1.2: "Consider measures to preserve and maintain existing manufactured housing communities."	

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0481**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, RELATING TO THE CITY'S
MANUFACTURED HOUSING COMMUNITIES;
AMENDING CHAPTERS 18.15, 18.20, 18.21, 18.22, 18.23,
18.24, 18.25, 18.25A, 18.25B, 18.26, 18.29, 18.30, 18.35, 18.40,
18.42, 18.45, 18.50, 18.60, 18.77, 18.80, AND 19.25 OF THE
KENMORE MUNICIPAL CODE; AMENDING THE
ZONING MAP; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, over the past year and a half, the City's Planning Commission has reviewed and recommended options related to the preservation of existing mobile home parks, consistent with the City's Housing Strategy Plan and RCW 36.70A.070(2)(c) which requires that sufficient land be available for all types of housing including manufactured housing; and

WHEREAS, on July 9, 2018, the Planning Commission presented recommended options to the City Council related to preservation of existing mobile home parks; and

WHEREAS, on July 9, July 16, July 23, and September 17, 2018 the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, on September 17, 2018, the City Council requested that amendments be prepared for consideration that would preserve the existing mobile home parks and plan for future growth and housing affordability needs in the City; and

WHEREAS, on October 16, the Planning Commission reviewed Comprehensive Plan amendments to the Land Use Element, including the Land Use Plan Map, the Downtown Sub-Element, and the Housing Element to support preservation of existing mobile home parks; and

WHEREAS, throughout the mobile home park project, a concerted effort has been made to generate public involvement, including holding public open houses; advertising public meetings; providing an interpreter; and creating comprehensive and regularly-updated web pages; and

WHEREAS, the Planning Commission held a public hearing on the related Comprehensive Plan amendments on November 6, 2018; and

WHEREAS, on November 19, 2018, the Planning Commission's recommendations for the proposed Comprehensive Plan amendments were presented to the City Council, and

WHEREAS, the City Council adopted the Comprehensive Plan amendments on November 26, 2018, which created the Manufactured Housing Community (MHC) land use district and

assigned the MHC designation to existing manufactured housing communities within the City proposed for long-term preservation; and

WHEREAS, on March 11, 2019, the City Council reviewed Municipal Code amendments to codify the MHC zoning designation in the zoning code and to rezone the existing manufactured housing communities to the MHC zoning designation; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the proposal; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the City Council held a public hearing on the Municipal Code amendments on March 25, 2019; and

WHEREAS, the City Council finds that the proposed amendments meet the criteria found in KMC Section 19.20.090; and

WHEREAS, in *Laurel Park Community, LLC v. City of Tumwater*, 698 F.3d 1180 (9th Cir. 2012) the Ninth Circuit Court of Appeals held that Tumwater could similarly preserve existing mobile home parks by rezoning the properties as "Manufactured Home Parks" with permissible land uses consistent with the operation of a mobile home park because the city had a valid public interest in preserving affordable housing and the rezone did not infringe upon the park owners' property rights, was not an unconstitutional taking of property without just compensation, and was not unlawful spot zoning. The Court held:

- "As a general rule, zoning laws do not constitute a taking, even though they affect real property interests: This Court has upheld land-use regulations that destroy or adversely affect recognized real property interests. Zoning laws are, of course, the classic example, which have been viewed as permissible government action even when prohibiting the most beneficial use of the property."

- "... the submission that [the mobile home park property owners] may establish a 'taking' simply by showing that they have been denied the ability to exploit a property interest that they heretofore had believed was available for development is quite simply untenable ... [the owners] retain the ability to continue operating the properties as manufactured home parks. So the law does not interfere with what must be regarded as [the owners'] primary expectation concerning the use of the parcel."

- "The [zoning] ordinances restrict to some extent the owners' ability to use their properties, because they can no longer build multi-family housing, for example. But imposing use restrictions on property – as distinct from restrictions on alienation – is the essence of zoning." And;

WHEREAS, the City Council desires to adopt the amendments to address preservation of existing mobile home parks;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full.

Section 2. Amendments to the Kenmore Municipal Code. The City Council amends Chapters 18.15, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.25A, 18.25B, 18.26, 18.29, 18.30, 18.35, 18.40, 18.42, 18.45, 18.50, 18.60, 18.77, 18.80, and 19.25 of the Kenmore Municipal Code, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. Amendments to the Zoning Map. The City Council amends the Zoning Map, as set forth in Exhibit B, attached hereto and incorporated by reference.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____TH DAY OF _____, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.:
Date of Publication:
Effective Date:

Exhibit A

PROPOSED ZONING CODE CHANGES**CREATE THE “MANUFACTURED HOUSING COMMUNITY” ZONING DISTRICT:**

- Amend Chapter 18.15 Zones, Maps and Designations

18.15.010 Zones and map designations established.

In order to accomplish the purposes of this title, the following zoning designations and zoning map symbols are established:

ZONING DESIGNATIONS	MAP SYMBOL
Residential	R (base density in dwellings per acre)
Manufactured Housing Community	MHC
Neighborhood Business	NB
Community Business	CB
Downtown Residential	DR
Downtown Commercial	DC
Urban Corridor	UC
Waterfront Commercial	WC
Regional Business	RB
Public and Semi-Public	PSP
Parks	P
Golf Course	GC
Property-Specific Development Standards	P-suffix
Special District Overlay	SO

Exhibit A

18.15.040 Residential zones.

A. The purpose of the residential zones (R **and MHC**) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-1 through R-6 zones, for a mix of predominantly *single detached dwelling units*, with a variety of densities and sizes in locations appropriate for residential use;
2. Providing, in the R-12 through R-48 zones, for a mix of predominantly *apartment and townhouse dwelling units*, with a variety of densities and sizes in locations appropriate for residential use;
- 3. Providing, in the MHC zone, for continuation of existing *manufactured housing communities*;**
- 34.** Allowing only those accessory and complementary nonresidential *uses* that are compatible with residential communities; and
- 45.** Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally critical sites from overdevelopment.

B. Use of this zone is appropriate as follows:

1. The R-1 zone on or adjacent to lands with area-wide environmental constraints where *development* is required to cluster away from *critical areas*;
2. The R-4 through R-6 zones on lands that are predominantly environmentally unconstrained and are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services; **and**
3. The R-12 through R-48 zones next to commercial centers, in areas that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services; **and**
- 4. The MHC zone on existing *manufactured housing communities* planned for either short-term or long-term preservation.**

- Amend Chapter 18.21 Residential Zones

18.21.045 Residential zone MHC – Use allowances.

Exhibit A

The following *uses* listed in Table D are identified as *permitted*, conditionally permitted, or *prohibited* uses in residential zone MHC:

Table D. MHC Zone Use Allowances

<u>PERMITTED</u>	<u>CONDITIONALLY PERMITTED</u>	<u>PROHIBITED</u>
<u>Day care¹</u>	<u>Community residential facility</u>	<u>Adult entertainment business</u>
<u>Family child-care home²</u>	<u>Cemetery, columbarium or mausoleum</u>	<u>Air transportation service</u>
<u>Manufactured housing community³</u>	<u>Educational service⁵</u>	<u>Ambulatory surgery center</u>
<u>Park⁴</u>	<u>Religious institution</u>	<u>Animal kennel/shelter</u>
<u>Single detached dwelling unit⁴⁻⁵</u>	<u>Supportive living facility</u>	<u>Arts, entertainment, indoor</u>
	<u>Temporary lodging⁷</u>	<u>Arts, entertainment, outdoor</u>
		<u>Auction house</u>
		<u>Automotive sales and service, marine</u>
		<u>Automotive sales and service, non-marine</u>
		<u>Business service, intensive</u>
		<u>Business service, standard</u>
		<u>College/university</u>
		<u>Construction and trade</u>
		<u>Eating and drinking place</u>
		<u>Fire or police facility</u>
		<u>Funeral home/crematory</u>
		<u>Health care and social assistance</u>
		<u>Hospital</u>
		<u>Laboratory</u>

Exhibit A

Table D. MHC Zone Use Allowances

<u>PERMITTED</u>	<u>CONDITIONALLY PERMITTED</u>	<u>PROHIBITED</u>
		<u>Manufacturing, heavy</u>
		<u>Manufacturing, light</u>
		<u>Marijuana business</u>
		<u>Marijuana cooperative</u>
		<u>Mobile food service</u>
		<u>Multiple-family dwelling</u>
		<u>Office</u>
		<u>Personal service</u>
		<u>Recreational facility, indoor</u>
		<u>Recreational facility, outdoor</u>
		<u>Regional land use</u>
		<u>Resource land use</u>
		<u>Retail sales</u>
		<u>Retail sales, bulk</u>
		<u>Secure facility</u>
		<u>Standalone parking</u>
		<u>Transportation</u>
		<u>Utility facility</u>
		<u>Vehicle or equipment rental</u>
		<u>Vehicle refueling station</u>
		<u>Warehousing</u>
		<u>Wholesale trade</u>

Exhibit A

1. *Day care I* is permitted. *Day care II* is permitted only as an *accessory use* to a *religious institution*, *park* or public housing administered by a *public agency*, and:

- a. Outdoor play areas shall be completely enclosed by a solid wall or *fence*, with no openings except for gates and have a minimum height of six feet;
- b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
- c. Direct access to a developed arterial *street* shall be required in any residential zone; and
- d. Hours of operation may be restricted to assure compatibility with surrounding *development*.

Otherwise, *day care II* requires a *conditional use permit*.

2. A *family child-care home* is subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title 170. The *family child-care home* shall meet the following requirements:

- a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
- b. A safe passenger loading area shall be provided;
- c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
- d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
- e. All signage shall conform to the applicable requirements of Chapter 18.42 KMC; and
- f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility.

3. The following conditions and limitations shall apply, where appropriate:

- a. Lighting for *structures* and fields shall be directed away from residential areas;

Exhibit A

b. Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

4. One single detached dwelling unit only per existing legal lot as of insert effective date of ordinance.

5. Manufactured homes and mobile homes are allowed only in manufactured housing communities. Designated manufactured homes are not restricted to manufactured housing communities.

6. K-12 facilities only. All other educational service uses are prohibited.

7. Bed and breakfast guesthouse only, subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. Meals shall be served to paying guests only (no restaurant use permitted);

c. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;

d. Parking shall be provided as required by this title; and

e. The guesthouse shall be compatible with the neighborhood character as determined by the city manager, and shall not create significant adverse neighborhood effects that cannot be mitigated.

8. For properties continuing in an existing manufactured housing community use after insert effective date of ordinance, a transfer of density credits shall be permitted. See KMC Chapter 18.80.

18.21.050 Residential zones R-12, R-18, R-24, and R-48, and MHC – Development standards.

The following zone-specific development standards in Table DE apply in the R-12, R-18, R-24, and R-48, and MHC residential zones:

Exhibit A

Table DE. R-12, R-18, R-24, and R-48, and MHC Residential Zones Development Standards

STANDARDS	Z O N E S	R-12	R-18	R-24	R-48	MHC ¹²
Base Density: <i>Dwelling Unit/Acre</i> ¹		12 du/ac	18 du/ac	24 du/ac	48 du/ac	12 du/ac
Maximum Density: <i>Dwelling Unit/Acre</i> ²		18 du/ac	27 du/ac	36 du/ac	72 du/ac	18 du/ac
Minimum Density ¹¹		80%	75%	70%	65%	80%
Minimum Lot Width ⁴		30 ft.	30 ft.	30 ft.	30 ft.	--
Minimum <i>Street Setback</i>		10 ft. ⁰	10 ft. ⁶	10 ft. ⁶	10 ft. ⁶	10 ft.
Minimum <i>Side Setback</i> ^{3,5}		5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Minimum <i>Rear Setback</i> ^{3,5}		5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Base Height ⁸		60 ft.	60 ft. 80 ft. ⁹	60 ft. 80 ft. ⁹	60 ft. 80 ft. ⁹	35 ft.
Maximum <i>Impervious Surface</i> : Percentage ¹⁰		85%	85%	85%	90%	85%
Minimum Lot Size		--	--	--	--	--

¹ Density applies only to *dwelling units* and not to sleeping units.

² This maximum density may be achieved only through the application of residential density incentives pursuant to Chapter [18.80](#) KMC or *transfers of density credits*, or any combination of density incentive or density transfer. Maximum density may only be exceeded pursuant to KMC [18.80.040\(E\)\(1\)\(f\)](#).

³ These standards may be modified under the provisions for *zero-lot-line developments*.

⁴ The *building envelope* is determined through meeting minimum lot size and minimum lot width measurement requirements (KMC [18.30.110](#)).

⁶ Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a *joint use driveway* is located to provide a straight line length of at

Exhibit A

least 26 feet as measured from the centerline of the garage, carport or fenced parking area, from the access point to the opposite side of the *joint use driveway*.

⁶ At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the *street* property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the *street* property line.

⁷ a. For *developments* consisting of three or more single detached dwellings located on a single parcel, the *setback* shall be 10 feet along any property line abutting R-1 through R-6, except for *structures* in on-site recreation areas required in KMC [18.30.130](#), which shall have a *setback* of five feet.

b. For *townhouse* and *apartment development*, the *setback* shall be 20 feet along any property line abutting R-1 through R-6, except for *structures* in on-site recreation areas required in KMC [18.30.130](#), which shall have a *setback* of five feet, unless the *townhouse* or *apartment development* is adjacent to property upon which an existing *townhouse* or *apartment development* is located.

⁸ In the R-12, R-18, R-25 and R-48 zones, height limits may be increased when portions of the *structure* which exceed the base height limit provide one additional foot of *street* and interior *setback* for each foot above the base height limit, provided the maximum height may not exceed 75 feet. Netting or fencing and support *structures* for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior *setback* requirements; provided, that the maximum height shall not exceed 75 feet.

⁹ The base height to be used only for projects as follows:

a. In R-18, R-24 and R-48 zones using residential density incentives and *transfer of density credits* pursuant to this title.

¹⁰ Applies to each individual *lot*. *Impervious surface* area standards for:

a. Regional *uses* shall be established at the time of permit review;

b. Nonresidential *uses* in residential zones shall comply with KMC [18.21.060](#) and [18.30.170](#);

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c. *Lots* may be increased beyond the total amount permitted in this chapter subject to approval of a *conditional use permit*.

¹¹ Minimum density is determined by multiplying the allowable number of *dwelling units*, as calculated using KMC [18.30.020](#), by the percentage shown for each zone.

¹² See also the standards in KMC 18.50.140.

CREATE A ZONING EXCEPTION FOR THE MANUFACTURED HOUSING COMMUNITY ZONING DISTRICT

- Add new section 18.21.055 MHC Zoning Exception

18.21.055 MHC zoning exception.

A. A *manufactured housing community* landowner may request an exception from the application of the MHC zoning to their property through a Type 4 permit process as described in KMC Chapter 19.25.

B. Along with other information required by the *department*, the application shall include information demonstrating that:

1. There is no *reasonable use* of the MHC property under the MHC zoning;
2. The *uses* authorized by the MHC zoning are not economically viable at the property's location; and
3. The proposal meets the zone reclassification criteria in KMC 18.115.060.

If, based on the information provided, the request is granted by the city council, the property shall revert to the zoning designation in place on *insert effective date of ordinance* without further action by the council. If necessary, a comprehensive plan map amendment to recognize that zoning designation shall be initiated by the *City*.

MAKE EXISTING MANUFACTURED HOUSING COMMUNITIES "CONFORMING" IN THEIR FUTURE ZONING DISTRICT:

- Amend KMC Section 18.25.020 (DC, Downtown Commercial zone use allowances) and KMC Section 18.24.020 (DR, Downtown Residential

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zone use allowances) to make “manufactured housing community” a permitted rather than a prohibited use with the following footnote:

XX. Limited to *manufactured housing communities* in existence as of insert effective date of ordinance.

CONSOLIDATE AND REVISE AFFORDABLE HOUSING CODE SECTIONS, INCLUDING DISCUSSION OF FEE-IN-LIEU AND NEW OPPORTUNITY FOR PRESERVATION OF EXISTING AFFORDABLE HOUSING:

- Delete KMC Section 18.23.055—Affordable housing - Juanita subarea and amend KMC Section 18.23.040 as follows:

Table B. Community Business Zone Development Standards

STANDARD	REQUIREMENT
Base Density: <i>Dwelling Units/Gross Acre</i>	24
Minimum Density: <i>Dwelling Units/Gross Acre</i>	18
Maximum Density: <i>Dwelling Units/Gross Acre</i> :	
West Subarea	36 for <i>mixed use development</i> .
Juanita Subarea	36 if affordable housing or a fee-in-lieu is provided as described in KMC 18.23.055 Chapter 18.77.

* * *

- Amend KMC Section 18.29.060, Affordable housing requirements as follows:

18.29.060 Affordable housing requirements.

For properties choosing to develop under the TOD district overlay, *development* shall provide affordable housing as described in KMC Chapter 18.77. *Development* choosing to develop under the TOD district

Exhibit A

overlay shall not utilize the provisions of residential density incentives found in Chapter 18.80 KMC to achieve maximum densities.

A. Definitions. For purposes of the TOD district overlay, the following affordable housing definitions shall apply:

1. "Affordable housing unit" means housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed the percentage of median income types described in the subsections below, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

2. "Bonus units" means dwelling units achieved through the TOD district overlay that exceed the number of units allowed by the base density of the underlying zoning district.

3. Moderate Income Affordable Housing. For rental housing, "moderate income affordable housing" is defined as affordable at 70 percent of median income, adjusted for household size. For ownership housing, "moderate income affordable housing" is defined as affordable at 80 percent of median income, adjusted for household size.

4. Low Income Affordable Housing. For rental housing, "low income affordable housing" is defined as affordable at 50 percent of median income, adjusted for household size. For ownership housing, "low income affordable housing" is defined as affordable at 65 percent of median income, adjusted for household size.

5. Very Low Income Affordable Housing. For rental housing, "very low income affordable housing" is defined as affordable at 35 percent of median income, adjusted for household size. For ownership housing, "very low income affordable housing" is defined as affordable at 50 percent of median income, adjusted for household size.

6. "Median income" means the median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the

Exhibit A

City may use any other method for determining the King County median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" under this subsection A, rather than those stated in the definition of "low-income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.

B. Cap on Total Number of Affordable Housing Units Required. Affordable housing requirements shall be capped at 10 percent of the total number of dwelling units being provided.

C. Number of Affordable Housing Units Required. Affordable housing units shall be provided for any development exceeding the base density of the underlying zone as follows:

1. Tier 1: If the number of bonus units is less than or equal to 30 percent of the total number of dwelling units, then for every three bonus units, one dwelling unit shall be a moderate income affordable housing unit and two bonus dwelling units may be bonus market rate dwelling units.
2. Tier 2: If the number of bonus units is greater than 30 percent of the total number of dwelling units and if the overall project density is less than or equal to 120 dwelling units per acre, then a combination of low income affordable housing units and moderate income affordable housing units shall be provided as follows: for every four bonus units allowed beyond that needed to achieve the 10 percent moderate income affordable housing units, one of the moderate income affordable housing units shall be made into a low income affordable housing unit up to a maximum of 33 percent of the affordable housing units (or 3.3 percent of the total dwelling units in the development).
3. Tier 3: If the overall development density is greater than 120 dwelling units per acre, a combination of very low income affordable housing units, low income affordable housing units and moderate income affordable housing units shall be provided as follows: the required numbers of low income affordable housing units and moderate income affordable housing units shall be equivalent to those that would be required under Tier 2 assuming that the project were to be developed at a density of 120 dwelling units per acre. An amount of very low income affordable housing shall be required so that the total combined amount of very low income, low income and moderate income affordable housing units is equal to 10 percent of the total number of dwelling units in the development.

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4. Determination of Number of Affordable Housing Units Required. See KMC 18.30.020(D) for method of rounding to determine the number of affordable housing units required.

5. Affordable Housing Example. Example is a one-and-one-half-acre property with a base density of 48 dwelling units (du)/acre. Without the TOD district overlay, the property could achieve up to 72 dwelling units.

Tier 1 example: Proposed TOD development would achieve 93 dwelling units on site for 62 du/acre. This provides 21 "bonus" dwelling units above the 48 du/acre base density of the zone. Since the number of bonus units (21) is less than 30 percent of the total units (93), seven of the 21 bonus units must be affordable to moderate income households, meeting Tier 1 affordability requirements.

Tier 2 example: Proposed TOD development would achieve 113 dwelling units on site for 75 du/acre. This provides 41 "bonus" dwelling units above the 48 du/acre base density of the zone.

Since the number of bonus units (41) is greater than 30 percent of the total units (113), 11 of the 41 bonus units must be affordable, meeting the 10 percent affordability cap. Nine of these are affordable to moderate income households and two are affordable to low income households (33 of the bonus units used toward achieving 10 percent affordable units (11×3) plus eight of the bonus units applied toward making two of the affordable units low income affordable units ($8 \times .25 = 2$).

Tier 3 example: Proposed TOD development would achieve 210 dwelling units on site for 140 du/acre. The first step is to determine how many affordable units would have been required assuming 120 du/acre using the Tier 2 formula. This calculation results in 13 moderate income affordable housing units and five low income affordable housing units. To achieve the requirement that 10 percent of the total units in the development be affordable, three additional affordable housing units would be needed ($21 - 18 = 3$). These three units would be required to be very low income affordable housing units. In summary, the development would provide 13 moderate income affordable housing units, five low income affordable housing units, and three very low income affordable housing units.

D. Alternative Compliance. The city manager may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods if they meet the following requirements:

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1. The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method achieves a result equal to or better than providing affordable housing on site.
2. Affordable housing units provided through the alternative compliance method must be the same type of units as the units in the project which gave rise to the requirement.
3. Affordable housing units may be provided off site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the transit oriented development district or downtown.
4. Priority is for the project to be located within the transit oriented development district. However, the city manager may approve a project located outside the transit oriented development district if the location has access to commercial uses, transit, and does not result in an undue concentration of affordable housing.
5. The proposal must demonstrate that the affordable units provided off site will be completed before or within the same time period as the development generating the affordable housing requirement, or provide such other assurances as approved by the city manager.

Applications for alternative compliance shall be submitted at the time of application, and must be approved prior to issuance of any building permit. The proposal must describe a specific location, type, and amount of affordable housing and how and when it will be developed. Any proposal for providing off-site affordable housing must also address the timing for providing the off-site housing, which, unless otherwise approved by the City, shall be built simultaneously with or prior to the construction of housing for the subject property. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

E. Affordability Agreement. Prior to issuing any building permit, an agreement in a form approved by the city manager that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

Exhibit A

F. Implementation Provisions. The following requirements shall be met for all affordable units:

1. Duration. Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the affordability agreement between the housing owner and the City, as referenced in subsection E of this section, is recorded, or the date when the affordable housing becomes available for occupancy as determined by the City.

2. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

a. Location. The location of the affordable housing units shall be approved by the City, with the intent that they generally be intermingled with all other dwelling units in the development.

b. Tenure. The tenure of the affordable housing units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the development.

c. Size (bedroom). The affordable housing units shall consist of a range of number of bedrooms that are comparable to units in the overall development.

d. Size (square footage). The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, shall be approved by the city manager. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the affordable housing units be less than 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit.

e. Design. The exterior design of the affordable housing units shall be compatible and comparable with the rest of the dwelling units in the development and shall comply with design standards specified in KMC 18.29.080. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City.

3. Timing/Phasing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

G. Monitoring and Fees. The City reserves the right to establish, in the affordability agreement referred to in subsection E of this section, monitoring fees for the affordable housing unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of

Exhibit A

documents to maintain compliance with income and affordability restrictions of the affordability agreement.

- Amend Figure 18.29.020.1 to remove the existing manufactured housing community from the TOD overlay.

- Amend Chapter 18.77, Affordable Housing

Sections:

18.77.010 Affordable housing – Purpose and intent.

18.77.015 General provisions.

18.77.020 Applicability Downtown Residential and Downtown Commercial zones.

18.77.030 Requirements Transit Oriented Development (TOD) District Overlay.

18.77.040 Community Business zone, Juanita Subarea.

18.77.045 Alternative compliance.

18.77.050 Affordability agreement.

18.77.010 Affordable housing – Purpose and intent.

The purpose of this chapter is to implement, through regulations, the responsibility of the *City* under the Washington State Growth Management Act to consider the housing needs of all economic segments of the community, and to assure an adequate affordable housing supply in the *City*. The *City* recognizes that the marketplace is the primary supplier of adequate housing for those in the upper economic groups, but that some combination of appropriately zoned land, regulatory incentives, innovative planning techniques, and requirements will be necessary to make adequate provisions for the needs of households whose incomes are at or below median income.

