

City of Kenmore
City Council Regular Meeting
Minutes
July 27, 2020

CALL TO ORDER - Mayor David Baker called the meeting to order at 6:15 p.m.

6:00 p.m. EXECUTIVE SESSION

Discussion of Property Acquisition per RCW 42.30.110(1)(b). At 7:00 p.m., the executive session was extended until 7:05 p.m.

POSSIBLE ACTION RELATING TO EXECUTIVE SESSION

No action taken

RECONVENE TO REGULAR SESSION

The meeting reconvened to regular session at 7:05 PM

7:05 p.m. - CALL REGULAR MEETING TO ORDER

ROLL CALL

All Councilmembers were present virtually via Zoom:

Mayor David Baker

Deputy Mayor Nigel Herbig

Councilmember Joe Marshall

Councilmember Milton Curtis

Councilmember Debra Srebnik

Councilmember Corina Pfeil

Councilmember Melanie O'Cain

FLAG SALUTE

AGENDA APPROVAL

There were no objections and the agenda was approved as submitted.

PRESENTATIONS

Housing Development Consortium (HDC) of Seattle-King County presented the 2019 Municipal Champion Award to the City of Kenmore.

PROCLAMATION

Official City Color

100th Anniversary of 19th Amendment to the United States Constitution

CITIZEN COMMENTS

Victoria Grayland

Ms. Grayland spoke about her concerns of the chemicals in the paint striping and asphalt materials.

Todd Prince

Mr. Prince spoke in opposition of the ADU amendments because they will destroy the character of the neighborhood.

Phyllis Finley

Ms. Finley spoke in opposition of the condemnation under Ord. 20-0509 and would like to see more notice given regarding the public hearing for regulations. Ms. Finley suggested city staff holding question and answer time with the public prior to hearing.

Rose Hendrix

Ms. Hendrix played a short video of police brutality and urged council to not support the King County Sheriff's office.

Nicole Dubois

Ms. Dubois spoke in opposition of Ord. 20-0509 as a neighbor living next door and spoke of her concerns regarding chemicals and large rigs next to a wetland and the potential drainage runoff problems.

Anthony Tiburcio

Mr. Tiburcio spoke in opposition of Ordinance No. 20-0509 and emphasized the displacement it would cause.

Stacey Valenzuela

Ms. Valenzuela spoke in opposition of Ord. 20-0509 as a resident of the community next door for her concerns about critical areas. She reminded council to not berate the public for providing comments.

Rae Hanashiro

Ms. Hanashiro spoke in opposition of Ord. 20-0509 because this space is used by tutors to assist students who need extra help.

Christine Sismaet

Ms. Sismaet spoke in opposition of Ord. 20-0509.

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John Hendrickson

Mr. Hendrickson spoke to council about organizational clarity and the lack of transparency for the public.

Rowena Soloman

Ms. Soloman spoke in opposition of Ord. 20-0509 for concerns of the rating system.

Irene Vuhn

Ms. Irene spoke in opposition of Ord. 20-0509 for its importance to the property owner's family.

Leann van Alstine

Ms. Van Alstine spoke in opposition of Ord. 20-0509.

Sandora Tiburcio

Ms. Tiburcio spoke in opposition of Ord. 20-0509 for concerns of the rating system.

Felyx Tsoi

Mr. Tsoi spoke in opposition of Ord. 20-0509.

Nora Starosky

Ms. Starosky spoke in opposition of Ord. 20-0509.

Joanmarie Hughes

Ms. Hughes spoke in opposition of Ord. 20-0509.

Ilyne Macintosh

Ms. Macintosh spoke in opposition of Ord. 20-0509.

Rebecca Chen

Ms. Chen spoke in opposition of Ord. 20-0509.

RJ Soloman

Ms. Soloman spoke in opposition of Ord. 20-0509 by continuing the comments made by Mr. Felyx Tsoi earlier in the meeting.

CONSENT AGENDA

MOTION:

Councilmember O'Cain made a motion to approve the consent agenda, Deputy Mayor Herbig seconded the motion. The motion passed unanimously.

