

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028

Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore Planning Commission Meeting Agenda

February 1, 2022 @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:

Please click the link below to join the webinar or copy and put this link in your address bar in your web browser:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83734782819>

Or One tap mobile :

US: +12532158782,,83734782819# or +16699009128,,83734782819#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656

Webinar ID: 837 3478 2819

International numbers available: <https://us02web.zoom.us/j/83734782819>

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Rita Moreno at rmoreno@kenmorewa.gov.

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, February 1, 2022. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

3. APPROVAL OF MINUTES

- [January 18, 2022 Planning Commission Meeting Minutes](#)

4. AGENDA ITEMS

- Land Acknowledgement
- Housing Element: Goals, Objectives and Policies

[Staff Memo](#)

[REVISED HOUSING ELEMENT](#)

5. ADJOURNMENT

6. UPCOMING MEETINGS:
February 15, 2022, 7:00 p.m.

**City of Kenmore
Planning Commission Meeting
January 18, 2022 @ 7:00 p.m.**

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Dwight Thompson, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Nathan Loutsis
Christiana Matthews
Mariel Torres Mehdipour
Derek Wycoff

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Thompson at 7:01 p.m.

2. PUBLIC COMMENTS

No public comments were given

3. APPROVAL OF MINUTES

The January 4, 2022, Planning Commission Meeting Minutes were approved by unanimous consent.

4. AGENDA ITEMS

- Land Acknowledgement

Staff gave background information on how City Council came up with the Land Acknowledgement language that is read at the beginning of the City Council meetings. Staff recommended the Planning Commission use the same language as Council. Commissioners discussed the recommendation, and a motion was

made by Commissioner Banaszynski and seconded by Chair Thompson to delay further consideration and adoption of the Land Acknowledgment clause until the Commission receives feedback from Council or staff about the process that was done for the Council to adopt the Land Acknowledgement. Motion passed by unanimous consent.

- Land Use Element: TOD and Commercial Development Changes

Staff reviewed direction from the Planning Commission on changes to the Land Use Element related to the Transit Oriented Development District (TOD) and other commercial development policies. Staff also gave an overview of the Planning Commission work plan. Commissioners discussed the revised Land Use Element and gave staff feedback on the proposed new amendments. Some of the discussion included changing language on different policies, reviewing the implementing zoning descriptions, policy/regulations on Lakepointe public access, adding new language to the special study areas, small-scale pedestrian businesses in commercial zones, tree preservation, and more.

8. ADJOURNMENT

Chair Thompson adjourned the meeting at 9:53 p.m.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: January 26, 2022

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Housing Element: Goals, Objectives and Policies

At your November 4, 2021 meeting you provided direction on changes to the Housing Element related to “Missing Middle” housing. On January 4, 2022, you considered some additional policy options and concluded that:

- Maximum house sizes should be considered at the same time smaller residential lots are considered, although impacts on multigenerational and large families should be assessed. Other issues surrounding smaller residential lots include appropriate location, treatment of ADUs, and environmental and open space protection and preservation.
- Future consideration of platting options to allow duplexes and triplexes should not be specifically mentioned in the Housing Element, but this approach could be addressed when discussing potential future expansion of “Missing Middle” housing.
- Support for allowing detached ADUs to be separated in ownership from the main residence should not be included in the Housing Element; and
- Although dwelling unit rounding standards may need amendment to provide clarification and streamline permit review, this discussion should be part of another process—not the Housing Element update.

Based on these policy directions and additional staff recommendations, Attachment 1 is the first complete draft of the Housing Element goals, objectives and policies. The amendments include a section on Housing Equity—reflecting the importance of diversity, equity and inclusion in Kenmore, consistent with regional expectations as well as City Council priorities.

At your meeting on February 1, we hope to get your feedback on the draft amendments and answer any questions you may have.

Full revisions to the remainder of the Housing Element, including the background data and information, are in process and will be provided at a future meeting.

Attachments

Attachment 1: Draft Housing Element Goals, Objectives and Policies

18120 68th Ave NE, Kenmore, WA 98028

Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

HOUSING ELEMENT AMENDMENTS

Amendments previously endorsed by the Planning Commission related to “Missing Middle” housing are shown in gray highlighting

Proposed new amendments are shown in yellow highlighting

GOALS, OBJECTIVES, AND POLICIES

RESIDENTIAL NEIGHBORHOODS SUB-ELEMENT

GOAL H-1. PROMOTE AND MAINTAIN STRONG, DIVERSE, EQUITABLE, AND INCLUSIVE RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE H-1.1 Encourage repair and maintenance of existing housing.