18.77.015 General provisions.

A. Determination of number of affordable housing units required – Rounding. See KMC 18.30.020(D) for method of rounding to determine the number of affordable housing units required.

B. Adjacent developments. Adjacent *developments* by the same or affiliated *developer* will be considered as a single *development* for the purpose of applying the thresholds for compliance.

C. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the *City* shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

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1. Location. The location of the affordable housing units shall be approved by the *City*, with the intent that they generally be intermingled with all other *dwelling units* in the *development*.
2. Tenure. The tenure of the affordable housing units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the *development*.
3. Size (~~B~~bedroom). The affordable housing units shall consist of a range of number of bedrooms that are comparable to units in the overall *development*.
4. Size (~~S~~square ~~F~~footage). The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the *development*, shall be approved by the *city manager*. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the affordable housing units be less than 500 square feet for a studio unit, 600 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, or 1,000 square feet for a three-bedroom unit.
5. Design. The exterior design of the affordable housing units shall be compatible and comparable with the rest of the *dwelling units* in the *development* and shall comply with any applicable design standards. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the *City*.

D. Duration. Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the affordability agreement between the housing owner and the *City*, as ~~referenced in subsection D of this section~~ described in KMC 18.77.050, is recorded, or the date when the affordable housing becomes available for occupancy as determined by the *City*.

E. Timing/Phasing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the *dwelling units* in the *development*.

18.77.020 Applicability Downtown Residential and Downtown Commercial zones.

The provisions of this ~~chapter~~section shall apply to multifamily residential *developments* proposed on property four acres or greater in size within the downtown residential or downtown commercial zones that lie west of 68th Avenue NE, and which are providing for more than 20 *multiple-family dwelling units*.

18.77.030 Requirements.

- A. Affordable housing units amounting to ~~25~~Twenty-five (25) percent of the total number of units in the *development* shall be ~~provided~~moderate income affordable housing units. Housing shall be

Exhibit A

affordable to those who make equal to or less than 85 percent of the King County median household income adjusted for household size.

B. Unit size mix shall be comparable to the market mix, units shall be integrated into the whole development, and affordable units shall match the tenure of the whole development, unless otherwise authorized by the City.

CB. Subject to City authorization, the affordable units need not be provided within the development, but must be provided within the downtown commercial, downtown residential, urban corridor, waterfront commercial, or regional business zone. Units may be either rented or sold. Off-site affordable housing may be provided if the City finds that:

1. The location chosen does not lead to undue concentration of affordable housing in any particular area of the City; and
2. The site is within close proximity to employment opportunities and/or transit services; and
3. Adequate infrastructure and municipal services can be provided.

D. Monthly rents, including utilities where applicable, shall be no greater than 30 percent of the monthly income for households earning up to 85 percent of the King County median household income adjusted for household size. Home prices considered affordable for buyers earning up to 85 percent of the King County median household income adjusted for household size shall be determined by the City. Covenants shall be established which guarantee the fulfillment of this obligation.

18.77.030 Transit Oriented Development (TOD) District Overlay.

A. Properties developed under the TOD district overlay, KMC Chapter 18.29, shall include affordable housing units.

B. Cap on Total Number of Affordable Housing Units Required. Affordable housing requirements shall be capped at 10 percent of the total number of dwelling units being provided.

C. Number of Affordable Housing Units Required. Affordable housing units shall be provided for any development exceeding the base density of the underlying zone as follows:

1. Tier 1: If the number of bonus units is less than or equal to 30 percent of the total number of dwelling units, then for every three bonus units, one dwelling unit shall be a moderate income affordable housing unit and two bonus dwelling units may be bonus market rate dwelling units.

Exhibit A

2. Tier 2: If the number of bonus units is greater than 30 percent of the total number of *dwelling units* and if the overall project density is less than or equal to 120 *dwelling units* per acre, then a combination of *low income affordable housing units* and *moderate income affordable housing units* shall be provided as follows: for every four bonus units allowed beyond that needed to achieve the 10 percent *moderate income affordable housing units*, one of the *moderate income affordable housing units* shall be made into a *low income affordable housing unit* up to a maximum of 33 percent of the affordable housing units (or 3.3 percent of the total *dwelling units* in the *development*).

3. Tier 3: If the overall development density is greater than 120 *dwelling units* per acre, a combination of *very low income affordable housing units*, *low income affordable housing units* and *moderate income affordable housing units* shall be provided as follows: the required numbers of *low income affordable housing units* and *moderate income affordable housing units* shall be equivalent to those that would be required under Tier 2 assuming that the project were to be developed at a density of 120 *dwelling units* per acre. An amount of *very low income affordable housing* shall be required so that the total combined amount of *very low income*, *low income* and *moderate income affordable housing units* is equal to 10 percent of the total number of *dwelling units* in the *development*.

4. Affordable Housing Example. Example is a one-and-one-half-acre property with a base density of 48 *dwelling units* (du)/acre. Without the TOD district overlay, the property could achieve up to 72 *dwelling units*.

Tier 1 example: Proposed TOD *development* would achieve 93 *dwelling units* on site for 62 du/acre. This provides 21 "bonus" *dwelling units* above the 48 du/acre base density of the zone. Since the number of bonus units (21) is less than 30 percent of the total units (93), seven of the 21 bonus units must be affordable to moderate income households, meeting Tier 1 affordability requirements.

Tier 2 example: Proposed TOD *development* would achieve 113 *dwelling units* on site for 75 du/acre. This provides 41 "bonus" *dwelling units* above the 48 du/acre base density of the zone.

Since the number of bonus units (41) is greater than 30 percent of the total units (113), 11 of the 41 bonus units must be affordable, meeting the 10 percent affordability cap. Nine of these are affordable to moderate income households and two are affordable to low income households (33 of the bonus units used toward achieving 10 percent affordable units (11*3)

Exhibit A

plus eight of the bonus units applied toward making two of the affordable units low income affordable units ($8 \times .25 = 2$).

Tier 3 example: Proposed TOD *development* would achieve 210 *dwelling units* on *site* for 140 du/acre. The first step is to determine how many affordable units would have been required assuming 120 du/acre using the Tier 2 formula. This calculation results in 13 *moderate income affordable housing units* and five *low income affordable housing units*. To achieve the requirement that 10 percent of the total units in the *development* be affordable, three additional affordable housing units would be needed ($21 - 18 = 3$). These three units would be required to be *very low income affordable housing units*. In summary, the *development* would provide 13 *moderate income affordable housing units*, five *low income affordable housing units*, and three *very low income affordable housing units*.

18.77.040 Community Business zone, Juanita Subarea.

A. For properties choosing to develop at higher residential densities in the CB Juanita subarea, **KMC Chapter 18.23**, affordable housing units shall be provided for any *development* exceeding the base density of 24 *dwelling units* per acre as follows:

1. For every four bonus units, one bonus *dwelling unit* shall be a *moderate income affordable housing unit* and three bonus *dwelling units* may be bonus market rate *dwelling units*.
2. Each *low income affordable housing unit* provided counts as two *moderate income affordable housing units* for the purpose of satisfying the affordable unit requirement under subsection (A)(1) of this section.

Example: Proposed *development* would achieve 36 *dwelling units* on a 1-acre *site* for a density of 36 du/acre. This provides 12 "bonus" *dwelling units* above the 24 du/acre base density of the zone. Three of the 12 bonus units must be *moderate income affordable housing units*. Alternatively, the project could provide two *low income affordable housing units* (rounded).

18.77.045 Alternative compliance.

A. Alternative Compliance. The *city manager* may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods **if they meet the following requirements as follows:**

B. Application. Applications for alternative compliance shall be submitted at the time of **permit** application, and must be approved prior to issuance of any building permit.

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C. Off-site Provision. A project proponent may propose to satisfy all or part of affordable housing requirements off-site.

1. The project proponent may propose an off-site alternative, and must demonstrate that any alternative compliance method off-site provision of new affordable housing achieves a result equal to or better than providing affordable housing on site.

2. Affordable housing units provided through the alternative compliance ~~this~~ method must be the same type of units as the units in the project which gave rise to the requirement.

3. Priority is for the project to be located within the transit-oriented developmentsame zoning district as the development responsible for providing affordable housing. However, the *city manager* may approve a project located outside the transit-oriented developmentzoning district if the location has access to commercial *uses*, and transit, and does not result in an undue concentration of affordable housing, and has adequate infrastructure.

4. The proposal must demonstrate that the affordable units provided off site will be completed before or within the same time period as the *development* generating the affordable housing requirement, or provide such other assurances as approved by the city manager. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

D. Contribution to Preservation of Existing Affordable Housing. A project proponent may propose to satisfy all or part of affordable housing requirements through purchase and long-term preservation of existing affordable housing, particularly in the City's manufactured housing communities. The applicant shall provide information demonstrating affordability of the units to be preserved and a long-term covenant shall be placed over the preserved units, ensuring preservation and maintenance of the affordable units.

E. Fee-in-Lieu. Cash payments in lieu of providing actual housing units may be proposed and, if approved by the *City*, willshall be used only for the subsequent preservation or provision of affordable housing units by the *City* or other housing provider approved by the *city manager*. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The payment obligation will be established at the time of issuance of building permits for the project.

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18.77.050 Affordability agreement.

A. Prior to issuing any building permit, an agreement in a form approved by the *city manager* that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the *applicant*. The *City* may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for *development* of the property.

B. Monitoring and Fees. The *City* reserves the right to establish, in the affordability agreement referred to in subsection **EA** of this section, monitoring fees for the affordable housing unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the affordability agreement.

REQUIRE A RELOCATION PLAN AT THE TIME OF PARK CLOSURE:

- Add a new section to Chapter 18.30 Development Standards - General

18.30.290 Relocation plan for manufactured housing communities.

Any *development proposal* to convert an existing *manufactured housing community* to another use shall include a relocation plan, detailing, at a minimum, the pertinent laws related to *manufactured housing community* closure (city, county or state), an explanation of tenants' rights according to state law, a list of potential sources of assistance (governmental, financial, etc.), a list of nearby *manufactured housing communities* with available spaces, and a list of companies that move *manufactured, designated manufactured or mobile homes*. The time period for the required state notice of closure of a *manufactured housing community* shall not commence until the relocation plan is approved by the *city manager* and copies are distributed to each tenant household in the *manufactured housing community*. An affidavit verifying such distribution shall be submitted to the *City*.

CREATE A TRANSFER OF DENSITY OPTION FOR THE MANUFACTURED HOUSING COMMUNITIES:

- Amend Chapter 18.80, Residential Incentives and Transfer of Density

Exhibit A

Chapter 18.80

RESIDENTIAL DENSITY INCENTIVES **AND TRANSFER OF DENSITY**

Sections:

- 18.80.010 Purpose.**
- 18.80.020 Permitted locations of residential density incentives.**
- 18.80.030 Maximum densities permitted through residential density incentive review.**
- 18.80.040 Public benefits and density incentives.**
- 18.80.050 Rules for calculating total permitted dwelling units.**
- 18.80.060 Review process.**
- 18.80.070 Minor adjustments in final site plans.**
- 18.80.080 Applicability of development standards.**
- 18.80.090 Transfer **rules of density credits.****

18.80.010 Purpose.

The purpose of this chapter is to:

A. pProvide density incentives to *developers* of residential property, in exchange for public benefits to help achieve comprehensive plan goals of affordable housing, *open space* protection, and parkland acquisition, by:

- A1.** Defining in quantified terms the public benefits that can be used to earn density incentives;
- B2.** Providing rules and formulae for computing density incentives earned by each benefit;

CB. Providing **inge** a method to realize the development potential of:

- 1. **s**Sites containing **critical areas or** of unique **features of size, topography, environmental features** or shape;
- 2. **Specific sites preserved in order to achieve comprehensive plan goals as identified by the city council; and.**

DC. Providing **inge** a review process to allow evaluation of proposed density increases **using residential density incentives** and the public benefits offered to earn them, and **to** give the public opportunities to review and comment.

18.80.020 Permitted locations of residential density incentives.

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Residential density incentives (RDIs) shall be used only on *sites* served by public sewers and only in the following zones:

- A. In R-4 through R-24 and downtown residential zones; and
- B. In DC, NB, CB, UC, WC, and RB zones when part of a *multiple-family dwelling or mixed use development*.

18.80.030 Maximum densities permitted through residential density incentive review.

The maximum density permitted through RDI review shall be 150 percent of the base density of as specified in the underlying zone of the *development site*.

18.80.040 Public benefits and density incentives.

A. The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are in subsection E of this section. The density incentive is expressed as additional bonus *dwelling units*, or fractions of *dwelling units*, earned per amount of public benefit provided.

B. Bonus *dwelling units* may be earned through any combination of the listed public benefits.

C. Bonus *dwelling units* may also be earned and transferred to the project *site* through the *transfer of density credit (TDC)* process by providing any of the open space, park site public benefits set forth in subsection (E)(2) of this section on from sites other than that of the RDI *development*.

D. Residential *development* in R-4 through R-24 and downtown residential zones with property-specific development standards requiring any public benefit enumerated in this chapter shall be eligible to earn bonus *dwelling units* in accordance with subsection E of this section if the public benefits provided exceed the basic development standards of this title. If a *development* is located in a special overlay district, bonus units may be earned if the *development* provides public benefits exceeding corresponding standards of the special district.

E. The following are the public benefits eligible to earn density incentives through RDI review:

BENEFIT	DENSITY INCENTIVE
1. AFFORDABLE HOUSING	
a. Benefit units consisting of rental housing permanently priced to serve low-income households (i.e., no greater than 30 percent of gross income for households at or	2.0 bonus units per benefit unit.

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BENEFIT	DENSITY INCENTIVE
below 50 percent of King County median income, adjusted for household size). A covenant on the <i>site</i> that specifies the income level being served, rent levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	
b. Benefit units consisting of assisted housing units 600 square feet or less.	1.0 bonus unit per benefit unit.
c. Benefit units consisting of rental housing permanently priced to serve moderate-income households (i.e., no greater than 30 percent of gross income for households at or below 70 percent of King County median income, adjusted for household size). A covenant on the <i>site</i> that specifies the income level being served, rent levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	1.0 bonus unit per benefit unit.
d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the <i>site</i> that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the <i>City</i> shall be recorded at final approval.	1.0 bonus unit per benefit unit.
e. Projects in which units are reserved for moderate-income- and asset-qualified buyers (total household income at or below 50 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted	2.0 bonus units per benefit unit.

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BENEFIT	DENSITY INCENTIVE
based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 30 years from date of first sale. Final approval conditions shall specify requirements for reporting to the City on both buyer eligibility and housing prices.	
f. Benefit units consisting of <i>mobile-home parkmanufactured housing community</i> space or pad reserved for the relocation of an insignia or noninsignia <i>mobile home</i> , that has been or will be displaced due to closure of a <i>mobile-home parkmanufactured housing community</i> located in the City.	1.0 bonus unit per benefit unit.
2. OPEN SPACE, TRAILS AND PARKS	
a. Dedication of <i>park</i> site or <i>trail</i> right-of-way meeting the City location and size standards for neighborhood, community or regional <i>park</i> , or <i>trail</i> , and accepted by the department.	0.5 bonus unit per acre of <i>park</i> area or quarter-mile of <i>trail</i> exceeding the minimum requirement of Chapter 18.30 KMC for on-site recreation space or <i>trail</i> corridors, computed on the number of <i>dwelling units</i> permitted by the site's base density.
b. Improvement of dedicated <i>park</i> site to City standards for developed <i>parks</i> .	0.75 bonus unit per acre of <i>park</i> improvement. If the <i>applicant</i> is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
c. Improvement of dedicated <i>trail</i> segment to City standards.	1.8 bonus units per quarter-mile of <i>trail</i> constructed to City standard for pedestrian <i>trails</i> ; or 2.5 bonus units per quarter-mile of <i>trail</i> constructed to City standard for multipurpose <i>trails</i> (pedestrian/bicycle/equestrian). Shorter segments shall be awarded bonus units on a pro rata basis. If the <i>applicant</i> is dedicating the site of the improvements, the bonus units earned by

Exhibit A

BENEFIT	DENSITY INCENTIVE
	improvements shall be added to the bonus units earned by the dedication.
d. Dedication of <i>open space</i> , meeting <i>City</i> acquisition standards to the <i>City</i> or a qualified public or <i>private</i> organization such as a nature conservancy.	0.5 bonus unit per acre of <i>open space</i> .

18.80.050 Rules for calculating total permitted dwelling units.

A. The formula for calculating the total number of *dwelling units* permitted through RDI review is as follows:

$$\begin{array}{rclcl}
 \text{DUs} & + & \text{Bonus} & + & \text{DUs} & = & \text{TOTAL} \\
 \text{allowed} & & \text{DUs} & & \text{allowed by} & & \text{RDI} \\
 \text{by RDI} & & & & \text{sending} & & \text{DUs} \\
 \text{site base} & & & & \text{site density} & & \\
 \text{Density} & & & & \text{(if any)} & &
 \end{array}$$

B. The total *dwelling units* permitted through RDI review shall be calculated using the following steps:

1. Calculate the number of dwellings permitted by the base density of the *site* in accordance with Chapter 18.30 KMC;
2. Calculate the total number of bonus *dwelling units* earned by providing the public benefits listed in KMC 18.80.040;
3. Add the number of bonus *dwelling units* earned to the number of *dwelling units* permitted by the base density;
4. Add the number of *dwelling units* permitted by the base density of the *site* sending *TDCs*, if any;
5. Round fractional *dwelling units* to the nearest whole number; 0.49 or less *dwelling units* are rounded down; and
6. On *sites* with more than one zone or zone density, the maximum density shall be calculated for the *site area* of each zone. Bonus units may be reallocated within the zones in the same manner set forth for base units.

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18.80.060 Review process.

A. All RDI proposals shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn extra density ~~as follows:~~

~~1. For the purpose of this section, a "primary proposal" is defined as a proposed subdivision, short subdivision of more than four lots, conditional use permit or commercial building permit;~~

12. When the primary proposal requires a public hearing under this code or KMC Title 17, the public hearing on the primary proposal shall serve as the hearing on the RDI proposal, and the reviewing authority shall make a consolidated decision on the proposed *development* and use of RDI;

23. When the primary proposal does not require a public hearing under this code or KMC Title 17, the RDI proposal shall be ~~processed as a Type 2 land use decision~~ subject to the decision criteria for *conditional use permits* outlined in Chapter 18.115 KMC ~~and to the procedures set forth for city manager/hearing examiner review in this title;~~ and

34. The notice for the RDI proposal also shall include the *development's* proposed density and a general description of the public benefits offered to earn extra density.

B. RDI applications which propose to earn bonus units by dedicating real property or public facilities shall include a letter from the receiving agency certifying that the proposed dedication qualifies for the density incentive and will be accepted by the agency or other qualifying organization.

18.80.070 Minor adjustments in final site plans.

When issuing building permits in an approved RDI *development*, the *department* may allow minor adjustments in the approved site plan involving the location or dimensions of *buildings* or *landscaping*, provided such adjustments shall not:

- A. Increase the number of *dwelling units*;
- B. Decrease the amount of perimeter *landscaping* (if any);
- C. Decrease residential parking facilities (unless the number of *dwelling units* is decreased);
- D. Locate *structures* closer to any *site* boundary line; or
- E. Change the locations of any points of ingress and egress to the *site*.

18.80.080 Applicability of development standards.

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A. RDI *developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the RDI *development*; provided, that an RDI proposal in the R-4 through R-6 zones shall conform to the height requirements of the underlying zone in which it is located.

B. RDI *developments* in the R-4 through R-6 zones shall be landscaped as follows:

1. When 75 percent or more of the units in the RDI *development* consist of *townhouses* or *apartments*, the *development* shall provide perimeter *landscaping* and *tree* retention in accordance with Chapters 18.35 and 18.57 KMC for *townhouse* or *apartment* projects.
2. When less than 75 percent of the units in the RDI consist of *townhouses* or *apartments*, the *development* shall provide *landscaping* and *tree* retention in accordance with Chapters 18.35 and 18.57 KMC for *townhouses* or *apartments* on the portion(s) of the *development* containing such units; provided, that if *buildings* containing such units are more than 100 feet from the *development's* perimeter, the required *landscaping* may be reduced by 50 percent.
3. All other portions of the RDI shall provide *landscaping* or retain *trees* in accordance with Chapters 18.35 and 18.57 KMC.

C. RDI *developments* in all other zones shall be landscaped or retain *trees* in accordance with Chapters 18.35 and 18.57 KMC.

D. RDI *developments* shall provide parking as follows:

1. Projects with 100 percent affordable housing shall provide one off-street *parking space* per unit. The *city manager* may require additional parking, up to the maximum standards for attached *dwelling units*, which may be provided in common parking areas.
2. All other RDI proposals shall provide parking for:
 - a. Market rate/bonus units at levels consistent with Chapter 18.40 KMC; and
 - b. Benefit units at:
 - (1) One or two bedrooms: one *parking space* per unit;
 - (2) Three bedrooms: 1.5 *parking spaces* per unit;

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(3) Parking may be further reduced if a parking demand analysis is provided per KMC 18.40.030(B).

E. RDI *developments* shall provide on-site recreation space as follows:

1. Projects with 100 percent affordable housing shall provide recreation space at 50 percent of the levels required in Chapter 18.30 KMC.
2. All other RDI proposals shall provide recreation space for:
 - a. Market rate/bonus units at levels consistent with Chapter 18.30 KMC; and
 - b. Benefit units at 50 percent of the levels required for market rate/bonus units.

18.80.090 Transfer ~~rules of density credits~~.

In order to realize the development potential of *sites* containing *critical areas* or of unique size or shape, or *sites* preserved in order to attain comprehensive plan goals, an opportunity to transfer unused density from one *site* to another shall be provided. Transfer of density credit transactions shall be handled between the private parties, with documentation provided to the City, until such time as the City enters into a formalized transfer of development rights (TDR) process through King County or another agency.

A. Transfer of density from *sites* constrained by *critical areas* or of unique size and shape. A development proponent may apply to transfer unused density from a *site* constrained by *critical areas* or of unique size or shape to another *site* through a Type 2 land use decision.

1. The number of density credits that a *sending site* is eligible to send to a *receiving site* shall be determined by applying the base density of the zone the *sending site* is located in to the total *sending site area*, less any portion of the *sending site* already in a conservation easement or other encumbrance, or any land area already used to calculate residential density for other *development* on the *sending site*. A plot plan showing *critical areas* and *buffers*, conservation easements or other encumbrances shall be submitted as part of the development application to demonstrate compliance with the density calculation rules set forth in Chapter 18.30 KMC.

B2. *Sending sites* with *critical areas* that have been declared unbuildable under Chapter 18.30 KMC shall be considered to have a base density calculated in accordance with that chapter, except that the areas of the *sending* and *receiving sites* shall be combined to calculate the overall *site* percentage of *critical areas* and *buffers* necessary for determining the allowable density credit as set forth in Chapter 18.55 KMC.

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D3. When the *sending site* consists only of a portion(s) of an unsubdivided parcel, said portion(s) shall be segregated from the remainder of the *lot* pursuant to KMC Title 17 or deed restrictions documenting the density credit transfers shall be recorded with the title to both the *sending* and *receiving sites*. A parcel need not segregate a *sending site* from the remainder of the parcel when the entire parcel is subject to a conservation easement pursuant to subsection **E5** of this section.

E4. Conservation easements shall be required for land contained in the *sending site*, whether or not such land is dedicated, as follows: a conservation easement as defined in the open space plan shall be recorded on the *sending site* to indicate development limitations on the *sending site*.

B. Transfer of density from *sites* in order to attain comprehensive plan goals. A *development* proponent may apply to transfer unused density from a *sending site* to a *receiving site* to achieve comprehensive plan goals as specified by the *city council*. The *city council* shall identify by ordinance circumstances in which this code section may be applied.

1. As of insert effective date of ordinance, the city council has determined that unused density may be transferred from a property zoned MHC to a *receiving site* if long-term preservation of the *manufactured housing community* is assured. Unused density shall be defined as the number of *dwelling units* allowable under existing zoning as of insert date prior to effective date of ordinance less the number of existing *dwelling units* on the property as of insert effective date of ordinance multiplied by 2.5.

2. Density shall not be transferred to projects in the R-1, R-4 or R-6 zoning districts.

C. Density credits from one *sending site* may be allocated to more than one *receiving site*. The credit from each segment shall be allocated to a specified *receiving site*.

D. The transfer of density request shall be processed as part of the underlying permit for the project on the *receiving site*.

FE. Upon submitting an application to develop a *receiving site* under the provisions of this chaptersection, the *applicant* shall provide evidence of ownership or full legal control of all *sending sites* the density credits proposed to be used in calculating total density on the *receiving site*. It shall be the *applicant's* responsibility, prior to application, to ascertain what form of permanent protection of the *sending site* will be acceptable to the *City*.