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The consent agenda included the following items:

Total Check #s 45181 through 45248 in the amount of \$2,076,578.32.

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic
Deposits Date: 7/10/2020 in the Amount of \$171,943.07.

Approve Resolution 20-0345 Ratifying and Adopting Proclamation and Emergency Rule 20-03.4 to Extend Temporary Moratorium on Residential Tenant Evictions.

Ratify Proclamation and Issuance of Emergency Rule 20-04.3: AMENDED: Temporary Suspension of Chapter 8.50 KMC Plastic Bag Policy.

Approve Resolution 20-346 Ratifying City Manager Proclamation and Issuance of
Emergency Rule 20-05.2: Temporary Suspension of City In-Person Rules and Requirements.

Approve Resolution 20-347 Ratifying and Adopting Proclamation and Emergency Rule 20-06.3 to Extend Temporary Moratorium on Small Business/Nonprofit Tenant Evictions.

Authorize the City Manager to Execute Amendment No. 8 of Contract 17-C1657 with Mott MacDonald.

Authorize the City Manager to Execute Agreement No. 20-C2177 for Wallace Swamp Creek Park Pond Maintenance.

Cancel all Regular Meetings in the Month of August, 2020.

Approve Council Meeting Minutes of June 8, June 22, July 13, and July 20, 2020.

Authorize the City Manager to sign Amendment 1 of the WRIA 8 Interlocal Agreement.

PUBLIC HEARING

Kenmore Municipal Code Amendments related to Accessory Dwelling Units, Ordinance No. 20-0510 – Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner.

Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner presented code amendments relating to Accessory Dwelling Units (ADU). Prior to opening the Public Hearing, staff went through a presentation to provide background information to the Council.

Background

ADUs are smaller dwelling units placed on the same lot as a single-family residence. The City's current regulations, which have been in place since incorporation in 1998, allow both attached and detached ADUs in the City, although detached ADUs are not permitted on lots

smaller than 10,000 sq.ft. in size. Attached ADUs are those that are located inside the primary residence—for example, in a converted basement. Detached ADUs (sometimes called DADUs) are separate structures from the main house—sometimes built over a garage, in other cases as standalone structures.

The Planning Commission presented their recommendations on ADU code amendments to the City Council on January 13, 2020. The City Council considered the recommended amendments at meetings on February 24 and July 13 and directed changes.

Due to an error with the Zoom recording, approximately 20 minutes of the meeting was not recorded. During that time, Council heard a presentation from the Principal Planner and discussed the ADU regulation amendments.

Public Hearing Comments

Comments sent in by email were forwarded to the Council for consideration.

Bruce Garberding

Mr. Garberding spoke about his worry that the ADU regulation changes will cause a decreased quality of life, request to maintain owner occupancy requirements, and the cost of the city for a growing population.

Prasad Jakka

Mr. Jakka spoke about liking the concept of the ADU regulation changes but requested the owner occupancy requirement be at 6 months to 1 year.

Phyllis Finley

Ms. Finley was not in favor of amendments and highlighted five points: owner occupancy requirement should remain, the intent of the regulations results in a zoning change, property value changes and tax ramifications, the lack of onsite parking requirements, and setback changes.

Leann Van Alstine

Ms. Van Alstine spoke in favor of ADU regulation amendments as ADUs are a benefit to homeowners and ADUs do not noticeably change neighborhoods.

Randy Bannecker

Mr. Bannecker spoke in favor of ADU regulations for boosting neighborhood stability, give homeowners flexibility.

John Hendrickson

Mr. Hendrickson spoke against the ADU regulation amendments for the crime they would bring to the city and his opinion that the ADU regulations do not need to be changed.

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Tom Cass

Mr. Cass spoke against the ADU regulation amendments because of the negative effect they could have on the charm and character of Kenmore.

Ed Cummings

Mr. Cummings spoke in support of the proposed ADU regulations since they provide an alternative to subdivisions which change the character of the neighborhood.

Roman Kessleman

Mr. Kessleman spoke in opposition of the proposed ADU regulation amendments for concerns of infrastructure and lack of enforcement.

