

**City of Kenmore
Planning Commission Meeting
January 2, 2018 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Douglas Nugent, Chair
Mark Ohrenschall, Vice Chair
Carol Baker
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Tela Whiteman, Permit Technician
Arthur Sullivan, ARCH
Mike Stanger, ARCH

1. CALL TO ORDER

The meeting was called to order by Chair Nugent at 7:00 p.m.

2. CITIZEN COMMENTS

Joanna Crocker, 7301 NE 175th St Unit 324, Kenmore, WA 98028. Joanna is a resident of Inglewood Shores East Mobile Home Park. Due to a car accident causing her to retire, all that she could afford was a mobile home and she loves it. She asked that the Council reconsider the zoning so they can stay and be compatible with the Mobile Home Park owners. Additionally, keeping the mobile home parks above the ground is good for the conservation of the river. Forterra is willing to speak on this.

Lyn Vaughn, 7031 NE 175th St Unit 15, Kenmore, WA 98028. Lyn is a 14-year resident of Lakewood Villa. He spoke on behalf of the residents that stood while he spoke. They all love it there and he and others plan on retiring there.

H. Sorensen, 7031 NE 175th St Unit 12, Kenmore, WA 98028. He has been a resident there for 11 years prior to living in a duplex in Ballard for 22 years. He also spoke on behalf of the other residents that stood. He chose the mobile home because it was an affordable home and not an apartment. He feels there is a difference and they are living in individual homes that they can improve upon. If this place goes, he will be homeless.

Fred Helmers, 7031 NE 17th St Unit 56, Kenmore, WA 98028. He recently retired from the Seattle Police Department. His late parents moved into Lakewood Villa in

1983 and loved it. After they passed, he continued to pay rent and moved in 3 weeks ago and loves it.

Ruben Del Valle, 7031 NE 175th St Unit 48, Kenmore, WA 98028. He is recently retired and has been downsizing until they moved into Lakewood Villa 5 years ago. It is quite affordable and different from living in an apartment. He hopes in these discussions they understand the feelings and situations of the people living in mobile homes.

John Ficarelli, 7031 NE 175th St Unit 17, Kenmore, WA 98028. He moved into Lakewood Villa a few years ago. It is a nice community with many friends that they share a lot together. He is a retired general contractor, living on Social Security and he feels that he and the others are getting robbed and don't deserve having to pick up and move.

Randy Weaver, 16904 Juanita Dr NE Unit 202, Kenmore, WA 98028. He is a retired law enforcement officer, certified state firefighter and resident of Lakewood Villa Mobile Home Park. There is a sense of community and he would hate to see this type of affordable housing taken out of the community. He would encourage the city to really consider that they will be putting a lot of people out of their homes that can't go anywhere else.

Dennis Mendrey, 6410 NE 182nd St, Kenmore, WA 98028. Kenmore has been considered a family friendly community. When developing a scenario, keep courtesy and family in mind. He feels that the ideal scenario would be to do an overlay, but have requirements that could benefit all parties and development restrictions.

Daniel Stoner, 6905 NE 182nd St, Kenmore, WA 98028, Lakewood Mobile Home Park owner. Would like to come up with win-win scenarios for both park owners and residents through preservation incentives, transition assistance into affordable housing and development incentives to create affordable housing.

Russ Millard, Senior Property Manager for Inglewood East Mobile Home Park. He prefers incentives vs. restrictions. He recommends ideas such as a property tax reduction, surface water reduction, water and sewer reduction and fire department tax exemptions. They support park preservation and don't intend to close the park. He feels that if you can incentivize the property owners, developers and land owners to continue to provide affordable housing, more will come. The city should lessen the restrictions on enhancing, improving and producing more units.

Nancy Ward, 7031 NE 175th Unit 2, Kenmore, WA 98028. She came on behalf of Lakewood Villa community and to support her neighbors.

Holly McConnell, 7001 NE 175th St Unit 37, Kenmore, WA 98028. She is in support of her neighbors and wants to stay in the loop.

Tom Graham, 10626 Riviera Place, Kenmore, WA 98028. He is in support of what his neighbors have said.