GF. Density credits from a *sending site* shall be considered transferred to a *receiving site* when the *sending site* is permanently protected by a completed and recorded land dedication, or conservation

Exhibit A

easement or preservation agreement submitted to and approved by the *city manager*. This document shall be recorded with King County prior to approval of the *receiving site permit*.

HG. *TDC developments* shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the *TDC development*.

MAKE MISCELLANEOUS AMENDMENTS THROUGHOUT THE ZONING CODE TO ENSURE CONSISTENCY:

- Replace the term “mobile home park” with “manufactured housing community” throughout the Zoning Code (KMC Sections 18.20.2325, 18.21.020, 18.21.030, 18.21.040, 18.22.010, 18.23.020, 18.23.025, 18.25A.030, 18.25A.040, 18.25B.020, 18.26.030, 18.26.040, 18.26.050, 18.29.040, 18.35.030, 18.40.030, 18.45.090, 18.45.100, 18.50.140, 18.50.150, 18.50.160).
- Amend Chapter 18.20 Definitions

18.20.17601675.1 Manufactured housing communitymobile home park.

“~~Manufactured housing communitymobile home park~~” means a *development* with two or more improved pads or spaces designed to accommodate *mobile homes, manufactured homes, or designated manufactured homes*.

18.20.098 Affordable housing unit.

“Affordable housing unit” means housing reserved for occupancy by eligible households and ~~having monthly housing expenses less than or equal to 30 percent of the monthly household income affordable to households whose annual income does not exceed the percentage of median income types~~ described in the subsections below, adjusted for household size, ~~and no more than 30 percent of the monthly household income is paid for monthly housing expenses~~. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner’s dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

1. For rental housing:

Exhibit A

- a. A "moderate income affordable housing unit" is affordable at 70 percent of median income, adjusted for household size.
 - b. A "low income affordable housing unit" is affordable at 50 percent of median income, adjusted for household size.
 - c. A "very low income affordable housing unit" is affordable at 35 percent of median income, adjusted for household size.
2. For ownership housing:
- a. A "moderate income affordable housing unit" is affordable at 80 percent of median income, adjusted for household size.
 - b. A "low income affordable housing unit" is affordable at 65% of median income, adjusted for household size.
 - c. A "very low income affordable housing unit" is affordable at 50% of median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" under this subsection, rather than those stated in the definition of "low-income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.

18.20.308 Bonus unit

"Bonus units" means a dwelling units achieved that exceeds the number of units allowed by the base density of the CB Juanita subarea underlying zoning district.

18.20.1690. Median income.

"King County Median income" means the median family income for the Seattle-Bellevue, WA HUD Metro FMR AreaMSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median family income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median family income figures for the Seattle-Bellevue, WA HUD Metro FMR AreaMSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Exhibit A

- Amend miscellaneous code sections to address new MHC zone (18.21.075 and 18.21.078—residential zones; 18.30.230.B, G—structures in setbacks; 18.42.090—signs; 18.60—wireless communication facilities):

18.21.075 Drive-through service.

Drive-through service is prohibited in ~~this~~**these** zoning districts.

18.21.078 Outdoor storage.

Outdoor storage is prohibited in ~~this~~**these** zoning districts.

18.30.230 Setbacks – Projections and structures allowed.

Provided that the required *setbacks* from *regional utility corridors* of KMC 18.30.200, the adjoining half-street or designated arterial *setbacks* of KMC 18.30.220 and the sight distance requirements of KMC 18.30.240 are maintained, *structures* may extend into or be located in required *setbacks*, including *setbacks* as required by KMC 18.21.060(B), as follows:

* * *

B. Uncovered porches and decks which exceed 18 inches above the finished grade may project:

1. Eighteen inches into interior *setbacks* in the NB, CB, DR, DC, UC, WC, RB, PSP, P, and GC zones;
2. Eighteen inches into side *setbacks* in the R ~~and~~ **MHC** zones;
3. Eighteen inches into rear *setbacks* in the R-12 through R-24 ~~and~~ **MHC** zones;
4. Five feet into rear *setbacks* in the R-1 through R-6 zones; and
5. Five feet into *street setbacks*;

* * *

G. Rockeries, *retaining walls* and curbs may project into or be located in any *setback*, provided these *structures*:

1. Do not exceed a height of six feet in the R-1 through R-18, parks and golf course zones;

Exhibit A

2. Do not exceed a height of eight feet in the R-24, R-48, **MHC** and downtown residential zones; and

3. Do not exceed the building height for the zone in commercial and public/semi-public zones, measured in accordance with the standards established in the *City* building code, KMC Title [15](#);

* * *

18.42.090 Residential zone signs.

Signs in the downtown residential, **and-R** and **MHC** zones are limited as follows:

A. Nonresidential *Use*.

1. One *sign* identifying nonresidential *uses*, not exceeding 25 square feet and not exceeding six feet in height, is permitted;
2. Schools are permitted one *sign* per school or school facility entrance, which may be located in the *setback*. Two additional *wall signs* attached directly to the school or school facility are permitted;
3. *Home occupation* and *home industry signs* are limited to *wall signs* not exceeding six square feet.

B. Residential *Use*.

1. One residential identification *sign* not exceeding two square feet is permitted; and
2. One *permanent residential development identification sign* not exceeding 32 square feet is permitted per *development*. The maximum height for the *sign* shall be six feet. The *sign* may be freestanding or mounted on a wall, *fence*, or other *structure*.

18.60.050 Wireless communication facility review processes and maximum allowable heights.

P – Permitted Use

C – Conditional Use – reviewed through Type 2 process outlined in KMC [19.25.020](#).

X – Prohibited Use⁵

Exhibit A

Type of wireless communication facility	Residential zones R-1 through R-6 and MHC	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB Juanita, and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
Antenna collocation on an existing conforming tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower
Rooftop antenna	X, C ^{1,2} , P ^{1,7} Maximum height: 15' above the roof height at the antenna location	P Maximum height: 15' above the roof height at the antenna location	P Maximum height: 15' above the roof height at the antenna location	X	P Maximum height: 15' above the roof height at the antenna location
Facade antenna	X, C ^{1,2} , P ^{1,7} Maximum height: 2' above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall	P Maximum height: May not extend above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall
Amateur (ham) radio facilities	P Maximum height ³ :	P Maximum height ³ :	P	P Maximum height: 35'	P

Exhibit A

Type of wireless communication facility	Residential zones R-1 through R-6 and MHC	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB Juanita, and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
	Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location		Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location
Antennas on utility or light poles. (Nearest abutting zone is used to determine process if in the right-of-way.)	C ² , P ⁷ Maximum height: 55'	P Maximum height: 55'	P Maximum height: 55'	C ² , P ⁸ Maximum height: up to the building height limit as specified in the underlying zoning district	P Maximum height: 55'
Satellite dish	C ² if no more than 2 meters (6.6') in diameter; otherwise X Maximum height: Ground-	P if no more than 2 meters (6.6') in diameter and limited to a maximum of 1 dish per site; otherwise C ²	P if no more than 2 meters (6.6') in diameter and limited to a maximum of 3 dishes per site; otherwise C ²	P if ground-mounted; otherwise X Maximum height: Ground-mounted dishes – 15'	C ² Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location

Exhibit A

Type of wireless communication facility	Residential zones R-1 through R-6 and MHC	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB Juanita, and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
	mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location	Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location	Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location		
Tower ⁶	X	X	X in the DC zone; otherwise C ^{2,4} Maximum height: up to the building height limit as specified in the underlying zoning district	X	C ^{2,4} Maximum height: up to the building height limit as specified in the underlying zoning district

¹If on a nonresidential *building* such as a *religious institution*, school, or *utility facility*, or on a multifamily or mixed use *building*.

²In addition to satisfying the criteria listed in KMC [18.115.040](#), the *conditional use permit* shall be granted by the *City* only if the *applicant* also demonstrates that:

- a. Alternative *sites*, or facilities with less impact to the community have been considered and have been determined to be not feasible per KMC [18.60.080](#); and

Exhibit A

b. Visual impacts of the facility are minimized and the proposal does not significantly impact views to Lake Washington.

³*Amateur (ham) radio facilities* exceeding 65 feet in height may be permitted only through a *conditional use permit*. In addition to satisfying the criteria listed in KMC 18.115.040, the *conditional use permit* shall be granted by the *City* only if the *applicant* also demonstrates that:

a. The proposal in the proposed location is necessary to support *emergency* radio operations in Kenmore; and

b. Smaller facilities, with less impact to the community, have been considered and have been determined to be infeasible per KMC 18.60.080; and

c. Visual impacts of the facility are minimized and the proposal does not significantly impact views to Lake Washington.

⁴Prohibited on properties within the jurisdiction of the Shoreline Management Act as set forth in KMC Title 16, Division 1.

⁵Unless a major adjustment has been granted pursuant to KMC 18.60.200.

⁶*Lattice towers* shall not be permitted.

⁷*Small cells* only, limited to a maximum of three antennas per utility/light pole, facade or rooftop. A *conditional use permit* will be required to locate more than three small cell antennas on a utility/light pole, facade or rooftop, including any additional requirements in applicable footnotes.

⁸*Small cells* only, limited to a maximum of three antennas per utility/light pole. A *conditional use permit* will be required to locate more than three small cell antennas on a utility/light pole, including the additional requirements in the applicable footnote.

18.60.110 Landscaping requirements.

A *wireless communication facility site*, with the exception of an *amateur (ham) radio facility*, shall provide *landscaping* as follows:

A. When the facility is located in:

1. The NB, CB, PSP, RB, WC, UC, DC, or DR zone, the base of any *tower* and any ground equipment, whether or not in a *structure* or cabinet, shall be landscaped with eight feet of Type II *landscaping* as defined by KMC 18.35.040(B). This landscaped area shall be increased to 10 feet

Exhibit A

of Type I *landscaping* as defined by KMC [18.35.040\(A\)](#) in areas adjacent to residential development as described in KMC [18.35.030\(A\)](#). For *satellite dishes*, the visual screen may be reduced to the height of the center of the dish on the transmitting side.

2. The R, **MHC**, GC, and P zones, the base of any *tower* and any ground equipment, whether or not in a *structure* or cabinet, shall be landscaped with 10 feet of Type I *landscaping* as defined by KMC [18.35.040\(A\)](#). For *satellite dishes*, the visual screen may be reduced to the height of the center of the dish on the transmitting side.

B. When a security *fence* is used to prevent access to a *tower* or ground equipment, any *landscaping* required pursuant to subsection A of this section shall be placed outward of such security *fence*.

In the R **and MHC** zones, climbing *evergreen* shrubs or vines capable of growing on the *fence* shall supplement any *landscaping* required pursuant to subsection A of this section.

* * *

- Amend 18.21.060 Nonresidential land uses in residential zones.

18.21.060 Nonresidential land uses in residential zones.

Except for *utility facilities*, *regional land uses*, and nonresidential *uses* regulated by KMC [18.21.070](#), all nonresidential *uses* located in the R zones shall be subject to the following requirements:

A. *Impervious surface* coverage shall not exceed:

1. Seventy percent of the *site* in the R-1 through R-6 zones.
2. Eighty percent of the *site* in the R-12 through R-48 **and MHC** zones.

B. *Buildings* and *structures*, except *fences* and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection C of this section.

C. A single detached dwelling allowed as accessory to a church or school shall conform to the *setback* requirements of the zone.

D. Parking areas are permitted within the required *setback* area from property lines, provided such parking areas are located outside of the required landscape area.

Exhibit A

E. *Sites* shall abut or be accessible from at least one public *street* functioning at a level consistent with the *City street* design standards. New *high school sites* shall abut or be accessible from a public *street* functioning as an arterial per the *City* design standards.

F. The base height shall conform to the zone in which the *use* is located.

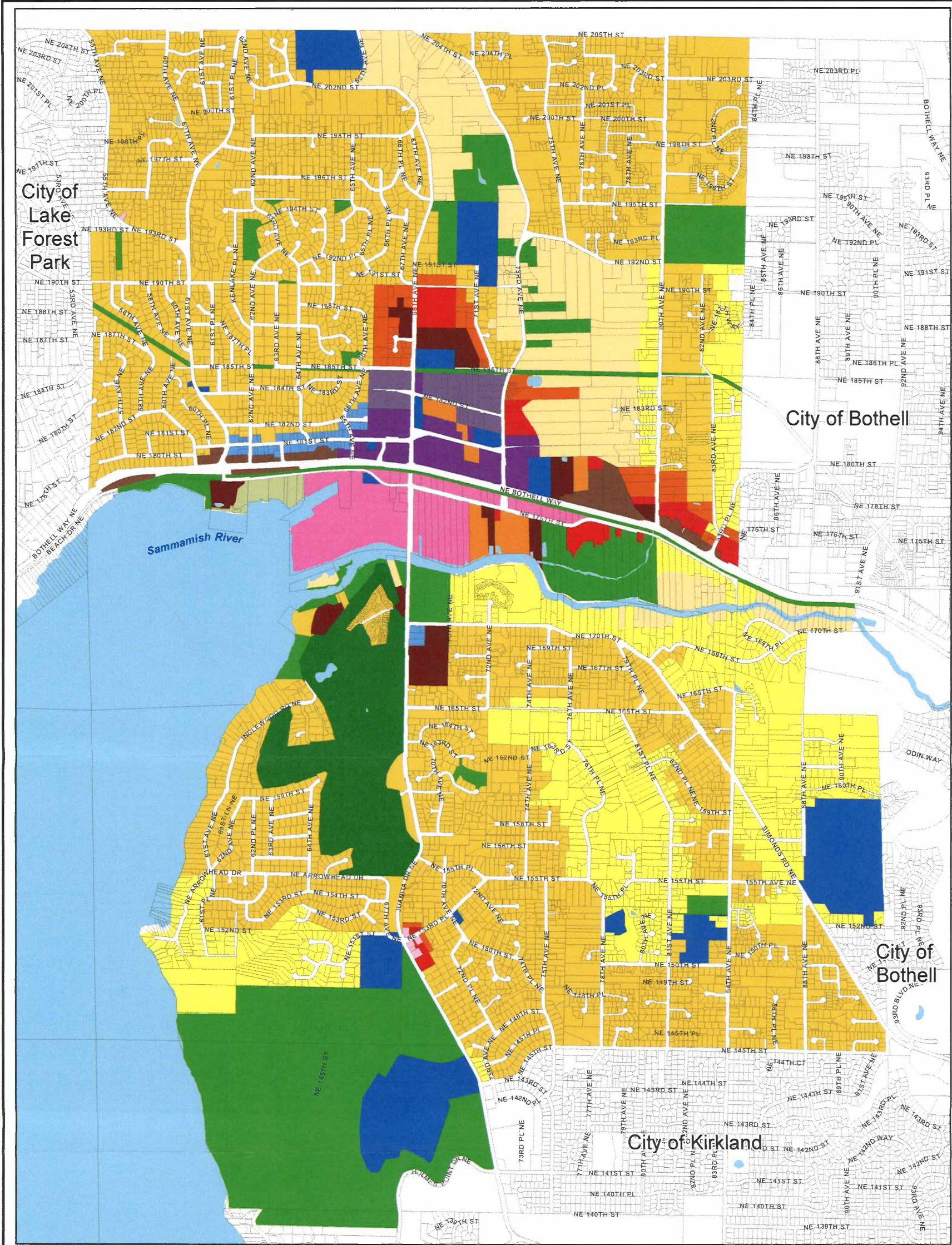
G. *Building* illumination and lighted *signs* shall be designed so that no direct rays of light are projected into neighboring residences or onto any *street* right-of-way.

- Amend 19.25.020 Classifications of Land Use Decision Processes

Exhibit A

LAND USE DECISION TYPES

TYPE 2	Decision by <i>city manager</i> ; appealable to <i>hearing examiner</i> ; no further administrative appeal ^{1, 5}	Home industry; short subdivision; preliminary short subdivision revision; short plat alteration; zoning variance; conditional use permit; shoreline substantial development permit; shoreline variance; shoreline conditional use permit; site plan review for uses allowed by zone; wireless communication facility minor adjustment under Chapter 18.60 KMC; approval of residential density incentives under KMC 18.80.060.A.2 or transfer of development credits under KMC 18.80.090.A ; reuse of public schools; reasonable use exceptions under KMC 18.55.180 ; public agency and utility exceptions under KMC 18.55.160 ; other critical areas exceptions, variances and decisions to require studies or to approve, condition or deny a development proposal based on Chapter 18.55 KMC.
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Official Zoning Map | City of Kenmore

- | | | | |
|-----------------------|-----------------------|--|--|
| Regional Business | Downtown Residential | Parks* | R-6 (Residential 6 Dwellings Per Acre) |
| Urban Corridor | Community Business | Golf Course | Manufactured Housing Community |
| Waterfront Commercial | Neighborhood Business | R-1 (Residential 1 Dwelling Per Acre) | R-12 (Residential 12 Dwellings Per Acre) |
| Downtown Commercial | Public/Semi-Public | R-4 (Residential 4 Dwellings Per Acre) | R-18 (Residential 18 Dwellings Per Acre) |
| | | | R-24 (Residential 24 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: March 2019



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





18120 68TH AVENUE NE
KENMORE, WASHINGTON 98028

MEMO

TO: Rob Karlinsey, City Manager

FROM: Debbie Bent, Community Development Director *DB*
Lauri Anderson, Principal Planner *wk*

DATE: March 22, 2018

SUBJECT: Manufactured Housing Communities: Use of Transfer of Density Credits (TDR) to Preserve Affordability

At the March 11 City Council meeting, questions were asked about the City's ability to control rent increases and/or to place affordability requirements over the existing manufactured housing communities through the Transfer of Density Credits provisions (Section 18.80.090).

As proposed in the amendments, transfer of density credits is a technique to be used by current landowners of manufactured housing communities to mitigate for the loss of potential density resulting from the rezoning to Manufactured Housing Community (MHC). The landowner may sell his/her "lost" units to a developer in another part of the City who desires to increase the density of his/her project. As proposed, these credits could be transferred to any zoning district other than R-1, R-4 or R-6 (single-family zones). The sale/purchase of the credits is proposed to be a private transaction, without City involvement other than to review and approve the proposal on the density-receiving site and to review and approve the covenant that would preserve the manufactured housing community use on the density-sending site.

The fundamental idea is that "lost" housing supply from the manufactured housing communities is replaced on another site in the City and the landowner is compensated for his/her inability to build those units on the manufactured housing community property. In exchange for the ability to sell the density, the landowner must agree to preserve the manufactured housing community, but no affordability information is required, and no limitations are placed on the pad rent.

The City Attorney has done some preliminary research on the question of whether affordability guarantees or rent control could be implemented through the transfer of density credits. He concludes that RCW 35.21.830 generally prohibits rent control, with some exceptions that are not applicable in this case. The statute provides

"The imposition of controls on rent is of statewide significance and is preempted by the state. No city or town of any class may enact, maintain, or enforce ordinances or other provisions which regulate the amount of rent to be charged for single-family or multiple unit residential rental structures or sites other than properties in public ownership, under

public management, or properties providing low-income rental housing under joint public-private agreements for the financing or provision of such low-income rental housing. This section shall not be construed as prohibiting any city or town from entering into agreements with private persons which regulate or control the amount of rent to be charged for rental properties.”

An Attorney General Opinion interpreting this statute concluded that “counties, cities, and towns are prohibited from enacting ordinances that regulate or control residential rents.”. AGO 1992 No. 5: <http://www.atg.wa.gov/ago-opinions/authority-local-governments-impose-rent-control>

Thus, RCW 35.21.830 prohibits the City from imposing rent control on the manufactured housing communities, assuming they are under private ownership and private management and are not subject to an agreement with the City to provide affordable housing or other controls on rent.

The City Attorney does state that if a city were to play an “intermediate role” in a TDR transaction, there may be an ability to trigger rent control through creating an agreement with private landowners to regulate or control the amount of rent to be charged for rental properties. This may mean that the City would have to purchase the density credits, hold them and then resell them. Taking this approach is beyond the scope of the current manufactured housing community project. If Council wishes to involve the City directly in the TDR transaction, staff and the City Attorney would need to conduct additional research and analysis to determine if rent control would become viable.

Staff recommends adopting the TDR approach currently outlined in the ordinance. If Council wishes to pursue the ability to trigger rent control through the TDR approach, then staff recommends that Council direct staff to pursue this issue as a future docket work program item.

Two other regulations in the proposed amendments do address affordability restrictions--in-lieu fees (18.77.045.E) and affordable housing purchase (18.77.045.D):

In-Lieu Fees. Some areas of the City require that affordable housing units be included in new development (the TOD and the Community Business Juanita Subarea, for example). As an alternative to building the required units on-site, an applicant may propose payment of an “in-lieu” fee to the City. If the City agrees to accept the fees, they must then be used to preserve or provide affordable housing. If the City were to collect in-lieu fees and spend them on affordable housing, a covenant would be required over that housing to ensure that it remains affordable to income-eligible households—generally for a term of 50 years. To implement affordability restrictions in the manufactured housing communities, in-lieu fees collected by the City (none to date) would have to be used toward purchase of the community.

Affordable Housing Purchase. In those same areas that require affordability in new development, a developer may choose to actually purchase existing affordable housing (especially in the manufactured housing communities) to satisfy their affordability requirements. If this alternative is proposed to the City, the applicant must provide information demonstrating that the units to be preserved are, in fact, “affordable” and must place a covenant over the preserved units ensuring the continued affordability and maintenance of the units.



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Consideration of a resolution that would direct the Planning Commission to consider future zoning for four existing Manufactured Housing Communities, Resolution 19-319 Proposed Council Action/Motion: Adopt Resolution 19-319.	For Council Meeting Agenda of: 3/25/19 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner</u> Initial & Date Approved by Department Head: <u>DS 3/28/19</u> Approved by City Attorney: <u>SS, email, 4/28/19</u> Approved by Finance Director: <u>me 3/28/19</u> Approved by City Manager: <u>AKO</u> Exhibits/Attachments: 1. Resolution 19-319
<u>INFORMATION/BACKGROUND:</u> On March 11, 2019, the City Council reviewed the draft Municipal Code amendments related to the City's existing manufactured housing communities. A public hearing and potential adoption of those amendments is part of the March 25 agenda. During the discussion on the Municipal Code amendments, Council considered the need for future zoning changes after a 10-year preservation period for four of the existing manufactured housing communities. Consideration of this future upzone with affordability requirements was directed by the Council at the September 17, 2018 meeting. To address the future zoning, Comprehensive Plan amendments may be needed, and those amendments must be considered by the City's Planning Commission. At the same time, the Commission could consider appropriate levels of increased density and affordable housing requirements. (Upzoning with affordability requirements was one of the approaches recommended by the Planning Commission in their initial recommendations on the manufactured housing communities last year.) The attached resolution (see Attachment 1) directs the Planning Commission to tackle this topic in 2019 in order to finish the manufactured housing community project.	
<u>FISCAL CONSIDERATION:</u> None at this time.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Council Goal 3: Increase and preserve the options for affordable housing stock.	

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 19-319**

**A RESOLUTION OF THE CITY COUNCIL OF KENMORE,
WASHINGTON, RELATING TO FUTURE ZONING OF
FOUR OF THE CITY'S EXISTING MANUFACTURED
HOUSING COMMUNITIES.**

WHEREAS, on March 25, 2019, the City Council adopted new Manufactured Housing Community (MHC) zoning through Ordinance 19-0481 and applied the MHC zoning designation to the City's existing manufactured housing communities; and

WHEREAS, the MHC zoning established in Ordinance 19-0481 was based on thorough examination and frequent public engagement by the City Council and the Planning Commission on the need to preserve affordable housing in the City while also respecting the property rights of property owners. A comparable zoning scheme implemented by the City of Tumwater was expressly authorized by the Ninth Circuit Court of Appeals in *Laurel Park Community, LLC v. City of Tumwater*, 698 F.3d 1180 (9th Cir. 2012); and

WHEREAS, the Kenmore Comprehensive Plan contemplates future growth in the Downtown area north of SR-522, which includes four existing manufactured housing communities zoned MHC, and provides for possible future rezones based on increased density needs: "The existing manufactured housing communities in the Downtown provide higher density single-family housing that is more affordable for seniors and lower-income residents. Some of the communities may be appropriate for long-term preservation; others may not be compatible with the future Downtown vision, particularly as high capacity transit comes to the City," and

WHEREAS, the City Council desires that the Planning Commission develop recommendations on Comprehensive Plan amendments and Municipal Code amendments that would codify a future rezone of the four existing manufactured housing communities in the Downtown area north of SR-522, due to the projected growth and need for additional affordable housing in those areas; and

WHEREAS, the Planning Commission previously considered similar future rezones with affordability requirements as an option for the manufactured housing communities during their deliberations on the project in 2018;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full.

