



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
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City of Kenmore
Joint City Council & Planning Commission Special Meeting
7:00 p.m., Monday, June 1, 2015
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

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

I. CALL MEETING TO ORDER

II. BUSINESS AGENDA

- A. Presentation and Discussion of Final Recommendations on the 2015 Comprehensive Plan Update - Debbie Bent, Community Development Director, and Lauri Anderson, Senior Planner

[Draft Comprehensive Plan](#)

[Agenda Bill](#)

[Cover Letter](#)

[Memo - Responses to Council Questions](#)

III. STAFF REPORT

IV. COUNCILMEMBER REPORTS & COMMENTS

V. ADJOURNMENT

Upcoming Meetings:

Mon., June 8, 2015 7:00 p.m. City Council Regular Meeting
Mon., June 15, 2015 7:00 p.m. City Council Regular Meeting
Tues., June 16, 2015 7:00 p.m. Planning Commission Regular Meeting



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

Subject/Topic: Joint meeting with the Planning Commission to present the Planning Commission's final recommendations on the 2015 Comprehensive Plan Update. Proposed Council Action/Motion: Discuss the recommendations and provide direction on any desired changes. Determine whether a City Council public hearing is needed.	For Council Meeting Agenda of: 06/01/15 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director and Lauri Anderson, Senior Planner</u> Initial & Date Approved by Department Head: <u>DA 5/14/15</u> Approved by City Attorney: <u>N/A</u> Approved by Finance Director: <u>me 5/14/15</u> Approved by City Manager: <u>PK</u> Exhibits/Attachments: 1. Planning Commission's Recommended 2015 Comprehensive Plan Update
Expenditure Required \$0 Amount Budgeted: \$25,000 Appropriation Required \$0	
<u>INFORMATION/BACKGROUND:</u> The State-mandated 2015 update to the City's Comprehensive Plan is due by June 30 of this year. The June 1 joint meeting is to present the Planning Commission's final recommendations on the update (see Attachment 1). Review of the most substantive recommendations occurred at the joint meeting on April 21, 2015. This package of amendments includes all of the additional recommendations along with revisions to the Vision Statement resulting from the joint meeting discussion. Council adoption of an ordinance for amendments to the Comprehensive Plan is anticipated at the June 22 Council meeting. A Council Public Hearing only is required if the Council wants to incorporate new or substantive changes that are beyond the scope of amendments considered by the Planning Commission. Since the original Comprehensive Plan adoption in 2001, Kenmore has regularly updated the Elements, or chapters, of its Plan. Recently updated Elements include the Shoreline Sub-Element (2012); the Parks, Recreation and Open Space Element (2013); and the Transportation, Surface Water and Land Use Elements (2014). Given this ongoing cycle of updates, the focus of the 2015 update has been on three older Elements (Housing, Utilities and Public Services), the Vision Statement, and a limited number of new policies on healthy/active living, sustainability, and regional transportation. Background information in almost all chapters has been updated and some minor policy amendments are proposed for consistency purposes and to incorporate comments from other agencies. The underline/strike-through/highlight technique has been used to identify amendments to the goals, objectives and policies of the Elements. Changes to the Vision Statement and to the background and references text in the amended Elements are not shown in this format. No changes are being proposed to the recently-adopted Parks, Recreation and Open Space, Shoreline, and Surface Water Elements. Following is a brief summary of some of the changes: <u>Vision Statement:</u> The Planning Commission reorganized the phrases, including moving up the phrase about "volunteerism" and moving down the phrase about "arts, culture and history." They rewrote the bullet point about a "healthy citizenry" and replaced the term "higher density" with "multifamily" in the bullet point about	

I:/City Clerk/Agenda Items/Templates

downtown. They also added the word “fun” to the introductory statement about a “vibrant waterfront community.”

Land Use Element: References to the R-48 and RB zoning districts as they formerly applied to the Murphy’s Auction property have been eliminated. The Murphy’s Auction property was rezoned last year to Downtown Commercial and Downtown Residential.

Natural Environment Sub-Element: The background section and Policy LU-15.1.1 have been revised to clarify how wetland boundaries are determined. This change was requested by the State Department of Ecology.

Housing Element: Although policies about mobile home park displacement and impact fees for affordable housing were raised by Council at the April joint meeting, the Planning Commission agreed that these topics should be directed to the Housing Strategy Plan—an implementation measure for the Housing Element.

Public Services Element: The Planning Commission added a new policy about supporting community engagement techniques that encourage a diversity of voices, including social media and the City’s website. An important new implementation measure is to encourage human services providers to update information on human services needs and gaps in service in Kenmore, and how those gaps might be filled.

Utilities Element: The Planning Commission recommends addition of a policy to strengthen language about the provision of excellent service as part of franchise agreements, when possible. They also have included policies about taking steps to increase opportunities for future utility line undergrounding and minimizing impacts of personal wireless services, telecommunication facilities, and towers on adjacent land uses through careful siting and design. A significant implementation measure would address regulations for alternative energy sources, such as solar, wind and/or thermal.