- Policy H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.
- Policy H-1.1.2 Provide regular and appropriate levels of investment in transportation, surface water, and parks maintenance and improvements within residential neighborhoods, consistent with the City’s capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans.
- Policy H-1.1.3 In cooperation with King County, Puget Sound Energy, or other agencies, promote the use of weatherization programs in existing housing.

OBJECTIVE H-1.2 Support housing stability through tenant protections for renters.

- Policy H-1.2.1 Implement tenant protections that increase housing stability such as notice of rent increase and just cause eviction for tenants on termed leases.

OBJECTIVE H-1.3 Consider and mitigate for the displacement of existing residents when considering zoning changes or capital projects. In particular consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color communities.

- Policy H-1.3.1 Support policies, practices, and programming that seek to promote diversity, equity, and inclusion in Kenmore.

OBJECTIVE H-1.24 Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.

- Policy H-1.24.1 Encourage housing design and development that promotes public safety including “Crime Prevention through Environmental Design” components as described in the Land UseCommunity Design Sub-Element.

ATTACHMENT 1

Policy H-1.24.2 Ensure development regulations address accessible housing and transportation services. Residential structures as well as physical improvements, such as parking, streets, and sidewalks, should allow for mobility and accessibility by all residents, including the elderly and persons with disabilities, consistent with the Transportation Element. Promote awareness of Universal Design improvements that increase housing accessibility.

Policy H-1.4.3 Support well-maintained neighborhoods through an active code enforcement program that does not disparately impact lower income residents.

Policy H-1.24.34 Prepare and implement development and design standards that acknowledge neighborhood character and address compatibility with surrounding development consistent with Land Use and Community Design Element goals and policies.

Policy H-1.24.45 Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.

Policy H-1.24.56 Ensure adequate setbacks, landscaping, and buffering are required between housing developments of significantly differing densities and between housing and commercial areas.

Policy H-1.24.67 Ensure critical area regulations provide sufficient buffer widths consistent with the quality and class of the environmentally sensitive area. Restrict intrusion into sensitive areas by nearby residents and visitors.

Policy H-1.24.78 Encourage cluster residential development along with open space, consistent with the Land Use Element to protect and preserve environmentally-sensitive areas.

Policy H-1.24.9 Plan for residential neighborhoods that promote the health and well-being of all residents by supporting active living and by reducing exposure to harmful environmentsconditions.

GOAL H-2. PROVIDE HOUSING OPPORTUNITIES IN KENMORE FOR PEOPLE WITH SPECIAL NEEDS.

OBJECTIVE H-2.1 Provide opportunities for the development of short-term and permanent housing for people with special needs.

Policy H-2.1.1 Allow opportunities for assisted housing, for people with special needs, by:

- Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with state and federal laws; and,
- Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors. **Encourage neighbors to similarly maintain those relationships.**

Policy H-2.1.2 Ensure that group home providers have received appropriate licenses from federal or state agencies where appropriate.

ATTACHMENT 1

Policy H-2.1.3	Support housing options and services that enable seniors to stay in their homes or neighborhoods.
OBJECTIVE H-2.2	Support and promote community facilities and programs that are important to the safety, health, and social needs of families, residents, children, and persons with special needs.
Policy H-2.2.1	Increase coordination among providers of social, health, counseling, and other services to individuals, families, children, and persons with special needs including senior citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.
Policy H-2.2.2	Work with transit and transportation providers to increase access between special needs housing and community facilities and programs in Kenmore or the Northshore area.
Policy H-2.2.3	Support the location of social, recreational, health, safety, and other services in Kenmore to serve people with special needs.
Policy H-2.2.4	Support efforts by providers of social, health, counseling, and other services to assist newly-arrived immigrant populations.
Policy H-2.2.45	Support a range of housing options and services to help homeless persons and families move to long term financial independence.
Policy H-2.2.56	Work with other jurisdictions, the Regional Homelessness Authority, and health and social service organizations to develop a coordinated, regional approach to homelessness.

RESIDENTIAL GROWTH

~~OBJECTIVE~~GOAL H-1.33. PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.