Section 2. Planning Commission Consideration and Recommendations. The City Council desires that the Planning Commission consider and make recommendations on Comprehensive Plan and Municipal Code amendments related to future rezones, with increased density and affordability requirements, for the four existing manufactured housing communities north of SR-522. Future densities of up to 100 dwelling units per acre as a base density should be considered.

Section 3. Effective Date. This resolution shall be directed to the Planning Commission and shall take effect and be in force immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON,
AT A REGULAR MEETING THEREOF THIS ____ DAY OF _____, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing and Deliberation on Ordinance No. 19-0482 Extending the Moratorium Prohibiting the Filing and Acceptance of Applications for Development Permits Relating to Mobile Home Parks Proposed Council Action/Motion: Hold a public hearing to receive input on possible continuation of the mobile home park redevelopment moratorium originally put in place by the City Council through adoption of Ordinance No. 17-0453 on November 13, 2017 and now expiring on April 8, 2019. Adopt Ordinance No. 19-0482 to extend the current moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks to and through June 30, 2019.	For Council Meeting Agenda of: 03/25/19 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner</u> Initial & Date Approved by Department Head: <u>DS Janda</u> Approved by City Attorney: <u>JS, email, 3/4/19</u> Approved by Finance Director: <u>June 3/13/19</u> Approved by City Manager: <u>DRK</u> Exhibits/Attachments: 1. Ordinance 17-0453 2. Ordinance 18-0462 3. Ordinance 18-0470 4. Proposed Ordinance 19-0482
<u>INFORMATION/BACKGROUND:</u> On November 13, 2017, the City Council adopted Ordinance 17-0453 (Attachment 1) establishing a moratorium that prohibits the filing and acceptance of applications for development permits relating to mobile home parks. The moratorium was adopted for a 6-month period from the November 13, 2017 effective date of the Ordinance through May 11, 2018. The moratorium was extended for 6 months on April 23, 2018 through Ordinance 18-0462 (see Attachment 2), for an additional 6 months through Ordinance 18-0470 (see Attachment 3), and now automatically expires on April 8, 2019 unless it is repealed, modified or extended after a public hearing and entry of findings. The Ordinance preserves the integrity of the City's development regulations while the City Council, and staff are reviewing, analyzing, and enacting the policies described in the Housing Strategy Plan related to preserving existing affordable housing in the mobile home parks. The Planning Commission reviewed the issues surrounding mobile home park preservation beginning in October 2017 and held a public hearing on options for treatment on May 15 and 16, 2018. The Commission provided their recommendations to the City Council on July 9, 2018. The City Council has considered the recommendations at several meetings, most recently on March 11, when Council considered draft Municipal Code amendments for the project. Given that new regulations may not be finalized before the current expiration deadline of the moratorium, an extension is recommended. Proposed Ordinance 19-0482 would authorize this extension to June 30, 2019 (Attachment 4). State law requires that the city hold a public hearing on the moratorium extension. After the public hearing the City Council will consider the extension. <u>FISCAL CONSIDERATION:</u> None at this time. Staff time will be required to review the issues surrounding options for the mobile home parks. <u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Comprehensive Plan Housing Element Objective H-3.1: "Encourage retention of the existing housing stock in Kenmore as a source of affordable housing." Comprehensive Plan Housing Element Policy H-3.1.2: "Consider measures to preserve and maintain existing manufactured housing communities."	

I:/City Clerk/Agenda Items/Templates

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 17-0453**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, ADOPTING A MORATORIUM ON
DEVELOPMENT PERMITS RELATING TO MOBILE
HOME PARKS; SETTING A DATE FOR A PUBLIC
HEARING ON THE MORATORIUM; PROVIDING FOR
SEVERABILITY; AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.2.1 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

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WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has been studying the various options articulated therein, including at the October 3, 2017 and October 17, 2017 Planning Commission meetings where the commissioners and staff received input from the Rental Housing Association of Washington and A Regional Coalition for Housing on strategies for preserving affordable housing in the City; and

WHEREAS, a moratorium is necessary to preserve and retain the existing stock of affordable mobile and manufactured housing, given the identified trend in King County of redeveloping mobile and manufactured homes and parks into more expensive housing, while City officials and staff continue their review, analysis, and potential enactment of policies described in the Housing Strategy Plan; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, to preserve the integrity of the City's development regulations while City officials and staff are reviewing, analyzing, and potentially enacting the policies described in the Housing Strategy Plan, the City should preclude temporarily the filing and acceptance of development permits as described in Section 2 below;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council adopts the recitals set forth above, which are incorporated herein by reference, as findings in support of the moratorium imposed by this Ordinance. The City Council may, in its discretion, adopt additional or revised findings at the conclusion of the public hearing referenced in Section 3 below.

Section 2. Moratorium. Pursuant to the City's police powers under Article XI, Section 11 of the State Constitution and RCW 35A.63.220 and RCW 36.70A.390, the City Council hereby adopts and enacts a moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, as defined in KMC 18.20.1760. For purposes of this moratorium, "development permits" mean: permits as defined in KMC 18.20.735 (any permit issued by the City, or other authorized agency, for construction, land use, or the alteration of land); variances; conditional use permits; special use permits; zone reclassification permits; or any other permits the development services director is authorized to receive, including for demolition pursuant to KMC 15.30.135. Excepted from this moratorium are applications for repair or maintenance of mobile home parks and any other applications necessary for public health and safety as determined by the development services director.

Section 3. Public Hearing. As provided in RCW 35A.63.220 and RCW 36.70A.390, the City Council hereby sets a public hearing on this Ordinance and moratorium for November 27, 2017 at 7:00 p.m., or as soon thereafter as the business of the City Council shall

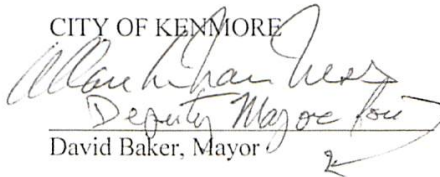
permit, in order to take public testimony and consider adopting findings of fact to support the moratorium.

Section 4. Duration. The moratorium established in Section 2 of this Ordinance shall be in effect through May 11, 2018, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 6. Emergency; Effective Date. This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force immediately upon its adoption. Pursuant to Matson v. Clark County Board of Commissioners, 79 Wn.App. 641, 904 P.2d 317 (1995), underlying facts necessary to support this emergency declaration are included in the recitals set forth above, which are adopted by reference.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 13th DAY OF NOVEMBER, 2017.

CITY OF KENMORE

 Deputy Mayor for
 David Baker, Mayor

ATTEST/AUTHENTICATED:


 Kelly Chelin, City Clerk

Approved as to form:


 Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK: 11/13/17
 PASSED BY THE CITY COUNCIL: 11/13/17
 ORDINANCE NO.: 17-0453
 DATE OF PUBLICATION: 11/16/17
 EFFECTIVE DATE: 11/13/17 (immediately)

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 18-0462**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, EXTENDING FOR SIX MONTHS THE
CITY'S MORATORIUM PROHIBITING THE FILING AND
ACCEPTANCE OF APPLICATIONS FOR DEVELOPMENT
PERMITS RELATING TO MOBILE HOME PARKS;
AMENDING SECTION 4 OF ORDINANCE 17-0453; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.2.1 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the

Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has been studying the various options articulated therein, including at the October 3, October 17, November 21, December 5, 2017 and January 2, January 23, January 30, February 6, March 15, March 20, and April 3, 2018 Planning Commission meetings where the commissioners and staff received background information and input from mobile home park residents, property owners; and others representing those interests; and

WHEREAS, the City needs additional time to consider the policy options for the mobile home parks, to conduct appropriate research and analysis, and to implement policy choices; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, on November 27, 2017, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

WHEREAS, the City Council deems it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a six-month period if a public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on April 23, 2018, the City Council held a public hearing on an extension for an additional six months of the zoning moratorium established by Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for six months of the moratorium originally imposed by Ordinance No. 17-0453.

Section 2. Extension of Moratorium. Section 4 of Ordinance No. 17-0453 is amended to read as follows:

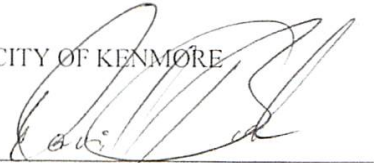
The moratorium established in Section 2 above shall be in effect until October 28, 2018, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 23rd DAY OF APRIL, 2018.

CITY OF KENMORE


David Baker, Mayor

ATTEST/AUTHENTICATED:


Kelly Chelin, City Clerk

Approved as to form:


Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK: 4/23/18
PASSED BY THE CITY COUNCIL: 4/23/18
ORDINANCE NO.: 2018-0462
DATE OF PUBLICATION: 4/26/18
EFFECTIVE DATE: 5/1/18

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 18-0470**

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, EXTENDING FOR AN ADDITIONAL SIX MONTHS THE CITY'S MORATORIUM PROHIBITING THE FILING AND ACCEPTANCE OF APPLICATIONS FOR DEVELOPMENT PERMITS RELATING TO MOBILE HOME PARKS; AMENDING SECTION 4 OF ORDINANCE 17-0453; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.2.1 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has studied the various options articulated therein, including at the October 3, October 17, November 21, December 5, 2017 and January 2, January 23, January 30, February 6, March 15, March 20, April 3, April 17, June 5, and June 19, 2018 Planning Commission meetings where the commissioners and staff received background information and input from mobile home park residents, property owners, and others representing those interests; and

WHEREAS, on May 15 and 16, 2018 the Planning Commission held a public hearing on their final recommendations for the mobile home parks and, on July 9, 2018, presented those recommendations to the City Council; and

WHEREAS, on July 9, July 16, July 23, and September 17, 2018 the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, the City needs additional time to consider the policy options for the mobile home parks, to conduct appropriate research and analysis, and to implement policy choices; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, on November 27, 2017, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

WHEREAS, in April 2018, the City Council deemed it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, after holding a public hearing on April 23, 2018, the City Council amended Ordinance 17-0453, extending the moratorium until October 28, 2018; and

WHEREAS, the City Council deems it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a six-month period if a public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on October 8, 2018, the City Council held a public hearing on an extension for an additional six months of the zoning moratorium established by Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for six months of the moratorium originally imposed by Ordinance No. 17-0453.

Section 2. Extension of Moratorium. Section 4 of Ordinance No. 17-0453 is amended to read as follows:

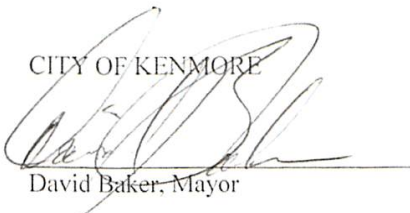
The moratorium established in Section 2 above shall be in effect until April 8, 2019, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

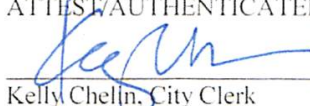
Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 8th DAY OF OCTOBER, 2018.

CITY OF KENMORE


David Baker, Mayor

ATTEST/AUTHENTICATED:


Kelly Chelín, City Clerk

Approved as to form:



Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK: 10/6/18
PASSED BY THE CITY COUNCIL: 10/8/18
ORDINANCE NO.: 18-0470
DATE OF PUBLICATION: 10/11/18
EFFECTIVE DATE: 10/16/18

Attachment 4

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0482**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, EXTENDING FOR AN ADDITIONAL
THREE MONTHS THE CITY'S MORATORIUM
PROHIBITING THE FILING AND ACCEPTANCE OF
APPLICATIONS FOR DEVELOPMENT PERMITS
RELATING TO MOBILE HOME PARKS; AMENDING
SECTION 4 OF ORDINANCE 17-0453; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.1.2 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the

Attachment 4

Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has studied the various options articulated therein, including at the October 3, October 17, November 21, December 5, 2017 and January 2, January 23, January 30, February 6, March 15, March 20, April 3, April 17, June 5, and June 19, 2018 Planning Commission meetings where the commissioners and staff received background information and input from mobile home park residents, property owners, and others representing those interests; and

WHEREAS, on May 15 and 16, 2018 the Planning Commission held a public hearing on their final recommendations for the mobile home parks and, on July 9, 2018, presented those recommendations to the City Council; and

WHEREAS, on July 9, July 16, July 23, and September 17, 2018 the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, on October 16 and November 6, 2018, the Planning Commission considered Comprehensive Plan amendments related to preservation of the mobile home parks; and

WHEREAS, on November 6, 2018, the Planning Commission held a public hearing on the Comprehensive Plan amendments; and

WHEREAS, on November 19 and November 26, 2018, the City Council considered and adopted the Planning Commission's recommendations on the Comprehensive Plan amendments; and

WHEREAS, on March 11, 2019, the City Council considered Municipal Code amendments for the mobile home parks and directed that an ordinance be prepared; and

WHEREAS, the City needs additional time to consider the policy options for the mobile home parks, to conduct appropriate research and analysis, and to implement policy choices; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, on November 27, 2017, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

Attachment 4

WHEREAS, in April 2018, the City Council deemed it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, after holding a public hearing on April 23, 2018, the City Council amended Ordinance 17-0453, extending the moratorium until October 28, 2018; and

WHEREAS, in October 2018, the City Council deemed it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, after holding a public hearing on October 8, 2018, the City Council amended Ordinance 17-0453, extending the moratorium until April 8, 2019; and

WHEREAS, the City Council deems it to be in the best interests of the public to extend for an additional three months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of Municipal Code regulations to address such mobile home parks; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a three-month period if a public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on March 25, 2019, the City Council held a public hearing on an extension for an additional three months of the zoning moratorium established by Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for three months of the moratorium originally imposed by Ordinance No. 17-0453.

Section 2. Extension of Moratorium. Section 4 of Ordinance No. 17-0453 is amended to read as follows:

The moratorium established in Section 2 above shall be in effect until June 30, 2019, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Attachment 4

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
25th DAY OF MARCH, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.:
DATE OF PUBLICATION:
EFFECTIVE DATE:



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing and Deliberation on Ordinance No. 19-0482 Extending the Moratorium Prohibiting the Filing and Acceptance of Applications for Development Permits Relating to Mobile Home Parks Proposed Council Action/Motion: Hold a public hearing to receive input on possible continuation of the mobile home park redevelopment moratorium originally put in place by the City Council through adoption of Ordinance No. 17-0453 on November 13, 2017 and now expiring on April 8, 2019. Adopt Ordinance No. 19-0482 to extend the current moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks to and through June 30, 2019.	For Council Meeting Agenda of: 03/25/19 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner</u> Initial & Date Approved by Department Head: <u>DS Janda</u> Approved by City Attorney: <u>JS, email, 3/4/19</u> Approved by Finance Director: <u>✓ [Signature]</u> Approved by City Manager: <u>[Signature]</u> Exhibits/Attachments: 1. Ordinance 17-0453 2. Ordinance 18-0462 3. Ordinance 18-0470 4. Proposed Ordinance 19-0482
<u>INFORMATION/BACKGROUND:</u> On November 13, 2017, the City Council adopted Ordinance 17-0453 (Attachment 1) establishing a moratorium that prohibits the filing and acceptance of applications for development permits relating to mobile home parks. The moratorium was adopted for a 6-month period from the November 13, 2017 effective date of the Ordinance through May 11, 2018. The moratorium was extended for 6 months on April 23, 2018 through Ordinance 18-0462 (see Attachment 2), for an additional 6 months through Ordinance 18-0470 (see Attachment 3), and now automatically expires on April 8, 2019 unless it is repealed, modified or extended after a public hearing and entry of findings. The Ordinance preserves the integrity of the City's development regulations while the City Council, and staff are reviewing, analyzing, and enacting the policies described in the Housing Strategy Plan related to preserving existing affordable housing in the mobile home parks. The Planning Commission reviewed the issues surrounding mobile home park preservation beginning in October 2017 and held a public hearing on options for treatment on May 15 and 16, 2018. The Commission provided their recommendations to the City Council on July 9, 2018. The City Council has considered the recommendations at several meetings, most recently on March 11, when Council considered draft Municipal Code amendments for the project. Given that new regulations may not be finalized before the current expiration deadline of the moratorium, an extension is recommended. Proposed Ordinance 19-0482 would authorize this extension to June 30, 2019 (Attachment 4). State law requires that the city hold a public hearing on the moratorium extension. After the public hearing the City Council will consider the extension. <u>FISCAL CONSIDERATION:</u> None at this time. Staff time will be required to review the issues surrounding options for the mobile home parks. <u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Comprehensive Plan Housing Element Objective H-3.1: "Encourage retention of the existing housing stock in Kenmore as a source of affordable housing." Comprehensive Plan Housing Element Policy H-3.1.2: "Consider measures to preserve and maintain existing manufactured housing communities."	

I:/City Clerk/Agenda Items/Templates

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 17-0453**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, ADOPTING A MORATORIUM ON
DEVELOPMENT PERMITS RELATING TO MOBILE
HOME PARKS; SETTING A DATE FOR A PUBLIC
HEARING ON THE MORATORIUM; PROVIDING FOR
SEVERABILITY; AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.2.1 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has been studying the various options articulated therein, including at the October 3, 2017 and October 17, 2017 Planning Commission meetings where the commissioners and staff received input from the Rental Housing Association of Washington and A Regional Coalition for Housing on strategies for preserving affordable housing in the City; and

WHEREAS, a moratorium is necessary to preserve and retain the existing stock of affordable mobile and manufactured housing, given the identified trend in King County of redeveloping mobile and manufactured homes and parks into more expensive housing, while City officials and staff continue their review, analysis, and potential enactment of policies described in the Housing Strategy Plan; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, to preserve the integrity of the City's development regulations while City officials and staff are reviewing, analyzing, and potentially enacting the policies described in the Housing Strategy Plan, the City should preclude temporarily the filing and acceptance of development permits as described in Section 2 below;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council adopts the recitals set forth above, which are incorporated herein by reference, as findings in support of the moratorium imposed by this Ordinance. The City Council may, in its discretion, adopt additional or revised findings at the conclusion of the public hearing referenced in Section 3 below.

Section 2. Moratorium. Pursuant to the City's police powers under Article XI, Section 11 of the State Constitution and RCW 35A.63.220 and RCW 36.70A.390, the City Council hereby adopts and enacts a moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, as defined in KMC 18.20.1760. For purposes of this moratorium, "development permits" mean: permits as defined in KMC 18.20.735 (any permit issued by the City, or other authorized agency, for construction, land use, or the alteration of land); variances; conditional use permits; special use permits; zone reclassification permits; or any other permits the development services director is authorized to receive, including for demolition pursuant to KMC 15.30.135. Excepted from this moratorium are applications for repair or maintenance of mobile home parks and any other applications necessary for public health and safety as determined by the development services director.

Section 3. Public Hearing. As provided in RCW 35A.63.220 and RCW 36.70A.390, the City Council hereby sets a public hearing on this Ordinance and moratorium for November 27, 2017 at 7:00 p.m., or as soon thereafter as the business of the City Council shall

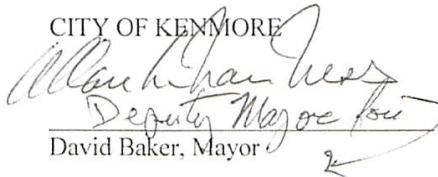
permit, in order to take public testimony and consider adopting findings of fact to support the moratorium.

Section 4. Duration. The moratorium established in Section 2 of this Ordinance shall be in effect through May 11, 2018, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 6. Emergency; Effective Date. This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force immediately upon its adoption. Pursuant to Matson v. Clark County Board of Commissioners, 79 Wn.App. 641, 904 P.2d 317 (1995), underlying facts necessary to support this emergency declaration are included in the recitals set forth above, which are adopted by reference.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 13th DAY OF NOVEMBER, 2017.

CITY OF KENMORE

 Deputy Mayor for
 David Baker, Mayor

ATTEST/AUTHENTICATED:


 Kelly Chelin, City Clerk

Approved as to form:


 Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK: 11/13/17
 PASSED BY THE CITY COUNCIL: 11/13/17
 ORDINANCE NO.: 17-0453
 DATE OF PUBLICATION: 11/16/17
 EFFECTIVE DATE: 11/13/17 (immediately)

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 18-0462**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, EXTENDING FOR SIX MONTHS THE
CITY'S MORATORIUM PROHIBITING THE FILING AND
ACCEPTANCE OF APPLICATIONS FOR DEVELOPMENT
PERMITS RELATING TO MOBILE HOME PARKS;
AMENDING SECTION 4 OF ORDINANCE 17-0453; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.2.1 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the

Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has been studying the various options articulated therein, including at the October 3, October 17, November 21, December 5, 2017 and January 2, January 23, January 30, February 6, March 15, March 20, and April 3, 2018 Planning Commission meetings where the commissioners and staff received background information and input from mobile home park residents, property owners; and others representing those interests; and

WHEREAS, the City needs additional time to consider the policy options for the mobile home parks, to conduct appropriate research and analysis, and to implement policy choices; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, on November 27, 2017, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

WHEREAS, the City Council deems it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a six-month period if a public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on April 23, 2018, the City Council held a public hearing on an extension for an additional six months of the zoning moratorium established by Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for six months of the moratorium originally imposed by Ordinance No. 17-0453.

Section 2. Extension of Moratorium. Section 4 of Ordinance No. 17-0453 is amended to read as follows:

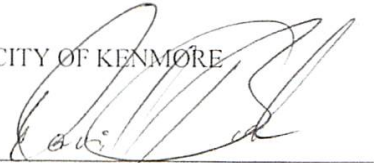
The moratorium established in Section 2 above shall be in effect until October 28, 2018, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 23rd DAY OF APRIL, 2018.

CITY OF KENMORE


David Baker, Mayor

ATTEST/AUTHENTICATED:


Kelly Chelin, City Clerk

Approved as to form:


Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK: 4/23/18
PASSED BY THE CITY COUNCIL: 4/23/18
ORDINANCE NO.: 2018-0462
DATE OF PUBLICATION: 4/26/18
EFFECTIVE DATE: 5/1/18

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 18-0470**

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, EXTENDING FOR AN ADDITIONAL SIX MONTHS THE CITY'S MORATORIUM PROHIBITING THE FILING AND ACCEPTANCE OF APPLICATIONS FOR DEVELOPMENT PERMITS RELATING TO MOBILE HOME PARKS; AMENDING SECTION 4 OF ORDINANCE 17-0453; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.2.1 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has studied the various options articulated therein, including at the October 3, October 17, November 21, December 5, 2017 and January 2, January 23, January 30, February 6, March 15, March 20, April 3, April 17, June 5, and June 19, 2018 Planning Commission meetings where the commissioners and staff received background information and input from mobile home park residents, property owners, and others representing those interests; and

WHEREAS, on May 15 and 16, 2018 the Planning Commission held a public hearing on their final recommendations for the mobile home parks and, on July 9, 2018, presented those recommendations to the City Council; and

WHEREAS, on July 9, July 16, July 23, and September 17, 2018 the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, the City needs additional time to consider the policy options for the mobile home parks, to conduct appropriate research and analysis, and to implement policy choices; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, on November 27, 2017, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

WHEREAS, in April 2018, the City Council deemed it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, after holding a public hearing on April 23, 2018, the City Council amended Ordinance 17-0453, extending the moratorium until October 28, 2018; and

WHEREAS, the City Council deems it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a six-month period if a public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on October 8, 2018, the City Council held a public hearing on an extension for an additional six months of the zoning moratorium established by Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for six months of the moratorium originally imposed by Ordinance No. 17-0453.

Section 2. Extension of Moratorium. Section 4 of Ordinance No. 17-0453 is amended to read as follows:

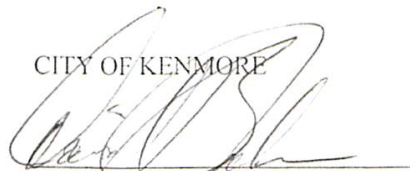
The moratorium established in Section 2 above shall be in effect until April 8, 2019, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 8th DAY OF OCTOBER, 2018.