Rose Hendrix

Ms. Hendrix spoke in favor of the proposed ADU regulation amendments and thanked council for making affordable housing a priority.

Sandora Tiburcio

Ms. Tiburcio spoke in opposition of the proposed ADU amendments for concerns of changing neighborhoods.

Adele Gilchrist

Ms. Gilchrist spoke in opposition of the proposed ADU amendments for questions regarding exceptions to the zoning code setbacks.

Dylan Thornsberry

Mr. Thornsberry spoke in support of the ADU regulation amendments because it will not drastically change neighborhoods based on percentages of developments.

Elizabeth Mooney

Ms. Mooney spoke in opposition of the proposed ADU amendments for concerns of the owner occupancy requirements and potential issues with impervious surface maximums.

BUSINESS AGENDA

Ordinance No. 20-0510 Adopting Kenmore Municipal Code Amendments related to Accessory Dwelling Units – Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

MOTION:

Councilmember O’Cain made a motion to adopt ordinance no. 20-0510 for Kenmore Municipal Code Amendments related to Accessory Dwelling Units which was seconded by Deputy Mayor Herbig. After discussion and prior to voting on this motion, an

additional motion was made to table this motion for a later meeting.

After discussion, many Councilmembers determined they would vote against the ordinance as written for concerns of owner occupancy, impervious surface, tree canopy preservation and potential to change residential areas. The Council directed staff to revise the Municipal code amendments to allow only one accessory dwelling unit (attached or detached). Due to the amendment revisions having a lesser impact to the regulations an additional public hearing would not be required. The Council will continue discussion of the proposed amendments with the requested revision at their next regular council meeting in September.

MOTION: Councilmember Herbig made a motion to table the motion to adopt ordinance no. 20-0510 to a later meeting in September. The motion was seconded by Councilmember Marshall. The motion passed 4-3 with Mayor Baker, Councilmember Curtis, and Councilmember Srebnik voting no.

Walkways and Waterways Park Project Update: Log Boom Park – Debbie Bent, Community Development Director and Maureen Colaizzi, Parks Project Manager

No action requested.

Walkways and Waterways Park Project Update: Squire's Landing Park – Debbie Bent, Community Development Director and Maureen Colaizzi, Parks Project Manager

No action requested.

Authorize the City Manager to Enter into an Agreement with Diversified for Audio and Visual Upgrades in the Council Chambers and Community Room – Joanne Gregory, Finance and Administration Director

MOTION: Councilmember Pfeil made a motion to enter into a lease agreement with Diversified for A/V upgrades in the Council Chambers and Community Room. The motion was seconded by Deputy Mayor Herbig and passed unanimously.

Receive and File the June 2020 Financial Report for the City of Kenmore – Joanne Gregory, Finance and Administration Director

MOTION: Councilmember O'Cain made a motion to receive and file the June 2020 Financial report which was seconded by Mayor Baker. The motion passed unanimously.

Review July 15, 2020 Economic Indicators Report – Debbie Bent, Community Development Director and Lauri Anderson, Principal Planner

Update on Financial Sustainability Project and 2021-2022 Biennial Budget Process – Joanne Gregory, Finance and Administration Director

STAFF REPORT

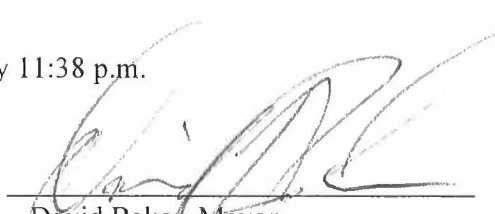
City Manager, Rob Karlinsey provided an update on the King County Stay at Home order through the end of the year for city employees and mentioned there will be a special council meeting on August 3, 2020 to discuss an issue with the West Sammamish River Bridge project.

COUNCILMEMBER REPORTS & COMMENTS

MOTION: Councilmember Pfeil made a motion to Recognize Bee Awareness Day on August 15th and Voter Rights Day on August 6th which was seconded by Councilmember O'Cain. The motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at approximately 11:38 p.m.



David Baker, Mayor

ATTEST:



Tela Gardner, Acting City Clerk