Walt Olsen, 205 S Meridian, Puyallup, WA 98371, attorney representing Lakewood Villa. Lakewood Villa has no plans of closing, selling or making the residents move. Lakewood Villa has always been owned by the Dexter family/entities and they favor incentives raised by the other owners, as well as, an orderly process to redevelopment done by other municipalities. An example, the City of Seattle ordinance requires an approved relocation report, plan and permit before the owner can serve a 12-month notice. He brought a letter from the Dexter family. He also would like the commission to consider the City of Des Moines ordinance. He encourages the Planning Commission to consider the balance of the homeowners' rights, park owners rights and the city's needs.

Ishbel Dickens, 3306 E John St, Seattle, WA. She wanted to clarify the incentives raised by Mr. Olsen and Mr. Millard. Similar incentives were unsuccessfully attempted by the City of Lynnwood. The park closings in South King County that Mr. Olsen is referenced have pending lawsuits. Lawsuits are not the way to go, as well as, the relocation plans aren't dignified or helpful.

John Krumwiede, 7301 NE 175th St, Kenmore, WA 98028. He is a 6-year resident of the Inglewood Mobile Home Park. The community pays ¾ million dollars in rent and continues to grow with the passed through fees such as franchise fee and water and sewer. It would be a disaster for some of the residents if the parks were sold. Many of them will not have a place to go and/or have put their life savings into these homes.

Carrell Jones-Tysver, 21007 28th Ave SE, Bothell, WA 98021. She is an observer for the KBIG group to observe all sides. They have low-income and non-English speaking parishioners in their churches who would be severely impacted if they were asked to relocate.

Carole Kuhnle-Myers, 7031 NE 175th St NE Unit 27, Kenmore, WA 98028. She asked that in planning consider safety of the people. Increased traffic and density means that it will take longer for the emergency vehicles to respond. Also, she asked that the commission consider environmental concerns. There are many wetlands and critical areas in Kenmore. Lastly, she asked the Planning Commission to think about where the children will grow up.

3. APPROVAL OF MINUTES

Commissioner Baker motioned to approve the December 5, 2017 minutes which was seconded by Commissioner Ohrenschall. The motion passed 6-0 with no abstentions.

4. ELECTION OF OFFICERS:

Commissioner Ohrenschall nominated Doug Nugent as the 2018 Planning Commission Chair which was seconded by Commissioner Vanderlinde. The nomination passed 6-0 with no abstentions.

Chair Nugent nominated Mark Ohrenschall as the 2018 Planning Commission Vice Chair which was seconded by Commissioner Mulcare. The nomination passed 6-0 with no abstentions.

5. AGENDA ITEMS:

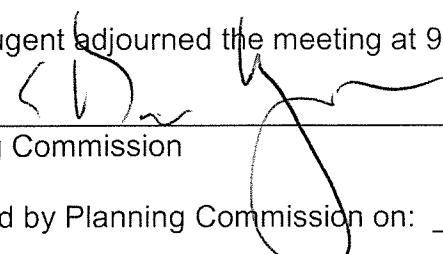
Lauri Anderson began by explaining the public involvement proposal for the roundtable meeting to be held on January 23rd with the property owners and small groups meeting to be held on January 30th with the community homeowners. Questions for these meetings prepared by staff will be sent out beforehand giving those a chance to think about them. There was further discussion on the format of the homeowners meeting due to size.

The meeting was to review the different scenarios that the Planning Commission expressed the most interest in. Scenario #1 controls redevelopment of the mobile home properties and limits other land uses in exchange for allowing transfer of development rights (TDR) which would preserve the existing parks. A few Commissioners mentioned the idea of possibly becoming part of a regional TDR program. Other TDR locations suggested were the Neighborhood Business Zone areas, the TOD overlay areas and areas with residential incentives. The Commissioners agreed that the whole residential incentive program needs to be re-examined and possibly include it as part of a TDR location. There was further discussion about the questions the Planning Commission would like to ask the Park Owners and Homeowners such as their short/long term plans, restrictions and ROC programs.

Discussion on Scenario #2 ensued which would rezone the properties for a greater density and require the new development to require affordable housing to replace the units lost. Lauri Anderson will present some of the policy questions to the City Attorney for answers.

6. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:03 p.m.



Planning Commission

Approved by Planning Commission on: 3.15.18