CITY OF KENMORE


David Baker, Mayor

ATTEST/AUTHENTICATED:


Kelly Chelín, City Clerk

Approved as to form:



Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK: 10/6/18
PASSED BY THE CITY COUNCIL: 10/8/18
ORDINANCE NO.: 18-0470
DATE OF PUBLICATION: 10/11/18
EFFECTIVE DATE: 10/16/18

Attachment 4

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0482**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, EXTENDING FOR AN ADDITIONAL
THREE MONTHS THE CITY'S MORATORIUM
PROHIBITING THE FILING AND ACCEPTANCE OF
APPLICATIONS FOR DEVELOPMENT PERMITS
RELATING TO MOBILE HOME PARKS; AMENDING
SECTION 4 OF ORDINANCE 17-0453; AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, pursuant to the Growth Management Act, Chapter 36.70A RCW, the City has the authority and the obligation to plan for the orderly and effective growth and development of property within the City, which planning processes include the adoption of a Comprehensive Plan and other planning documents for the City; and

WHEREAS, under Chapters 35A.11 and 35A.63 RCW, and the Growth Management Act, the City has the authority to adopt ordinances regulating the use and development of property within the City, consistent with the policies and provisions of the City's Comprehensive Plan; and

WHEREAS, the City has adopted a Comprehensive Plan and other planning documents in accordance with the Growth Management Act's requirements; and

WHEREAS, the City's Comprehensive Plan recognizes that the City is one of the few communities in east King County with any significant number of mobile and manufactured homes, that overall availability of mobile and manufactured housing has been decreasing in King County as parks are redeveloped with other uses, and that mobile and manufactured housing has offered a relatively affordable form of housing and is being replaced with more expensive housing; and

WHEREAS, H-3.1 and H-3.1.2 of the Housing Element of the City's Comprehensive Plan specifically encourage the retention and preservation of the City's existing housing stock as a source of affordable housing; and

WHEREAS, in April 2016, the City Council directed the Planning Commission to draft and recommend a Housing Strategy Plan, in accordance with the implementation strategies of the Comprehensive Plan Housing Element, to emphasize affordable housing strategies in the City; and

WHEREAS, on March 20, 2017, the City Council considered and adopted the Housing Strategy Plan, which includes consideration of preserving existing mobile and manufactured housing as an important source of affordable housing, and suggests potential amendments to the

Attachment 4

Kenmore Municipal Code and other City action, which require more time for City officials and staff to review, analyze, and potentially enact; and

WHEREAS, since adoption of the Housing Strategy Plan, the Planning Commission has studied the various options articulated therein, including at the October 3, October 17, November 21, December 5, 2017 and January 2, January 23, January 30, February 6, March 15, March 20, April 3, April 17, June 5, and June 19, 2018 Planning Commission meetings where the commissioners and staff received background information and input from mobile home park residents, property owners, and others representing those interests; and

WHEREAS, on May 15 and 16, 2018 the Planning Commission held a public hearing on their final recommendations for the mobile home parks and, on July 9, 2018, presented those recommendations to the City Council; and

WHEREAS, on July 9, July 16, July 23, and September 17, 2018 the City Council reviewed the Planning Commission's recommendations, received additional background information, and requested the formulation of new policy options; and

WHEREAS, on October 16 and November 6, 2018, the Planning Commission considered Comprehensive Plan amendments related to preservation of the mobile home parks; and

WHEREAS, on November 6, 2018, the Planning Commission held a public hearing on the Comprehensive Plan amendments; and

WHEREAS, on November 19 and November 26, 2018, the City Council considered and adopted the Planning Commission's recommendations on the Comprehensive Plan amendments; and

WHEREAS, on March 11, 2019, the City Council considered Municipal Code amendments for the mobile home parks and directed that an ordinance be prepared; and

WHEREAS, the City needs additional time to consider the policy options for the mobile home parks, to conduct appropriate research and analysis, and to implement policy choices; and

WHEREAS, the regulation of zoning and land use are valid exercises of City police powers under Article XI, Section 11 of the State Constitution; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development or land use for six-months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; and

WHEREAS, on November 27, 2017, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

Attachment 4

WHEREAS, in April 2018, the City Council deemed it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, after holding a public hearing on April 23, 2018, the City Council amended Ordinance 17-0453, extending the moratorium until October 28, 2018; and

WHEREAS, in October 2018, the City Council deemed it to be in the best interests of the public to extend for an additional six months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of policies to address such mobile home parks; and

WHEREAS, after holding a public hearing on October 8, 2018, the City Council amended Ordinance 17-0453, extending the moratorium until April 8, 2019; and

WHEREAS, the City Council deems it to be in the best interests of the public to extend for an additional three months the zoning moratorium prohibiting the filing and acceptance of applications for development permits relating to mobile home parks, pending consideration of Municipal Code regulations to address such mobile home parks; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a three-month period if a public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on March 25, 2019, the City Council held a public hearing on an extension for an additional three months of the zoning moratorium established by Ordinance No. 17-0453, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for three months of the moratorium originally imposed by Ordinance No. 17-0453.

Section 2. Extension of Moratorium. Section 4 of Ordinance No. 17-0453 is amended to read as follows:

The moratorium established in Section 2 above shall be in effect until June 30, 2019, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Attachment 4

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25th DAY OF MARCH, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
ORDINANCE NO.:
DATE OF PUBLICATION:
EFFECTIVE DATE:



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: December 2018 Financial Report Presentation Proposed Council Action/Motion: Receive and File December 2018 Financial Report for the City of Kenmore, Washington	For Council Meeting Agenda of: March 25, 2019 Department: Finance and Administration Prepared by: Joanne Gregory Initial & Date Approved by Department Head: <u>Jan 31/19</u> Approved by City Attorney: <u>Jan 31/19</u> Approved by Finance Director: <u>Jan 31/19</u> Approved by City Manager: <u>Jan 31/19</u> Exhibits/Attachments: December 2018 Financial Report for the City of Kenmore, Washington.
<u>INFORMATION/BACKGROUND:</u> The December 2018 monthly financial report is presented for Council review. This provides the opportunity for the City Council and the community to receive information on the City of Kenmore's biennium to date revenues and expenditures in comparison to the City's 2017-2018 adopted biennial budget. The budget was adopted on December 12, 2016 and amended July 24, 2017 and November 27, 2017. A final budget amendment was adopted on November 26, 2018 and those amendments are reflected in the December financial report.	
<u>FISCAL CONSIDERATION:</u> December is the final month of the 2017-2018 biennium. As of December, revenues for the biennium exceeded expenditures in the General Fund by \$1,066,814. Also, revenues were 98.9% of the biennial budget and expenditures were 94.7%. Not all interfund transfers have been recorded as of this date and additional revenue is expected to the General Fund for overhead charged to capital projects. Also, of the \$854,150 budget for start up costs for the new public works operation, only \$43,000 was spent and the balance will need to be carried over to 2019.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> <u>Kenmore Budget Policy 9a:</u> A revenue/expenditure report will be produced monthly so that it can be directly compared to the actual results of the fiscal year to date. <u>Kenmore Budget Policy 9b:</u> All budget amendments, both revenues and expenditures, will be noted in the monthly report. <u>Priority Based Budgeting Result:</u> Governance: Supports decision-making with timely and accurate short-term and long-range analysis that enhances vision and planning.	

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18120 68TH AVE. NE
KENMORE, WASHINGTON 98028.

MEMORANDUM

TO: Rob Karlinsey, City Manager
FROM: Joanne Gregory, Finance Director
DATE: March 12, 2019
RE: December 2018 Financial Reports for the City of Kenmore, Washington

December 2018 financial information is presented for your review and delivery to the City Council. Attached you will find the following reports:

- General Fund Summary
- General Fund Revenue Graphs
- General Fund Expenditure Graphs
- Street Fund Summary
- Cash and Investment Report
- Investment Schedule
- Sales Tax Receipts by Business Type
- Retail Sales and Use Tax Distribution
- Real Estate Excise Tax Report
- Monthly Report for Kenmore Village
- Report for Transportation Benefit District

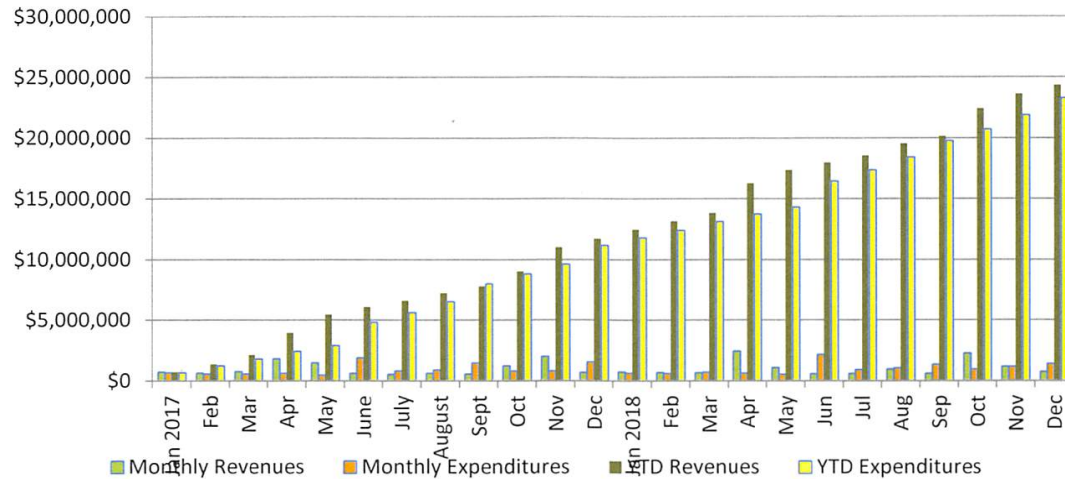
If you would like additional information or have any questions regarding the financial reports, please feel free to contact me.

GENERAL FUND

The first section of the monthly financial report is a review of the General Fund. This fund accounts for operational activities and includes all financial resources except those required or elected to be accounted for in another fund. Revenues include various taxes, per capita distributions from the State, fines and forfeitures, permits and licenses, and fees for service. In the context of the biennial budget, December is the twenty-fourth month (100%) of the 2017-2018 biennial budget period. For the month of December, expenditures exceeded revenues in the General Fund by \$658,053.

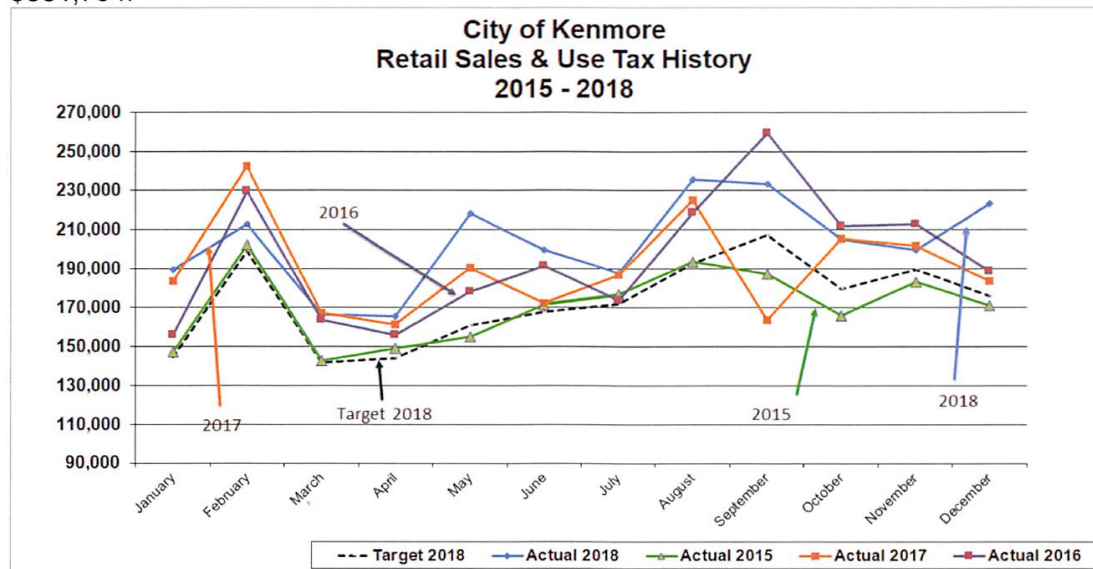
The following chart illustrates the monthly revenue and expenditure activity in the General Fund through December 2018.

City of Kenmore, Washington
Monthly Financial Report
December 2018



Total **revenues** for the month were **\$735,473**. Biennium to date revenues are \$24,340,690, which is 99% of the amended budgeted revenues of \$24,622,174. Primary sources of revenue for the month included property taxes in the amount of \$18,996, development fees & permits in the amount of \$96,934, retail sales and use taxes in the amount of \$223,263, and utility taxes in the amount of \$89,072.

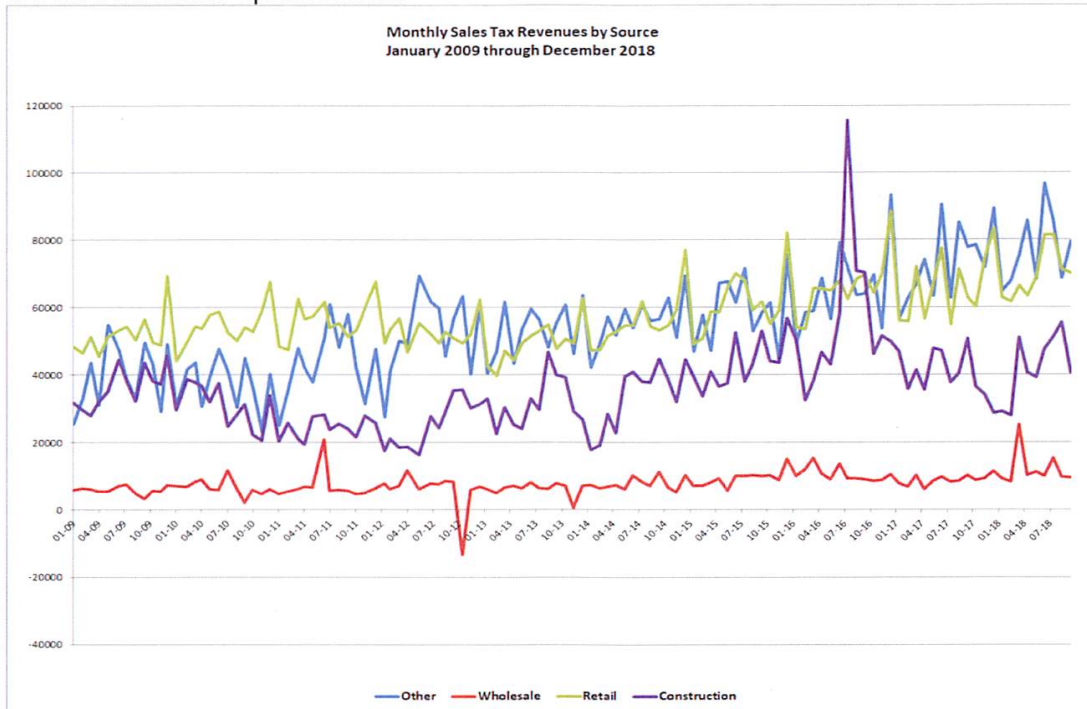
A summary of sales tax revenues received in December is attached. These receipts are based on October sales activity. The chart below gives a historical perspective of monthly sales tax receipts over the last several years. The black dotted Target 2018 line is a monthly average of actual receipts during 2015, 2016, and 2017. The blue line represents 2018 actual receipts, which are \$152,688 above 2017 and ahead of the 2018 target by \$361,794.



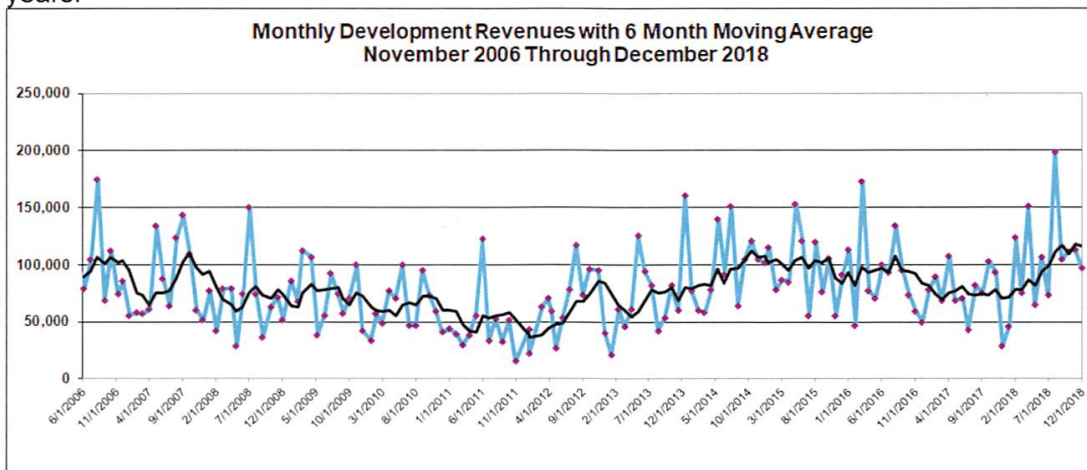
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City of Kenmore, Washington
Monthly Financial Report
December 2018

The following chart illustrates the historical trends of sales tax receipts from the major segments: construction, retail, wholesale, other (agriculture, services, manufacturing, transportation and utilities) from January 2009 through December 2018. Retail and Other are on a favorable upward trend.



The following chart illustrates the development revenue activity over the last twelve years.



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City of Kenmore, Washington
Monthly Financial Report
December 2018

December 2018 expenditures were \$1,393,526. Biennium to date expenditures are \$23,276,953, which is 95% of the amended biennial budget expenditures of \$23,273,876.

Total City cash (\$17,186,400) and long-term investments (\$9,986,112), at the end of December, totaled \$27,172,512. Proposition 1 levy funds of \$8M are included in this cash balance. The Other Funds Monthly Activity graphs compare biennium to date revenues and expenditures to the 2017-2018 biennial budget.

Total non-General Fund revenues were \$1,533,294 and total non-General Fund expenditures were \$2,729,616.

In the **Street Fund** revenue from gas tax distributions was \$47,421. \$75,301 was expended for maintenance and operations during the month.

In the **Transportation Capital Fund**, there were expenditures in the amount of \$201,267 on pedestrian & bike safety projects. The fund received \$44,786 in project grant reimbursements.

The **Park Impact Fee** fund received \$50,083 in revenues during the month.

There was \$41,286 in revenues for the **Transportation Impact Fee** fund during the month.

The **Real Estate Excise Tax** Fund received \$112,490 of real estate excise taxes (REET) in December from sales activity that occurred in November. 36 transactions were reported during the month. The 2018 year to date revenue is lower than the 2017 revenue by \$416,008, and the 2018 target by \$173,521.

The **Park Capital** fund had expenditures in the amount of \$273,122 on park improvement projects. The fund received \$242,500 in grant reimbursements during the month.

The **Kenmore Village** Fund had \$14,288 in maintenance and operations expenditures during the month.

The **Walkways & Waterways Debt Service** Fund collected \$5,356 in property taxes related to the Prop 1 Bond for a biennium to date total revenue of \$2,548,214.

The **Transportation Benefit District** Fund received \$25,067 in vehicle license fees during the month.

SUMMARY

This concludes the financial report for the City of Kenmore as of **December 31, 2018**. I appreciate your feedback and encourage you to contact me if you have any questions prior to the City Council meeting.

City of Kenmore, Washington
General Fund Summary Report
December 31, 2018



	CURRENT PERIOD 2017-2018				PRIOR PERIOD 2015-2016			
	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET
	<u>December 2018</u>	<u>2017-2018</u>	<u>BUDGET</u>	<u>2017-2018</u>	<u>December 2016</u>	<u>2015-2016</u>	<u>BUDGET</u>	<u>2015-2016</u>
REVENUES								
Beginning Fund Balance		2,981,035		3,131,687		4,233,568		4,221,475
Property Taxes	18,996	9,479,714	99.9%	9,491,704	25,921	9,072,019	100.0%	9,075,766
Sales and Use Taxes	284,727	6,020,092	101.9%	5,906,291	237,051	5,522,010	110.4%	5,000,532
Utility Taxes	89,072	2,375,561	87.4%	2,717,485	97,863	2,379,984	86.1%	2,763,390
Other Taxes	5,238	181,601	83.3%	218,113	72	171,601	152.2%	112,720
Development Fees & Permits	96,934	2,172,030	105.9%	2,050,518	49,976	2,276,127	105.8%	2,151,432
Franchise Fees	0	1,731,286	99.3%	1,743,476	0	1,641,893	101.2%	1,622,160
Intergovernmental and Grants	58,498	982,674	116.8%	841,615	47,709	842,021	119.0%	707,370
Investment Interest	-94,034	125,116	240.6%	52,000	-100,266	63,040	124.3%	50,700
Fines and Forfeitures	3,973	16,791	0.0%	0	72	-6,838	n/a	0
Transfers and Other Revenues	272,069	1,255,825	78.4%	1,600,972	442,176	564,793	104.4%	541,200
Total Revenues	735,473	24,340,690	98.9%	24,622,174	800,574	22,526,650	102.3%	22,025,270
Total Revenues & Beginning Fund Balance		27,321,725		27,753,861		26,760,218		26,246,745

	CURRENT PERIOD 2017-2018				PRIOR PERIOD 2015-2016			
	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET	MONTH	BIENNIUM TO DATE	% of	BIENNIUM BUDGET
	<u>December</u>	<u>2017-2018</u>	<u>BUDGET</u>	<u>2017-2018</u>	<u>December 2016</u>	<u>2015-2016</u>	<u>BUDGET</u>	<u>2015-2016</u>
EXPENDITURES								
Cost Center								
City Council	26,311	346,852	105.3%	329,426	18,273	312,339	95.1%	328,435
City Manager	192,014	3,316,565	99.6%	3,328,297	199,803	3,028,862	93.7%	3,233,222
City Clerk	11,920	474,950	111.7%	425,368	19,728	345,036	124.3%	277,683
Finance	50,427	1,757,967	105.1%	1,672,775	74,078	1,553,596	104.3%	1,490,155
Legal	15,479	525,190	105.0%	500,000	54,901	667,466	95.4%	700,000
Interfund Transfers	0	1,075,725	76.7%	1,403,228	1,565,786	3,232,002	91.0%	3,552,671
Public Safety	692,198	8,340,562	94.7%	8,806,304	943,625	8,210,684	100.6%	8,160,115
Engineering & Environmental Services	88,754	1,416,078	100.1%	1,415,011	88,205	1,814,465	104.0%	1,743,950
Community Development	108,901	1,445,670	84.3%	1,715,510	38,474	892,786	107.6%	830,030
Developmental Services	88,733	2,371,159	111.3%	2,131,288	163,844	1,999,567	113.9%	1,755,050
Parks & Facility Maintenance	118,790	2,203,157	77.2%	2,854,489	140,802	1,581,577	77.9%	2,029,409
Total Expenditures	1,393,526	23,273,876	94.7%	24,581,696	3,307,520	23,638,380	98.1%	24,100,720
Ending Fund Balance		4,047,850		3,172,165		3,121,838	0	2,146,025
Total Expenditures and Ending Fund Balance		27,321,725		27,753,861		26,760,218		26,246,745

*Non-Departmental expenditures have been moved to other General Fund Cost Centers

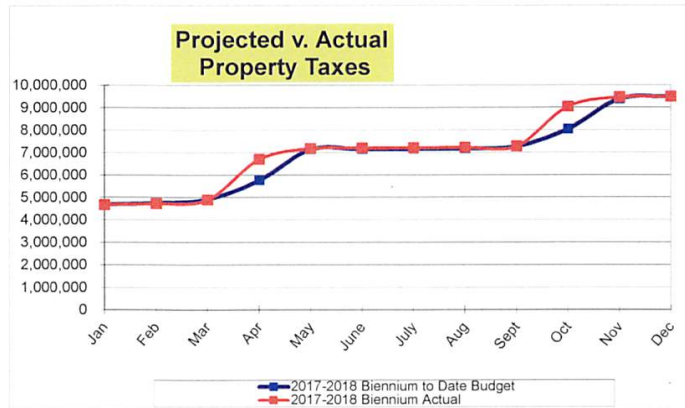
**City of Kenmore, Washington
General Fund Revenue Graphs
December 31, 2018
PROPERTY TAXES**

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	4,668,509	4,656,328
Jan	4,683,738	4,673,846
Feb	4,742,392	4,720,413
Mar	4,916,568	4,888,629
Apr	5,765,778	6,698,458
May	7,142,021	7,182,523
June	7,155,271	7,210,439
July	7,168,409	7,219,136
Aug	7,182,371	7,234,550
Sept	7,277,730	7,285,027
Oct	8,047,191	9,038,220
Nov	9,381,763	9,460,718
Dec	9,491,704	9,479,714
2017-18	9,491,704	