Policies for Healthy/Active Living and Sustainability: The State Growth Management Act now requires that Comprehensive Plan land use elements consider urban planning approaches that increase physical activity. The Planning Commission is recommending the addition of only two policies to the Land Use Element to specifically address this requirement, as many existing policies in the Plan support these approaches. They also recommend a few policies to address healthy/active living in general, given ongoing City support for the Let’s Move campaign. Local food policy recommendations are in response to the King County Countywide Planning Policies that address this topic.

The Commission is recommending several policies related to sustainability, including a goal that a Sustainability Action Plan be developed outlining steps the community (including citizens, businesses, City Administration and the City Council) can take to support sustainable economic prosperity, social equity and environmental health.

Policies about Regional Transportation:

As requested by the City Council, the Planning Commission is recommending amendments to the recently-adopted Transportation Element to support water-based transportation (ferry or water taxi) to Kenmore and to formalize the City’s interest in high capacity transit (preferably rail) along SR-522.

We encourage Council to contact staff with questions or concerns about the recommendations prior to the June 1 meeting so that staff and the Planning Commission will be prepared at the June 1st meeting.

FISCAL CONSIDERATION:

None at this time.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

The Comprehensive Plan is the document describing community goals, objectives and policies to achieve the Council-adopted community vision.



City Of Kenmore, Washington

May 15, 2015

Dear Mayor Baker and Members of the City Council:

Attached for your review is the Planning Commission's recommended 2015 Comprehensive Plan Update. We look forward to presenting this recommendation to you on June 1.

At our joint meeting on April 20, Councilmembers and Commissioners discussed affordable housing, including, for example, the future treatment of the City's mobile home parks. The Planning Commission considered affordable housing issues during our review and update of the Housing Element. We are open to and would like to participate with the Council in a broader discussion about affordable housing, if the Council so desires.

Sincerely,

Douglas Nugent
Planning Commission Chair


cc: Planning Commissioners



The City of Kenmore

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

MEMO

TO: Rob Karlinsey, City Manager

FROM: Lauri Anderson, Senior Planner *WJA*
Mike Stanger, Planner, ARCH

DATE: May 27, 2015

SUBJECT: Responses to April 20 Questions

At the City Council's joint meeting with the Planning Commission on April 20, the Council raised three questions related to affordable housing. Following are responses to those questions:

1. **What are the State requirements related to mobile home park sales/displacement of residents if redevelopment of park is proposed?**
 - a. RCW 59.20 is the state's Manufactured/Mobile Home Community Landlord-Tenant Law.
 - i. A landlord must provide written notice of sale of a manufactured/mobile home community (MHC) to every tenant, the state, the local government, the housing authority, the Washington State Housing Finance Commission, and certain others.
 - ii. The Washington Department of Commerce administers a relocation fund for manufactured/mobile (tenant) homeowners who are displaced by redevelopment. The law limits the amount that displaced homeowners can receive from the state's fund and other sources.
 - iii. A landlord intending to sell a MHC "is encouraged to negotiate in good faith with qualified tenant organizations and eligible organizations" to purchase the property.
 - b. Court cases have determined that neither state nor local government can mandate a right of first refusal for tenant homeowners (or anyone else) to buy a MHC that's for sale.
 - c. City governments cannot require owners to pay relocation costs to displaced manufactured/mobile homeowners. (There is a more general law that allows cities to require redevelopers to help pay a limited amount of relocation costs from any type of housing, and the city has to pay one-half.)
 - d. In 2012, a state court upheld Tumwater's code, which like Bothell's, has comprehensive plan and zoning provisions that make it harder—but don't prevent—redevelopment of MHCs.

Memo to Rob Karlinsey
Page 2
May 27, 2015

2. Has the City granted impact fee waivers for affordable housing projects?

The City has granted impact fee waivers for one project:

- a. Spencer 68, Phase I (Main Street Property Group), approximately \$21,400. The waiver was granted for parks and transportation impact fees for the three units in Phase 1 affordable to those making 50% or less of King County median income.

3. What are future items on the Comprehensive Plan/development regulation work program?

Attachment 1 is the list that was prepared for your January 2015 meeting on the "docket." On this list, the Housing Strategy Plan is scheduled for 2017 or later.

Attachments

Attachment 1: Future work program items

DOCKET/WORK PROGRAM PRIORITIZATION

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

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

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

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

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

Attachment 1

TBD = still to be determined
 CD = Community Development
 EES = Engineering & Environmental Services
 DS = Development Services

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

Attachment 1

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

Attachment 1

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

Attachment 1

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

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Attachment 1

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

2015

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

2016

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

DS: Consolidate and update floodplain regulations

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

2015

CD: TOD
Medical marijuana?

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

Attachment 1

DS: Billboard amortization
Banner program
Alcohol in parks

2016

CD: Revise all zones for standardized uses

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