Year To Date

Actual v. Projected

100%



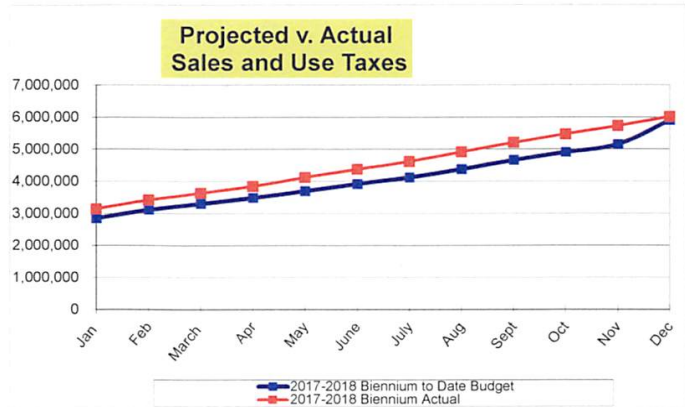
SALES, USE, CRIM JUSTICE TAXES

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	2,661,530	2,903,337
Jan	2,847,158	3,143,844
Feb	3,114,522	3,422,078
March	3,304,812	3,637,316
Apr	3,488,513	3,849,131
May	3,699,746	4,125,405
June	3,919,794	4,376,790
July	4,124,717	4,620,811
Aug	4,378,444	4,919,598
Sept	4,664,890	5,211,563
Oct	4,909,348	5,475,097
Nov	5,156,649	5,735,365
Dec	5,906,291	6,020,092
2017-18	5,906,291	

Year To Date

Actual v. Projected

102%



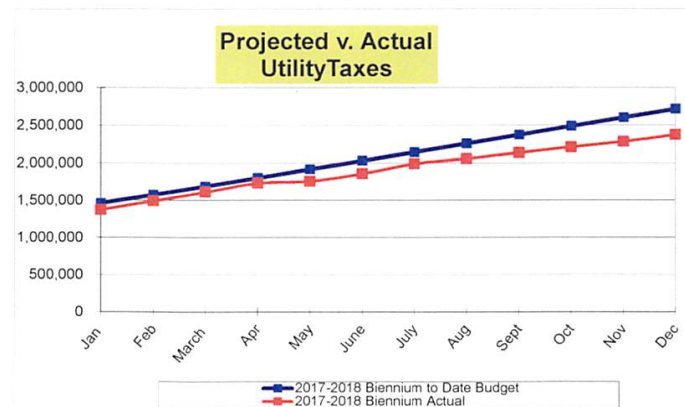
UTILITY TAXES

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	1,345,290	1,242,051
Jan	1,459,640	1,370,760
Feb	1,573,989	1,490,618
March	1,688,339	1,610,638
Apr	1,802,688	1,731,071
May	1,917,038	1,757,374
June	2,031,388	1,858,304
July	2,145,737	1,990,889
Aug	2,260,087	2,059,904
Sept	2,374,436	2,137,876
Oct	2,488,786	2,210,962
Nov	2,603,135	2,286,489
Dec	2,717,485	2,375,561
2017-18	2,717,485	

Year To Date

Actual v. Projected

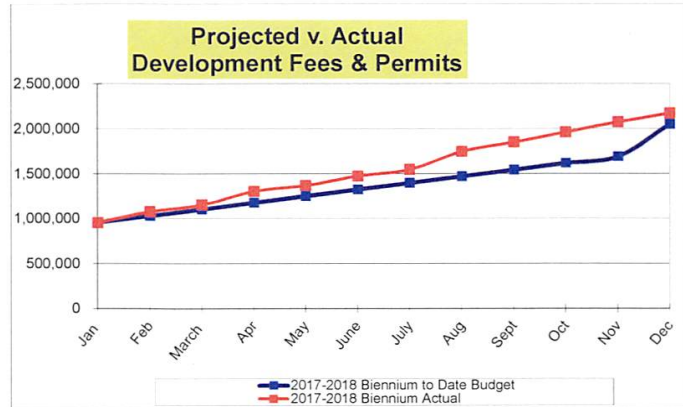
87%



**City of Kenmore, Washington
General Fund Revenue Graphs
December 31, 2018**

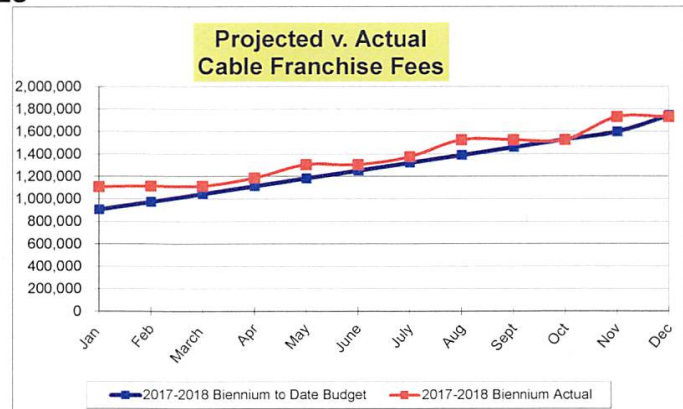
DEVELOPMENT FEES & PERMITS

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	882,259	907,838
Jan	955,781	953,639
Feb	1,029,302	1,077,107
March	1,102,824	1,151,836
Apr	1,176,345	1,303,338
May	1,249,867	1,367,787
June	1,323,389	1,474,421
July	1,396,910	1,547,606
Aug	1,470,432	1,746,193
Sept	1,543,953	1,850,731
Oct	1,617,475	1,961,955
Nov	1,690,996	2,075,095
Dec	2,050,518	2,172,030
2017-18	2,050,518	
Year To Date		
Actual v. Projected		106%



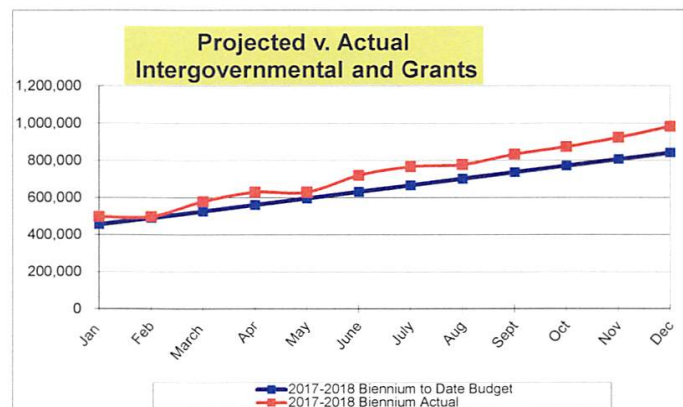
CABLE/WATER/SEWER FRANCHISE FEES

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	837,494	861,559
Jan	906,743	1,109,316
Feb	975,991	1,115,749
March	1,045,240	1,115,749
Apr	1,114,488	1,187,700
May	1,183,737	1,306,033
June	1,252,985	1,306,033
July	1,322,234	1,377,664
Aug	1,391,482	1,527,389
Sept	1,460,731	1,527,389
Oct	1,529,979	1,527,389
Nov	1,599,228	1,731,286
Dec	1,743,476	1,731,286
2017-18	1,743,476	
Year To Date		
Actual v. Projected		99%



INTERGOVERNMENTAL & GRANTS

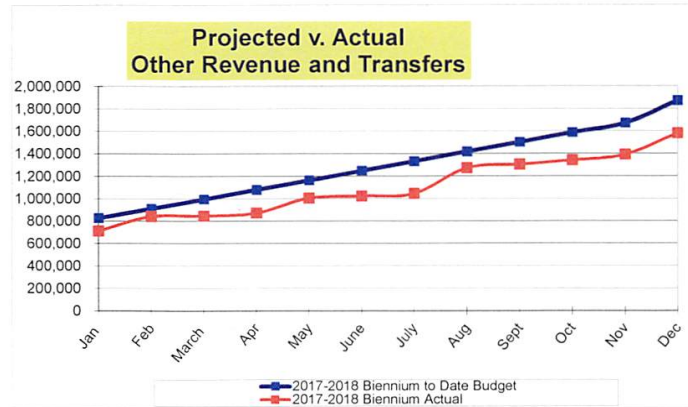
	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	420,808	448,132
Jan	455,875	497,763
Feb	490,943	498,463
March	526,010	579,878
Apr	561,077	629,627
May	596,145	629,627
June	631,212	719,491
July	666,279	766,915
Aug	701,347	778,282
Sept	736,414	834,232
Oct	771,481	874,183
Nov	806,549	924,175
Dec	841,615	982,674
2017-18	841,615	
Year To Date		
Actual v. Projected		117%



**City of Kenmore, Washington
General Fund Revenue Graphs
December 31, 2018**

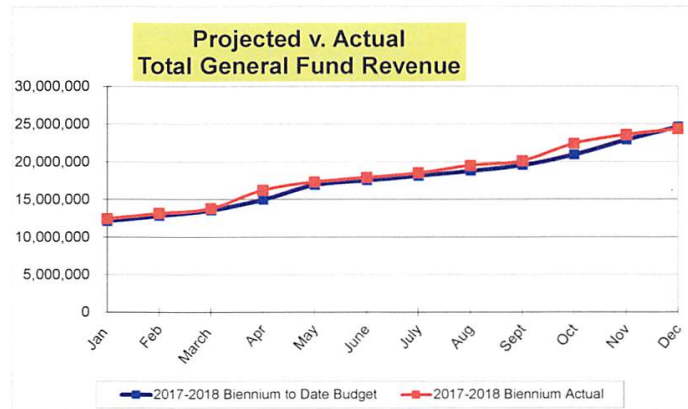
OTHER REVENUES AND TRANSFERS

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	742,986	701,874
Jan	827,411	712,400
Feb	911,836	840,519
March	996,261	847,291
Apr	1,080,686	873,291
May	1,165,111	1,006,588
June	1,249,536	1,024,068
July	1,333,960	1,046,985
Aug	1,418,385	1,273,687
Sept	1,502,810	1,305,217
Oct	1,587,235	1,341,335
Nov	1,671,660	1,391,778
Dec	1,871,085	1,579,334
2017-18 Year To Date Actual v. Projected	1,871,085	84%



TOTAL GENERAL FUND REVENUE

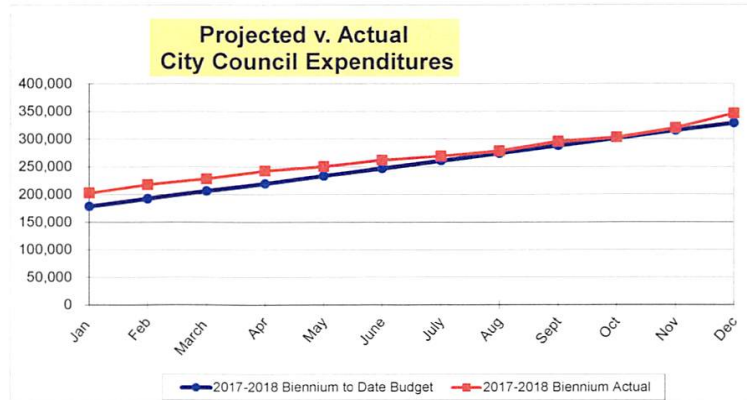
	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
Jan	12,136,345	12,461,569
Feb	12,838,975	13,164,947
March	13,580,053	13,831,338
Apr	14,989,576	16,272,617
May	16,953,663	17,375,336
June	17,563,574	17,969,546
July	18,158,246	18,570,006
Aug	18,802,547	19,539,603
Sept	19,560,964	20,152,036
Oct	20,951,495	22,429,141
Nov	22,909,980	23,604,905
Dec	24,622,174	24,340,690
Year To Date Actual v. Projected		99%



**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2018**

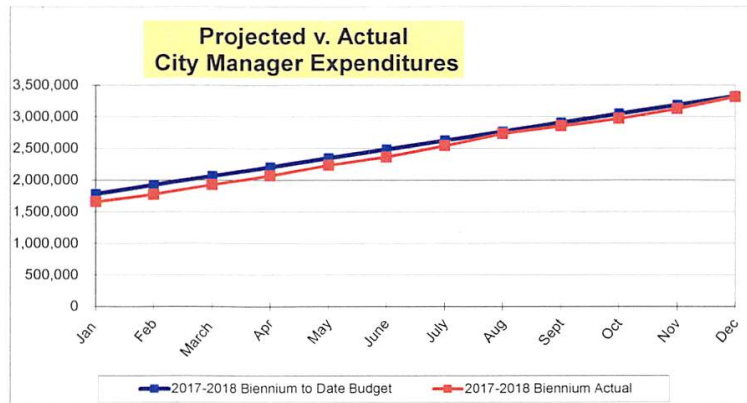
CITY COUNCIL

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	164,713	167,354
Jan	178,439	202,402
Feb	192,165	217,225
March	205,891	228,059
Apr	219,617	242,480
May	233,343	250,478
June	247,070	262,236
July	260,796	269,425
Aug	274,522	278,683
Sept	288,248	296,078
Oct	301,974	303,113
Nov	315,700	320,541
Dec	329,426	346,852
2017-18	329,426	
Year To Date		
Actual v. Projected		105%



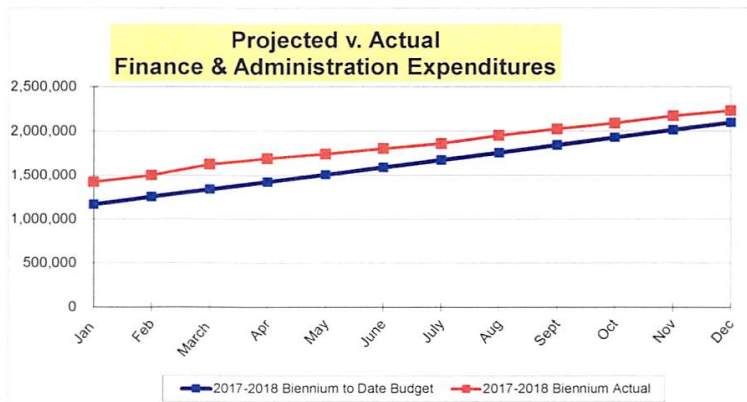
CITY MANAGER

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	1,643,289	1,563,222
Jan	1,783,706	1,656,728
Feb	1,924,124	1,773,046
March	2,064,541	1,927,221
Apr	2,204,958	2,067,284
May	2,345,376	2,234,448
June	2,485,793	2,363,708
July	2,626,210	2,542,054
Aug	2,766,628	2,731,804
Sept	2,907,045	2,853,038
Oct	3,047,462	2,967,198
Nov	3,187,880	3,124,551
Dec	3,328,297	3,316,565
2017-18	3,328,297	
Year To Date		
Actual v. Projected		100%



FINANCE & ADMINISTRATION

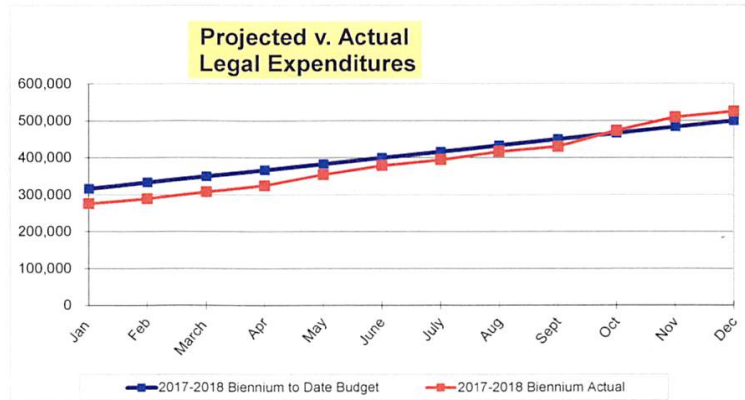
	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	1,083,885	1,129,357
Jan	1,168,407	1,424,099
Feb	1,252,928	1,501,280
March	1,337,450	1,627,809
Apr	1,421,971	1,691,362
May	1,506,493	1,744,026
June	1,591,014	1,805,177
July	1,675,536	1,861,814
Aug	1,760,057	1,951,496
Sept	1,844,579	2,026,093
Oct	1,929,100	2,090,203
Nov	2,013,622	2,170,571
Dec	2,098,143	2,232,918
2017-18	2,098,143	
Year To Date		
Actual v. Projected		106%



**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2018**

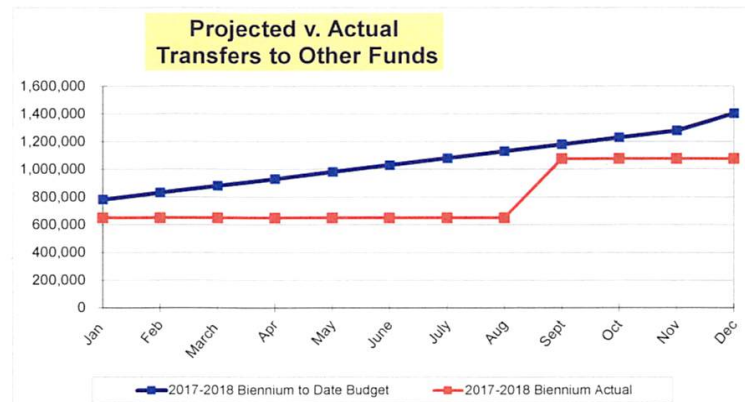
LEGAL

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	300,000	274,954
Jan	316,667	275,802
Feb	333,333	289,096
March	350,000	307,549
Apr	366,667	324,964
May	383,333	354,313
June	400,000	378,906
July	416,667	394,224
Aug	433,333	416,320
Sept	450,000	430,280
Oct	466,667	473,997
Nov	483,333	509,711
Dec	500,000	525,190
2017-18	500,000	
Year To Date		
Actual v. Projected		105%



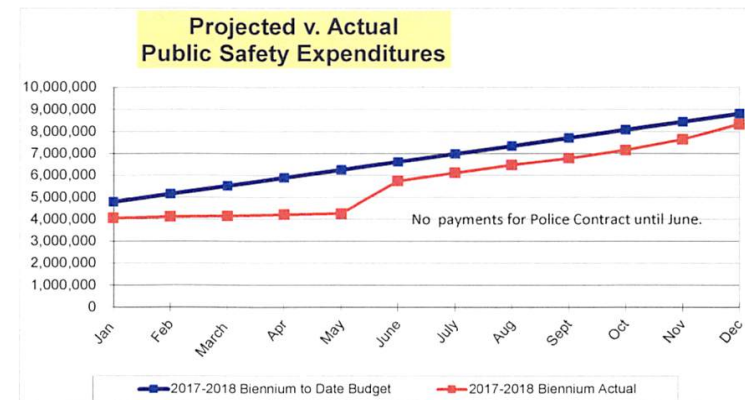
TRANSFERS TO OTHER FUNDS

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	733,151	650,220
Jan	782,741	650,220
Feb	832,331	650,220
March	881,920	650,220
Apr	931,510	650,220
May	981,100	650,220
June	1,030,690	650,220
July	1,080,279	650,220
Aug	1,129,869	650,220
Sept	1,179,459	1,075,725
Oct	1,229,049	1,075,725
Nov	1,278,638	1,075,725
Dec	1,403,228	1,075,725
2017-18	1,403,228	
Year To Date		
Actual v. Projected		77%



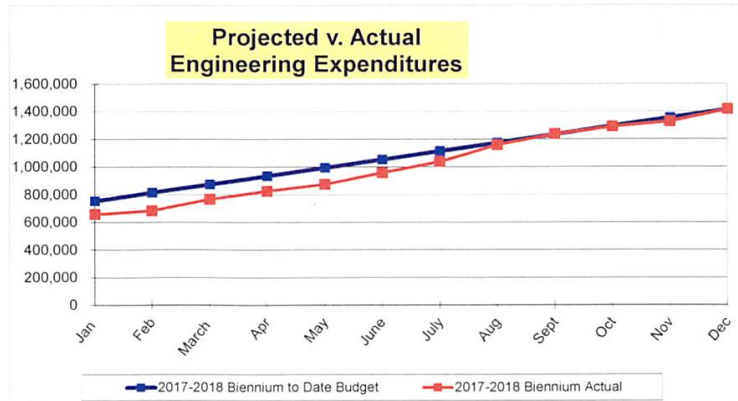
PUBLIC SAFETY

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	4,428,152	4,055,650
Jan	4,792,998	4,062,008
Feb	5,157,844	4,126,878
March	5,522,690	4,151,656
Apr	5,887,536	4,217,160
May	6,252,382	4,269,134
June	6,617,228	5,749,318
July	6,982,074	6,115,238
Aug	7,346,920	6,475,212
Sept	7,711,766	6,779,725
Oct	8,076,612	7,153,494
Nov	8,441,458	7,648,364
Dec	8,806,304	8,340,562
2017-18	8,806,304	
Year To Date		
Actual v. Projected		95%



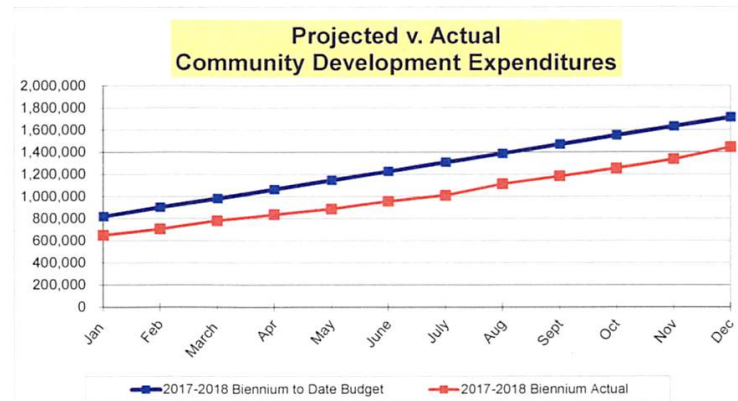
**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2018
ENGINEERING**

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	694,010	629,990
Jan	754,093	657,935
Feb	814,177	684,399
March	874,260	765,832
Apr	934,344	825,992
May	994,427	875,015
June	1,054,511	958,652
July	1,114,594	1,037,893
Aug	1,174,677	1,159,449
Sept	1,234,761	1,237,628
Oct	1,294,844	1,290,778
Nov	1,354,928	1,327,323
Dec	1,415,011	1,416,078
2017-18	1,415,011	
Year To Date		
Actual v. Projected		100%



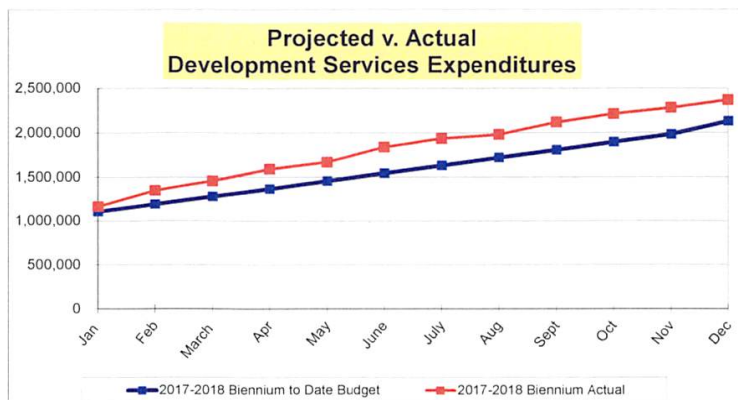
COMMUNITY DEVELOPMENT

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	737,951	599,620
Jan	819,414	650,702
Feb	900,878	705,878
March	982,341	780,880
Apr	1,063,804	837,168
May	1,145,267	887,496
June	1,226,731	957,178
July	1,308,194	1,010,494
Aug	1,389,657	1,112,102
Sept	1,471,120	1,183,411
Oct	1,552,584	1,254,859
Nov	1,634,047	1,336,769
Dec	1,715,510	1,445,670
2017-18	1,715,510	
Year To Date		
Actual v. Projected		84%



DEVELOPMENT SERVICES

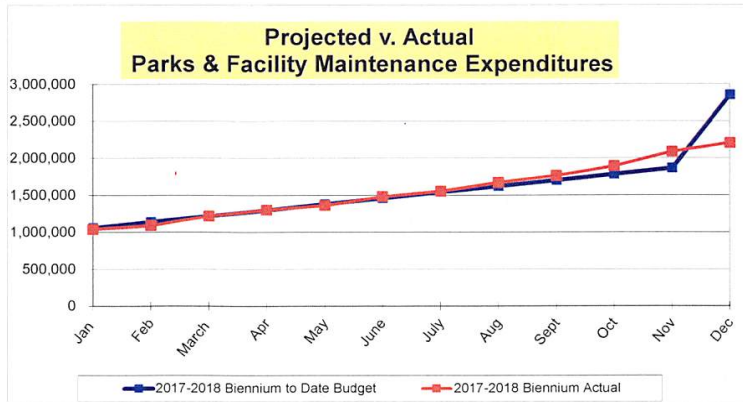
	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	1,017,664	1,087,784
Jan	1,105,466	1,164,239
Feb	1,193,268	1,350,217
March	1,281,070	1,457,694
Apr	1,368,872	1,591,965
May	1,456,674	1,671,984
June	1,544,476	1,838,847
July	1,632,278	1,936,782
Aug	1,720,080	1,981,852
Sept	1,807,882	2,120,087
Oct	1,895,684	2,213,573
Nov	1,983,486	2,282,426
Dec	2,131,288	2,371,159
2017-18	2,131,288	
Year To Date		
Actual v. Projected		111%



**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2018**

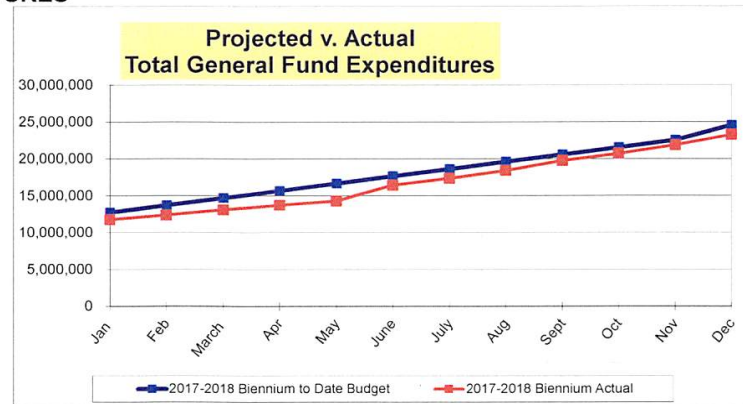
PARKS & FACILITY MAINTENANCE

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
2017	978,706	1,002,290
Jan	1,059,092	1,040,692
Feb	1,139,478	1,090,051
March	1,219,864	1,219,391
Apr	1,300,250	1,303,719
May	1,380,636	1,362,490
June	1,461,023	1,482,943
July	1,541,409	1,552,661
Aug	1,621,795	1,671,776
Sept	1,702,181	1,764,340
Oct	1,782,567	1,890,856
Nov	1,862,953	2,084,367
Dec	2,854,489	2,203,157
2017-18 Year To Date	2,854,489	
Actual v. Projected		77%



TOTAL GENERAL FUND EXPENDITURES

	2017-2018 Biennium to Date Budget	2017-2018 Biennium Actual
Jan	12,761,023	11,784,826
Feb	13,740,525	12,388,290
March	14,720,027	13,116,311
Apr	15,699,529	13,752,315
May	16,679,031	14,299,603
June	17,658,534	16,447,186
July	18,638,036	17,370,806
Aug	19,617,538	18,428,914
Sept	20,597,040	19,766,406
Oct	21,576,542	20,713,795
Nov	22,556,044	21,880,349
Dec	24,581,696	23,273,876
2017-18 Year To Date		
Actual v. Projected		95%



**City of Kenmore, Washington
Street Fund Summary Report
December 31, 2018**

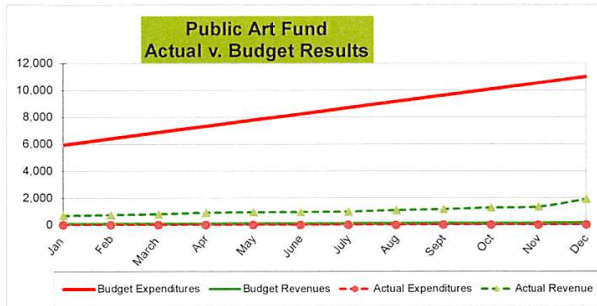


	MONTH	BIENNIUM TO DATE	% of	BUDGET
	<u>December 2018</u>	<u>2017-2018</u>	<u>BUDGET</u>	<u>2017-2018</u>
<u>REVENUES</u>				
Beginning Fund Balance		790,989		861,602
Fuel Tax	47,421	977,720	100.8%	969,604
Investment Interest	5,893	13,605	-	6,000
Miscellaneous	88	13,971	-	1,500
ROW Permit Fees/Inspections	19,733	279,602	127.1%	220,000
Multimodal Transportation	7,942	55,239	119.6%	46,200
Transfer from General Fund	0	952,640	88.6%	1,075,000
Transfer from TBD	0	613,887	91.8%	669,000
Total Revenues	81,078	2,906,665	97.3%	2,987,304
Total Revenues & Beginning Fund Balance		3,697,654		3,848,906

		BIENNIUM TO DATE	% of	BUDGET
		<u>2017-2018</u>	<u>BUDGET</u>	<u>2017-2018</u>
<u>EXPENDITURES</u>				
Salary and Benefits	43,917	886,138	94.4%	938,209
Maintenance & Operations	75,301	1,914,312	87.7%	2,183,800
Capital	1,682	148,068	112.0%	132,200
Total Expenditures	120,899	2,948,518	90.6%	3,254,209
Ending Fund Balance		749,137		594,697
Total Expenditures and Ending Fund Balance		3,697,654		3,848,906

City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2018

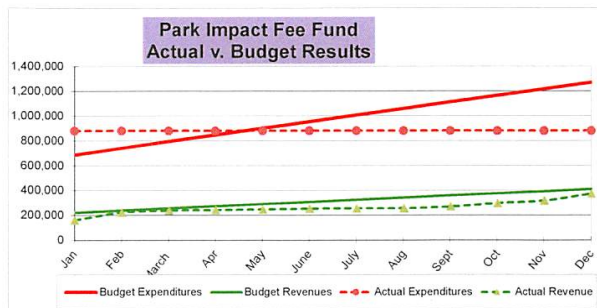
PUBLIC ART FUND				
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	5,500	0	75	680
Jan	5,958	0	81	697
Feb	6,417	0	88	748
March	6,875	0	94	805
Apr	7,333	0	100	911
May	7,792	0	106	937
June	8,250	0	113	964
July	8,708	0	119	991
Aug	9,167	0	125	1,097
Sept	9,625	0	131	1,159
Oct	10,083	0	138	1,278
Nov	10,542	0	144	1,348
Dec	11,000	0	150	1,907
2017-18	11,000		150	
Total Actual to Date vs Total Budget		0%		1271%



This fund accounts for public art authorized by Ordinance 01-0115. One percent (1%) of public project construction contracts is contributed to this fund to provide for public art displays or performing arts events as authorized by the City Council.

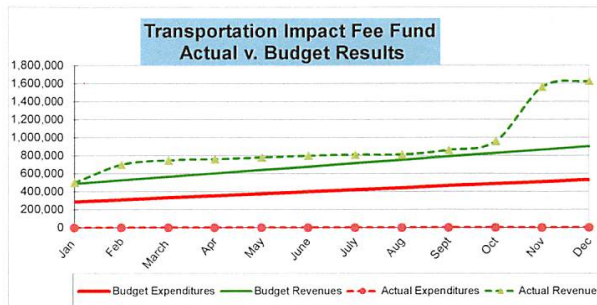
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PARK IMPACT FEE FUND				
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	635,938	881,377	206,000	157,195
Jan	688,933	881,377	223,167	162,442
Feb	741,928	881,377	240,333	223,793
March	794,923	881,377	257,500	239,635
Apr	847,917	881,377	274,667	243,108
May	900,912	881,377	291,833	248,453
June	953,907	881,377	309,000	253,953
July	1,006,902	881,377	326,167	256,732
Aug	1,059,897	881,377	343,333	257,588
Sept	1,112,892	881,377	360,500	271,165
Oct	1,165,886	881,377	377,667	299,141
Nov	1,218,881	881,377	394,833	319,786
Dec	1,271,876	881,377	412,000	375,280
2017-18	1,271,876		412,000	
Total Actual to Date vs Total Budget		69%		91%



This fund accounts for City imposed park impact fees on new development. Expenditures are for public park acquisitions and improvements.

TRANSPORTATION IMPACT FEE FUND				
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	266,892	350,000	452,750	482,822
Jan	289,133	0	490,479	501,882
Feb	311,374	0	528,208	700,717
March	333,615	0	565,938	748,915
Apr	355,856	0	603,667	761,446
May	378,097	0	641,396	780,847
June	400,338	0	679,125	800,808
July	422,579	0	716,854	810,883
Aug	444,820	0	754,583	813,907
Sept	467,061	0	792,313	863,187
Oct	489,302	0	830,042	962,267
Nov	511,543	0	867,771	1,564,039
Dec	533,784	0	905,500	1,627,630
2017-18	533,783		905,500	
Total Actual to Date vs Total Budget		0%		180%

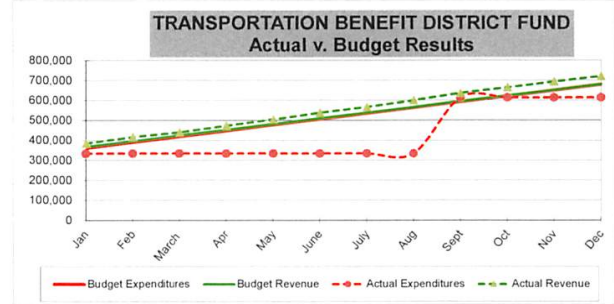


This fund accounts for City imposed transportation impact fees on new development. Expenditures are for public transportation improvements.

City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2018

TRANSPORTATION BENEFIT DISTRICT FUND

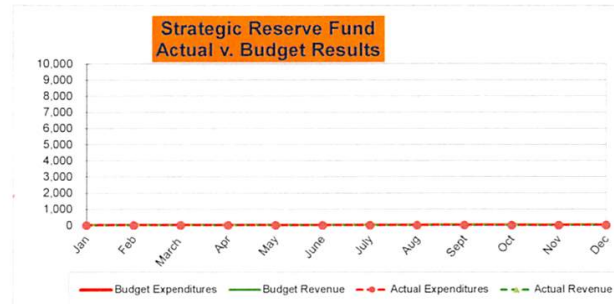
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	334,500	334,500	340,400	357,603
Jan	363,250	334,500	368,767	385,946
Feb	392,000	334,500	397,133	416,835
March	420,750	334,500	425,500	441,451
Apr	449,500	334,500	453,867	474,142
May	478,250	334,500	482,233	505,633
June	507,000	334,500	510,600	538,843
July	535,750	334,500	538,967	567,845
Aug	564,500	334,500	567,333	601,059
Sept	593,250	613,887	595,700	636,990
Oct	622,000	613,887	624,067	665,213
Nov	650,750	613,887	652,433	694,365
Dec	679,500	613,887	680,800	720,776
2017-18	669,000			
Total Actual to Date vs Total Budget		92%		106%



The Transportation Benefit District fund accounts for the \$20 vehicle license tab fees levied on vehicles located in the Kenmore city limits. The revenue generated will be used in maintaining the City's transportation system.

STRATEGIC RESERVE FUND

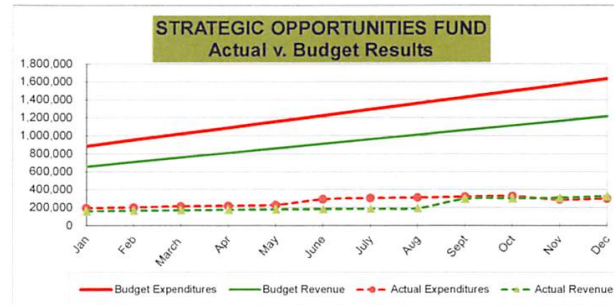
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	0	0	0	12,814
Jan	0	0	0	13,141
Feb	0	0	0	14,091
March	0	0	0	15,175
Apr	0	0	0	17,157
May	0	0	0	17,665
June	0	0	0	18,170
July	0	0	0	18,668
Aug	0	0	0	20,663
Sept	0	0	0	21,847
Oct	0	0	0	24,079
Nov	0	0	0	25,403
Dec	0	0	0	35,928
2017-18	0	0	0	0
Total Actual to Date vs Total Budget		0%		0%



This fund was created to serve as the City's emergency reserve fund. Per State Statute, the fund cannot exceed \$.375 per \$1,000 of the City's assessed value and is fully funded at \$1,264,464 for 2011. No expenditures are anticipated or have been budgeted at this time.

STRATEGIC OPPORTUNITIES FUND

	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	817,450	191,649	608,973	157,176
Jan	885,571	196,367	659,721	160,994
Feb	953,692	202,543	710,469	165,166
March	1,021,813	216,010	761,216	169,459
Apr	1,089,933	222,006	811,964	176,299
May	1,158,054	231,520	862,712	180,209
June	1,226,175	294,517	913,460	184,190
July	1,294,296	308,319	964,207	188,840
Aug	1,362,417	313,221	1,014,955	194,881
Sept	1,430,538	322,703	1,065,703	299,305
Oct	1,498,658	329,005	1,116,451	305,850
Nov	1,566,779	292,113	1,167,198	310,635
Dec	1,634,900	302,912	1,217,946	330,496
2017-18	1,634,900			
Total Actual to Date vs Total Budget		19%		27%

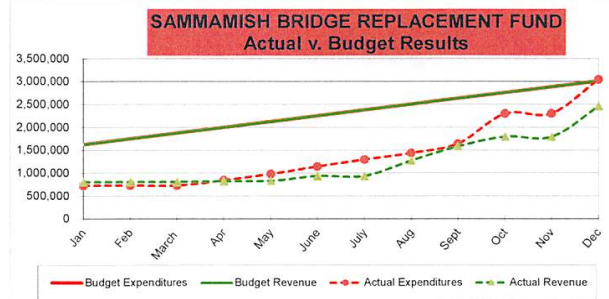


The purpose of the Strategic Opportunities Fund is to have funds available for the City to make key investments or take advantage of strategic opportunities as they present themselves. For 2015-16, the Business Incubator expenditures are budgeted in this fund.

City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2018

SAMMAMISH BRIDGE REPLACEMENT FUND

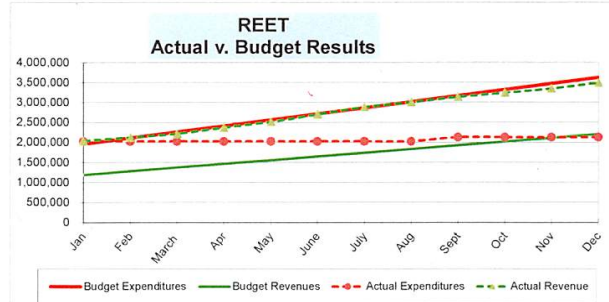
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	1,504,981	730,007	1,504,981	748,320
Jan	1,630,396	730,007	1,630,396	809,241
Feb	1,755,811	731,822	1,755,811	809,241
March	1,881,226	731,822	1,881,226	809,241
Apr	2,006,641	846,253	2,006,641	826,740
May	2,132,056	983,671	2,132,056	835,010
June	2,257,471	1,148,708	2,257,471	941,081
July	2,382,886	1,298,664	2,382,886	941,081
Aug	2,508,301	1,440,068	2,508,301	1,276,349
Sept	2,633,716	1,643,217	2,633,716	1,586,859
Oct	2,759,131	2,297,891	2,759,131	1,798,037
Nov	2,884,546	2,303,322	2,884,546	1,798,037
Dec	3,009,961	3,040,253	3,009,961	2,460,150
2017-18	3,009,961		3,009,961	
Total Actual to Date vs Total Budget		101%		82%



The Sammamish Bridge Replacement fund is a fund used to put money aside for the replacement of the West Sammamish bridge.

REAL ESTATE EXCISE TAX FUND

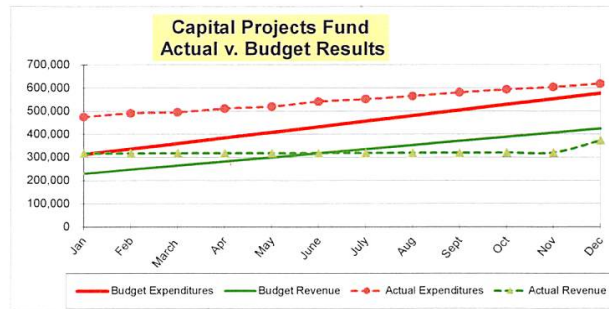
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	1,811,413	2,027,786	1,101,500	1,943,691
Jan	1,962,364	2,027,786	1,193,292	2,043,535
Feb	2,113,315	2,027,786	1,285,083	2,127,696
March	2,264,266	2,027,786	1,376,875	2,219,631
Apr	2,415,217	2,027,786	1,468,667	2,372,457
May	2,566,168	2,027,786	1,560,458	2,518,431
June	2,717,119	2,027,786	1,652,250	2,700,852
July	2,868,070	2,027,786	1,744,042	2,884,117
Aug	3,019,021	2,027,786	1,835,833	3,004,893
Sept	3,169,972	2,127,786	1,927,625	3,136,895
Oct	3,320,923	2,127,786	2,019,417	3,241,102
Nov	3,471,874	2,127,786	2,111,208	3,347,265
Dec	3,622,826	2,127,786	2,203,000	3,490,780
2017-18	3,622,826		2,203,000	
Total Actual to Date vs Total Budget		59%		158%



The Real Estate Excise Tax Fund accounts for the 1/2% real estate excise taxes levied by the City which are restricted to capital projects and improvements. Expenditures include transfers to the Park Capital Fund for park improvements and Transportation Capital Fund for transportation improvements.

KENMORE VILLAGE FUND

	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	288,397	462,039	212,314	317,063
Jan	312,430	475,427	230,007	317,143
Feb	336,463	491,040	247,700	317,366
March	360,496	495,848	265,393	317,616
Apr	384,529	511,742	283,085	318,492
May	408,562	520,341	300,778	318,600
June	432,596	541,774	318,471	318,698
July	456,629	551,804	336,164	318,791
Aug	480,662	565,231	353,857	319,145
Sept	504,695	580,265	371,550	319,341
Oct	528,728	593,120	389,242	320,150
Nov	552,761	603,670	406,935	320,346
Dec	576,794	618,045	424,628	372,731
2017-18	576,794		424,628	
Total Actual to Date vs Total Budget		107%		88%

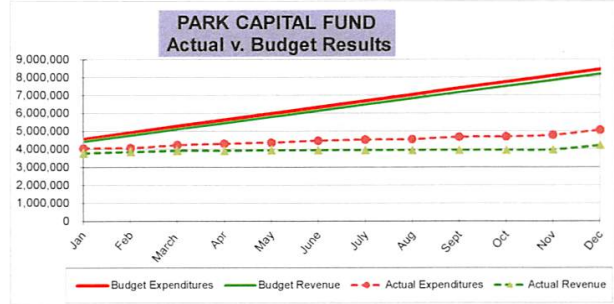


The Kenmore Village Fund accounts for leasing activity and property transactions within Kenmore Village

City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2018

PARK CAPITAL FUND

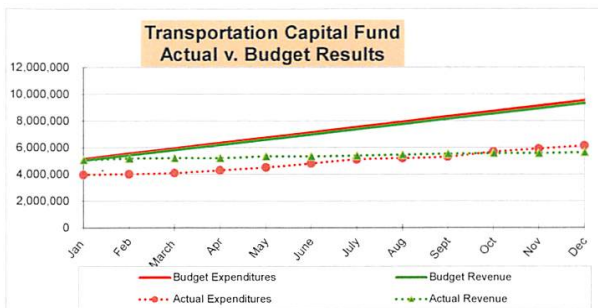
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	4,223,416	4,014,258	4,095,448	3,788,172
Jan	4,575,367	4,055,630	4,436,735	3,788,172
Feb	4,927,319	4,071,533	4,778,023	3,854,834
March	5,279,270	4,227,796	5,119,310	3,918,586
Apr	5,631,221	4,308,374	5,460,597	3,918,586
May	5,983,173	4,366,597	5,801,885	3,946,565
June	6,335,124	4,469,904	6,143,172	3,946,565
July	6,687,075	4,521,352	6,484,459	3,946,565
Aug	7,039,027	4,543,839	6,825,747	3,946,565
Sept	7,390,978	4,666,386	7,167,034	3,947,507
Oct	7,742,929	4,690,662	7,508,321	3,947,507
Nov	8,094,881	4,776,065	7,849,609	3,970,101
Dec	8,446,832	5,049,187	8,190,896	4,212,601
2017-18	8,446,832			
Total Actual to Date vs Total Budget		60%		51%



The Park Capital fund will account for Park Capital Projects formerly included in the Municipal Capital fund. In addition, distributions from the King County Proposition 2 Parks Expansion Levy will be receipted into this fund

TRANSPORTATION CAPITAL FUND

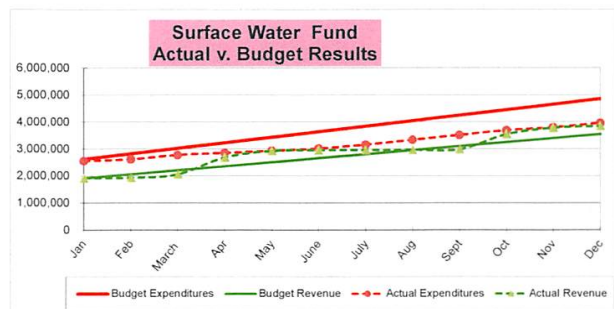
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	4,764,503	3,962,031	4,658,163	4,812,485
Jan	5,161,544	3,981,389	5,046,343	5,074,873
Feb	5,558,586	4,025,853	5,434,524	5,186,452
March	5,955,628	4,099,114	5,822,704	5,218,404
Apr	6,352,670	4,304,767	6,210,884	5,222,191
May	6,749,712	4,512,272	6,599,064	5,339,422
June	7,146,754	4,807,188	6,987,245	5,341,814
July	7,543,796	5,110,848	7,375,425	5,393,424
Aug	7,940,838	5,205,975	7,763,605	5,463,953
Sept	8,337,880	5,306,317	8,151,785	5,515,533
Oct	8,734,922	5,675,763	8,539,966	5,566,180
Nov	9,131,964	5,914,490	8,928,146	5,576,686
Dec	9,529,005	6,143,383	9,316,326	5,621,472
2017-18	9,529,005			
Total Actual to Date vs Total Budget		64%		60%



The Transportation Capital Fund accounts for capital improvements to the City's streets and SR 522, funded by various grants plus City resources from real estate excise tax and transportation impact fees. All phases of improvements to SR 522 are now accounted for in this fund. There is a time lag between project expenditures and reimbursements from grants; this accounts for the lower revenues compared to the expenditures.

SURFACE WATER MANAGEMENT FUND

	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	2,427,244	2,456,063	1,771,700	1,904,373
Jan	2,629,514	2,556,873	1,919,342	1,918,065
Feb	2,831,784	2,620,689	2,066,983	1,935,188
March	3,034,055	2,780,437	2,214,625	2,064,654
Apr	3,236,325	2,858,715	2,362,267	2,692,904
May	3,438,595	2,933,581	2,509,908	2,925,625
June	3,640,866	3,017,163	2,657,550	2,949,114
July	3,843,136	3,157,725	2,805,192	2,955,699
Aug	4,045,406	3,337,909	2,952,833	2,962,514
Sept	4,247,677	3,514,298	3,100,475	2,980,125
Oct	4,449,947	3,688,141	3,248,117	3,542,255
Nov	4,652,217	3,795,147	3,395,758	3,777,577
Dec	4,854,487	3,957,008	3,543,400	3,840,608
2017-18	4,854,487			
Total Actual to Date vs Total Budget		82%		108%

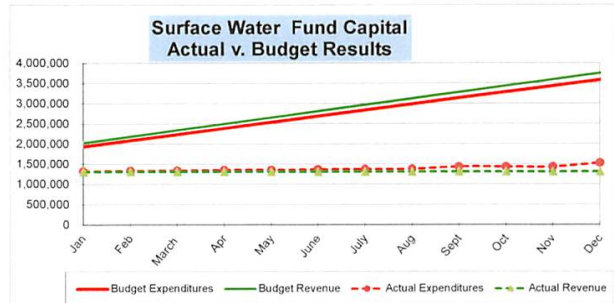


This fund accounts for receipts from surface water assessments. The assessments are collected through the property tax billings; the majority of the receipts are collected in May and November. Expenditures are for surface water maintenance activities such as sweeping and drainage as well as capital improvements.

City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2018

SURFACE WATER CAPITAL FUND

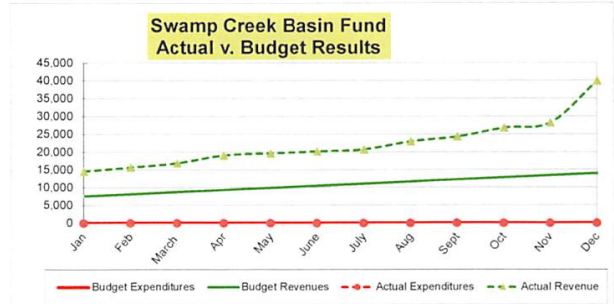
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	1,791,817	1,310,242	1,875,317	1,306,617
Jan	1,941,135	1,322,751	2,031,593	1,306,617
Feb	2,090,453	1,329,855	2,187,870	1,306,617
March	2,239,771	1,337,042	2,344,146	1,306,617
Apr	2,389,089	1,352,499	2,500,423	1,306,617
May	2,538,407	1,352,499	2,656,699	1,306,617
June	2,687,726	1,364,953	2,812,976	1,306,617
July	2,837,044	1,368,823	2,969,252	1,306,617
Aug	2,986,362	1,377,079	3,125,528	1,306,617
Sept	3,135,680	1,431,285	3,281,805	1,306,617
Oct	3,284,998	1,431,285	3,438,081	1,306,617
Nov	3,434,316	1,431,285	3,594,358	1,306,617
Dec	3,583,634	1,527,291	3,750,634	1,306,617
2017-18	3,583,634			
Total Actual to Date vs Total Budget		43%		35%



This fund accounts for the expenditures for Surface Water Capital Improvements. Revenue sources for this fund include a variety of federal, state, or local grants, surface water management fees transferred from the Surface Water Management Fund and real estate excise taxes.

SWAMP CREEK BASIN FUND

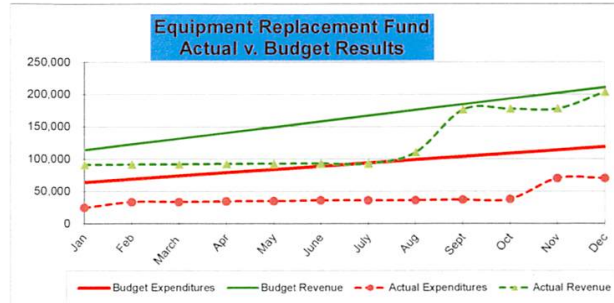
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	0	0	7,000	14,238
Jan	0	0	7,583	14,601
Feb	0	0	8,167	15,657
March	0	0	8,750	16,862
Apr	0	0	9,333	19,064
May	0	0	9,917	19,628
June	0	0	10,500	20,189
July	0	0	11,083	20,742
Aug	0	0	11,667	22,958
Sept	0	0	12,250	24,275
Oct	0	0	12,833	26,754
Nov	0	0	13,417	28,226
Dec	0	0	14,000	39,919
2017-18	0		14,000	
Total Actual to Date vs Total Budget		0%		285%



This fund accounts for the Memorandum of Agreement with King County which provided funds reserved for surface water projects, improvements, and maintenance within the Swamp Creek Basin.

EQUIPMENT REPLACEMENT FUND

	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	59,500	24,882	105,493	91,288
Jan	64,458	24,882	114,284	91,403
Feb	69,417	33,807	123,075	91,730
March	74,375	33,807	131,866	92,103
Apr	79,333	34,729	140,657	92,784
May	84,292	34,949	149,448	92,958
June	89,250	36,277	158,240	93,131
July	94,208	36,277	167,031	93,302
Aug	99,167	36,277	175,822	110,645
Sept	104,125	37,187	184,613	176,380
Oct	109,083	38,197	193,404	177,282
Nov	114,042	70,341	202,195	177,784
Dec	119,000	70,425	210,986	203,724
2017-18	119,000		210,986	
Total Actual to Date vs Total Budget		59%		97%

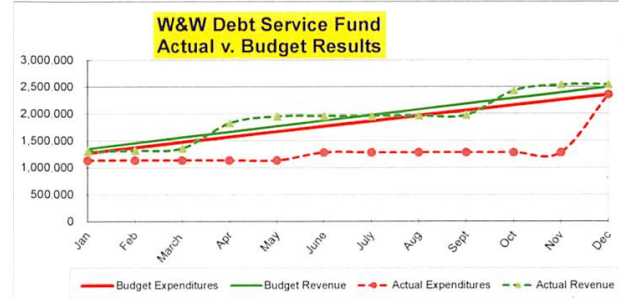


This fund is used to maintain a reserve for future replacement of equipment, including, but not limited to furniture, computers and vehicles. Payments are received from various operating departments and funds that benefit from or use the assets.

City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2018

W & W DEBT SERVICE FUND

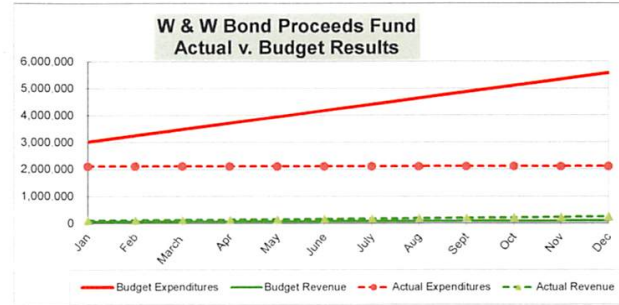
	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	1,179,127	1,136,503	1,250,000	1,301,272
Jan	1,277,387	1,136,503	1,354,167	1,305,442
Feb	1,375,648	1,136,503	1,458,333	1,317,370
March	1,473,908	1,136,503	1,562,500	1,360,265
Apr	1,572,169	1,136,503	1,666,667	1,828,406
May	1,670,429	1,136,503	1,770,833	1,952,148
June	1,768,690	1,282,378	1,875,000	1,958,766
July	1,866,951	1,282,378	1,979,167	1,961,246
Aug	1,965,211	1,282,378	2,083,333	1,965,340
Sept	2,063,472	1,282,378	2,187,500	1,977,871
Oct	2,161,732	1,282,378	2,291,667	2,432,112
Nov	2,259,993	1,282,378	2,395,833	2,542,859
Dec	2,358,253	2,358,253	2,500,000	2,548,215
2017-18	2,358,253		2,500,000	
Total Actual to Date vs Total Budget		100%		102%



This fund accumulates the voted property tax levy receipts for the Walkways and Waterways Bonds which are used to make the principal and interest repayments on the bonded debt.

W & W BOND PROCEEDS FUND

	2017-2018 Budget Expenditures	2017-2018 Actual Expenditures	2017-2018 Budget Revenue	2017-2018 Actual Revenue
2017	2,787,500	2,111,671	50,000	94,180
Jan	3,019,792	2,111,671	54,167	105,598
Feb	3,252,083	2,111,671	58,333	114,572
March	3,484,375	2,111,671	62,500	125,211
Apr	3,716,667	2,111,671	66,667	136,432
May	3,948,958	2,111,671	70,833	148,586
June	4,181,250	2,111,671	75,000	160,967
July	4,413,542	2,111,671	79,167	174,454
Aug	4,645,833	2,111,671	83,333	188,160
Sept	4,878,125	2,111,671	87,500	201,758
Oct	5,110,417	2,111,671	91,667	216,993
Nov	5,342,708	2,111,671	95,833	232,097
Dec	5,575,000	2,111,671	100,000	248,362
2017-18	5,575,000		100,000	248,362
Total Actual to Date vs Total Budget		38%		248%



This fund holds the receipts from the December 2016 sale of the Walkways and Waterways Bonds and transfers money to the Transportation and Park Capital Funds to pay for the specific Walkways and Waterways projects.

City of Kenmore, Washington
Cash and Investment Report
December 31, 2018



<u>Fund</u>	<u>Beg. Cash & Inv.</u> <u>from Prev. Mo.</u>	<u>Monthly</u> <u>Revenues</u>	<u>Monthly</u> <u>Expenditures</u>	<u>End. Cash & Inv.</u> <u>Current Month</u>
General	\$4,867,957	\$735,473	\$1,393,526	4,209,904
Street	788,989	81,078	120,899	749,167
Transportation Capital	-270,076	44,786	228,893	(454,183)
Public Art	68,956	559	0	69,515
Park Impact Fee	617,941	55,494	0	673,435
Transportation Impact Fee	2,712,381	63,591	0	2,775,972
Swamp Creek Basin	1,443,586	11,693	0	1,455,279
Transportation Benefit District	143,062	26,411	0	169,473
Sammamish Bridge Replacement	-504,764	662,113	736,931	(579,583)
Walkways & Waterways Debt Service	1,260,482	5,356	1,075,875	189,963
Real Estate Excise Tax	3,717,558	143,515	0	3,861,072
Kenmore Village	191,915	52,385	14,375	229,925
Park Capital	-546,392	242,500	273,122	(577,014)
Walkways & Waterways Bond	7,981,706	16,265	0	7,997,971
Surface Water Management	1,901,641	63,031	161,861	1,802,812
Surface Water Capital	-160,043	0	96,006	(256,049)
Strategic Reserve	1,299,252	10,524	0	1,309,777
Strategic Opportunities	2,191,202	19,862	10,799	2,200,264
Equipment Replacement	492,796	25,939	84	518,651
Trust & Agency	828,745	8,192	10,771	826,166
Totals	\$29,026,893	\$2,268,767	\$4,123,142	\$27,172,517

<u>Fund</u>	<u>Cash, Savings,</u> <u>Local Govt Investment Pool</u>	<u>(> One Year)</u> <u>Fixed</u> <u>Investments</u>	<u>Total</u>
General	-\$191,210	\$4,401,113	4,209,903
Street	-100,833	850,000	749,167
Transportation Capital	-454,183	0	(454,183)
Public Art	54,514	15,000	69,514
Park Impact Fee	-256,563	930,000	673,437
Transportation Impact Fee	2,745,975	30,000	2,775,975
Swamp Creek Basin	55,280	1,400,000	1,455,280
Transportation Benefit District	169,473	0	169,473
Sammamish Bridge Replacement	-579,583	0	(579,583)
Walkways & Waterways Debt Service	189,962	0	189,962
Real Estate Excise Tax	3,861,071	0	3,861,071
Kenmore Village	-220,078	450,000	229,922
Park Capital	-577,014	0	(577,014)
Walkways & Waterways Bond	7,997,971	0	7,997,971
Surface Water Management	1,292,813	510,000	1,802,813
Surface Water Capital	-256,050	0	(256,050)
Strategic Reserve	459,778	850,000	1,309,778
Strategic Opportunities	2,200,265	0	2,200,265
Equipment Replacement	68,651	450,000	518,651
Trust & Agency	726,161	100,000	826,161
Totals	\$17,186,400	\$9,986,113	\$27,172,513

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City of Kenmore, Washington
Investment Schedule
December 31, 2018



Average Yield to Maturity-Securities							Overall Average Yield	2.05%
Report by Security	Investment #	Type	Maturity Date	Purchase Date	Rate	Yield	Principal or Balance	Yield Equivalents
Morgan Stanley								
	3134G9GR2	FHLMC	8/18/2020	8/7/2017	1.60%	1.62%	999,500.00	16,191.90
	3130ACTL8	FHLB	11/25/2020	12/22/2017	1.95%	1.95%	997,650.00	19,454.18
	3134GSEU5	FHLB	2/24/2021	5/23/2018	2.62%	2.62%	996,714.35	26,153.78
	3133EHL2	FHLB	3/5/2020	9/19/2017	1.54%	1.54%	999,000.00	15,384.60
	3130AB3N4	FHLB	10/29/2019	4/28/2017	1.55%	1.55%	1,000,750.00	15,511.63
Total Morgan Stanley Purchases							4,993,614.35	92,696.08
Time Value Investments								
	3130A7RL1	FHLB	4/19/2021	1/26/2017	1.80%	1.80%	992,893.00	17,872.07
	3133EJSU4	FFCB	12/26/2019	7/11/2018	2.53%	2.53%	1,001,561.00	25,339.49
	76116FAG2	RFCSP	1/15/2021	5/31/2018	2.50%	2.50%	999,718.18	24,992.95
	3135G0G23	FNMA	4/29/2019	11/24/2015	1.35%	1.35%	998,326.00	13,477.40
Total TVI Purchases							3,992,498.18	81,681.92
Sound Community Bank CD's								
Total Sound Community Bank CD's							0.00	0.00
Opus Bank CD's								
	11495975	CD	8/10/2019	8/10/2018	2.37%	2.40%	1,000,000.00	24,000.00
Total Cascade Bank CD's							1,000,000.00	24,000.00
TOTAL ALL SECURITIES							\$ 9,986,112.53	\$ 198,378.01
Banner Checking and Savings						0.07% Banner	2,230,078.26	1,561.05
Opus Savings						2.42% Opus	3,058,599.29	74,018.10
LGIP - Primary Account						2.38% LGIP	3,813,624.10	90,665.10
LGIP - Bond Proceeds Account						2.38% LGIP	8,084,098.42	192,191.36
Total Accounts						\$	27,172,512.60	556,813.62

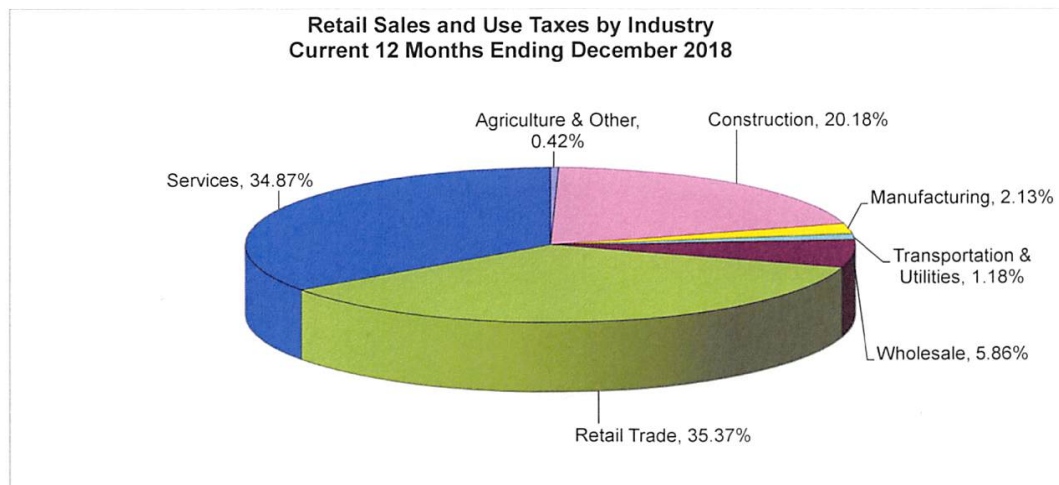
City of Kenmore, Washington
SALES TAX RECEIPTS BY BUSINESS TYPE
 December 2018

	SALES TAX	USE TAX	TOTAL	PERCENT
AGRICULTURE & OTHER	31.19	0.00	31.19	0.0%
CONSTRUCTION	46,153.24	113.76	46,267.00	20.7%
MANUFACTURING	4,911.99	2.97	4,914.96	2.2%
TRANSPORTATION & UTILITIES	1,008.43	1,840.45	2,848.88	1.3%
WHOLESALE	13,491.31	38.68	13,530.00	6.1%
RETAIL TRADE	76,466.09	117.34	76,583.43	34.3%
SERVICES	65,589.40	427.58	66,016.98	29.6%
INFORMATION	8,774.59	55.31	8,829.90	4.0%
PUBLIC SERVICES	6.18	4,234.78	4,240.96	1.9%
	<u>216,432.42</u>	<u>6,830.88</u>	<u>223,263.30</u>	<u>100.0%</u>

City of Kenmore, Washington
Retail Sales and Use Tax Distribution
December 31, 2018

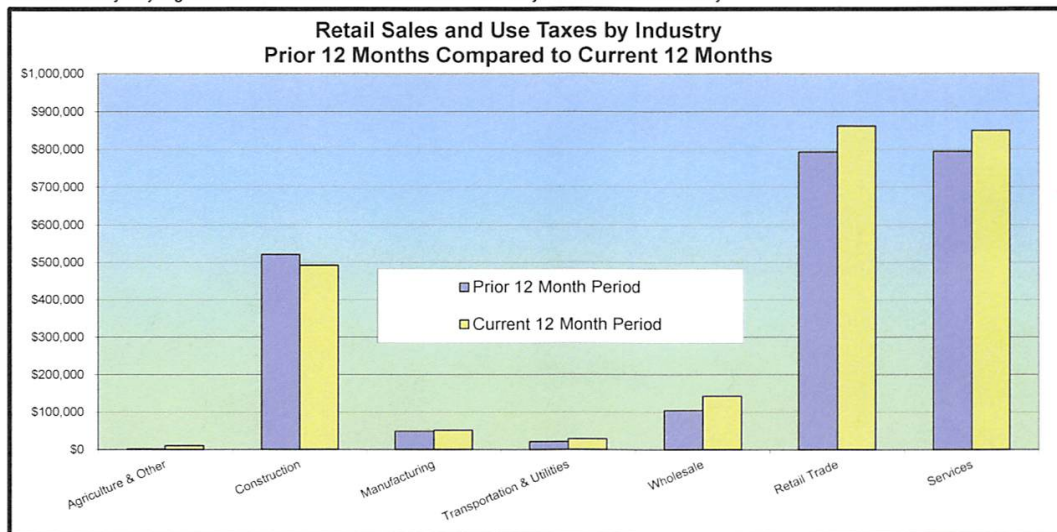


Industry	Prior 12 Months ending December 2017	Current 12 Months ending December 2018	% Increase/ (Decrease)	% of Total
Agriculture & Other (Landscaping, Animal Hospitals)	\$1,488	\$10,144	581.53%	0.42%
Construction	520,981	491,814 *	-5.60%	20.18%
Manufacturing (Printing, Publishing, Other Manuf.)	49,086	51,797	5.52%	2.13%
Transp/Comm/Utilities (Telecomm., Air Transport.)	21,083	28,720	36.22%	1.18%
Wholesale (Lumber, Other Wholesale)	104,549	142,928	36.71%	5.86%
Retail Trade (Eating, Merchandise, Food Stores)	793,042	861,981	8.69%	35.37%
Services (Auction, Recreation, Auto Repair, Financial)	794,282	849,784	6.99%	34.87%
Totals	\$2,284,511	\$2,437,168	6.68%	100%
Increase/(Decrease)		\$152,658	6.68%	



NOTE: Due to the City's Confidentiality Agreement with the Department of Revenue, specific business information cannot be disclosed.

There is a sixty-day lag between sales taxes collected and when they are remitted to the City



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**City of Kenmore, Washington
Real Estate Excise Tax Report
December 31, 2018**



**Real Estate Excise Taxes (REET)
2015 - 2018 Monthly Receipts**

	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Target 2018
January	74,259	122,819	176,657	99,205	124,578
February	61,070	70,146	94,134	82,263	75,117
March	111,337	110,066	170,086	89,698	130,496
April	104,280	133,161	126,245	148,514	121,228
May	112,927	129,599	139,422	144,906	127,316
June	156,338	167,575	211,430	181,182	178,448
July	173,095	177,426	163,138	181,974	171,219
August	166,651	165,397	114,754	115,421	148,934
September	147,668	136,176	221,719	128,704	168,521
October	129,678	150,786	186,805	97,998	155,756
November	120,907	124,437	150,187	102,373	131,844
December	96,566	131,651	146,159	112,490	124,792
	\$1,454,776	\$1,619,239	\$1,900,736	\$1,484,728	\$1,658,250

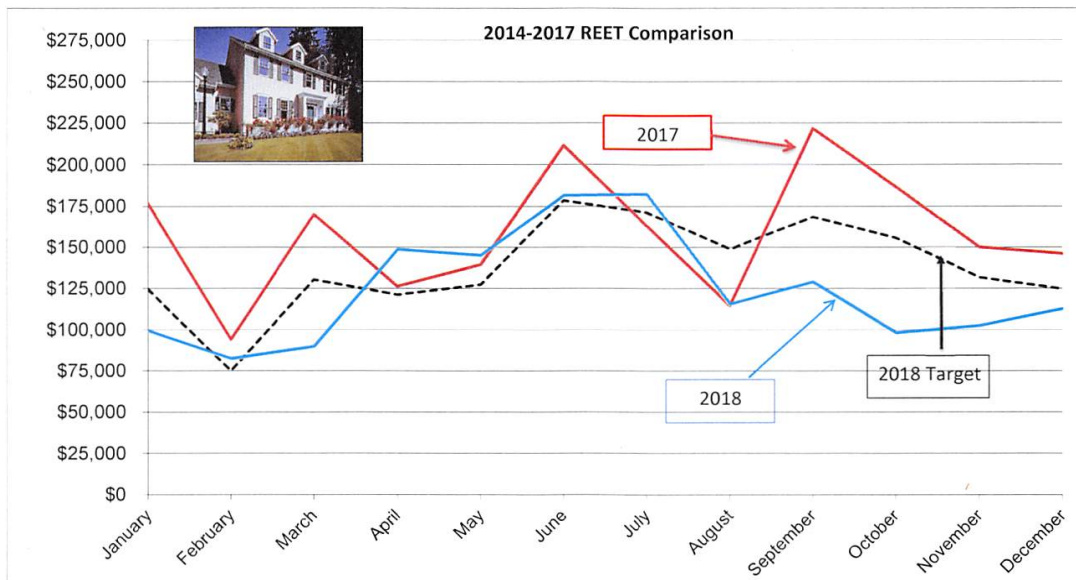
For 2018, REET is \$416,008 less than the same period last year and less than the 2018 target by \$173,521

* NOTE THE 2018 target is computed on a 3 year average (2015-2017) of actual receipts

**Real Estate Excise Taxes (REET)
2015 - 2018 Property Sales > \$500,000**

(The sales actually occur in the prior month; there is a 30 day lag between sales and when the City receives the revenue)

	2015	2016	2017	2018	2014	2015	2016	2017
January	7,418,000	18,590,517	27,548,430	17,379,581	23,264	36,719	92,023	136,365
February	6,607,900	9,701,034	19,017,050	15,277,640	19,458	32,709	48,020	94,134
March	7,874,934	15,147,174	29,692,641	13,818,387	10,768	38,981	74,979	146,979
April	14,291,370	21,160,913	19,953,544	23,896,450	21,120	70,742	104,747	98,770
May	14,068,904	19,813,122	24,277,456	25,710,632	61,121	69,641	98,075	120,173
June	20,361,466	26,065,161	36,414,050	31,816,871	36,402	100,789	129,023	180,250
July	25,571,387	24,020,546	28,779,145	32,800,185	74,604	126,578	118,902	142,457
August	22,614,538	21,648,781	18,859,991	19,693,600	29,117	111,942	107,161	93,357
September	18,821,380	16,950,242	38,431,272	22,172,221	41,767	93,166	83,904	190,235
October	16,519,240	21,157,409	31,278,148	14,697,849	220,060	81,770	104,729	154,827
November	14,736,156	16,916,011	16,347,581	16,347,581	44,164	72,944	83,734	0
December	13,187,535	20,607,695	25,603,889	19,908,284	35,357	65,278	102,008	126,739
	\$182,072,810	\$231,778,605	\$299,855,616	\$253,519,281	617,202	901,259	1,147,305	\$1,484,286



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City of Kenmore, Washington
Monthly Report for Kenmore Village Fund
December 31, 2018



<u>Revenues</u>	<u>December 2018</u>	<u>Biennium-to- Date</u>	<u>Biennium Budget</u>
Lease Income (USPS & Kenmore Village)	50,000	70,120	89,000
Investment Interest	1,851	7,143	5,000
Transfer From General Fund	0	123,085	328,228
Misc. Revenues	0	170,282	0
Leasehold Excise Returned	534	2,084	2,400
Total Revenues	52,385	372,714	424,628
<u>Expenditures</u>			
Salaries/Wages/Benefits	0	761	60,000
Downtown Plan Services	0	8,382	0
Events & Misc.	17	56,671	44,000
Utilities and Insurance - Kenmore Village	1,946	65,763	64,200
Repairs, Maintenance, Other Services	12,342	114,644	84,600
Surface Water and Fire Benefit Fees	0	8,942	0
Computer Software	70	1,007	20,000
Improvements	0	0	8,000
Kenmore Village Public Square	0	357,321	0
Total Expenditures	14,375	613,492	292,228
 Net Income (Loss)	 38,011	 -240,778	 132,400

NOTE: This schedule only reflects activity occurring on the City books and does not include the lease revenue and expenditures accounted for by the property management firm.

**Kenmore Transportation Benefit District
Monthly Report
December 31, 2018**



<u>Revenues</u>	<u>December 2018</u>	<u>Biennium-to- Date</u>	<u>Percent of Budget</u>	<u>Biennium Budget</u>
Vehicle Fees	25,067	713,487	104.92%	680,000
Investment Interest	1,344	7,171	896.34%	800
Total Revenues	<u>\$26,411</u>	<u>\$720,658</u>	105.85%	<u>\$680,800</u>
 <u>Expenditures</u>				
Reimbursement to Street Fund	0	613,887	91.76%	669,000
Total Expenditures	<u>0</u>	<u>613,887</u>	91.76%	<u>669,000</u>
Net Income (Loss)	<u>\$26,411</u>	<u>\$106,771</u>		<u>\$11,800</u>