~~Policy H-1.3.1~~

~~OBJECTIVE H-3.1~~ Plan for an adequate supply of land to accommodate projected ~~household growth, including but not limited to, affordable housing, multifamily housing, and special needs housing.~~

Policy H-~~1.3.1.21~~ **21** Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, ~~small houses on small lots~~size-limited houses on smaller lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood ~~character~~compatibility as well as housing needs when applying zones, land use, and development standards.

~~Policy H-3.1.2~~ Allow a variety of housing types in all neighborhoods to ensure everyone can live in their neighborhood of choice.

Policy H-4.3.3.1.3 Continue to take an incremental approach to expanding medium density housing opportunities in the City.

OBJECTIVE H-4.4.3.2 Identify and support Kenmore’s Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities consistent with its designation as a Countywide Growth Center.

Policy H-4.4.3.2.1 Develop mixed-use, higher density districts in Downtown Kenmore, meeting community goals to develop community identity, provide vital business and service opportunities, concentration of higher density housing close to high-capacity transit, and provide multi-modal transportation services and connections to those services.

Policy H-4.4.3.2.2 Apply a minimum density to residential and mixed use development in the Downtown, along with requirements for inclusion of affordable housing.

Policy H-4.4.3.2.3 Offer density bonuses and density transfers, where appropriate, to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.

Policy H-4.2.8.3.2.4 Encourage property consolidation in the Downtown, through density bonuses or other incentives, to create mixed-use and multi-family developments that offer a range of site and community benefits such as private and public open spaces and plazas, structured parking, and other amenities.

Policy H-3.2.5 Consider issues of diversity, equity and inclusion for historically-marginalized groups when developing Kenmore’s Countywide Growth Center approaches.

Policy H-3.2.6 East of Downtown, in the area of the TOD classification, require long-term low-cost housing as a condition of development.

HOUSING AFFORDABILITY **SUB-ELEMENT**

GOAL H-34. MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.

OBJECTIVE H-34.1 Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.

Policy H-34.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.

Policy H-34.1.2 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.

Policy H-4.1.3 Consider designating existing “legally-nonconforming” duplexes, triplexes, and other medium-density housing types in the low and medium density residential classifications as “legally-conforming” with regard to density, lot size, and use.

ATTACHMENT 1

- Policy H-~~34.1.24~~ Consider measures to preserve and maintain existing manufactured housing communities.
- Policy H-~~34.1.35~~ When displacement is unavoidable, ~~encourage~~ determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing to be developed, where feasible, to help very low- and low-income households. For mobile home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating and obsolete mobile homes to find alternative housing in the community, or help to establish preferences in nearby housing for persons giving up their homes.
- OBJECTIVE H-~~34.2~~ Adopt programs and regulations that support housing affordable to extremely low-, very low-, low-, and moderate-income households, comparable to the countywide need.¹**
- Policy H-~~34.2.1~~ Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on-site services, for extremely low-, very low-, low- and moderate-income families. Consider the following roles for the City's active participation:
- Whenever possible, integrate affordable housing plans into proposals for development of publicly owned properties.
 - Play a partnership role with nonprofit housing project sponsors by supporting applications for CDBG, HOME, and other Federal, State, or local funding sources for the projects.
 - Enter into a long-term partnership with one or more nonprofit housing developers to identify sites and ~~decide on the timing of applications~~ identify opportunities for public funding.
 - Actively support affordable housing projects by expediting the permitting process, reducing development fees, or similar measures.
 - Consider regulatory changes such as reducing parking requirements, updating building codes to promote innovative, low-cost development, and expanding the Multifamily Tax Exemption (MFTE) program to support more affordable housing development.
- Policy H-~~34.2.2~~ Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region. Maintain data demonstrating the impact in the City of Kenmore and communicate the results to the community for continued understanding and support.
- Policy H-~~34.2.3~~ Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for extremely very-low- to moderate-income households. Engage with community partners on how best to use these resources.

¹ See Countywide Planning Policies

ATTACHMENT 1

- Policy H-~~34.2.54~~ Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.
- Policy H-~~34.2.45~~ Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to extremely low-~~and to~~ moderate-income households.
- Policy H-4.2.6 As part of any rezone that increases residential capacity, consider requiring that a portion of the new units be affordable to extremely low-, very low- or low-income households.
- Policy H-4.2.7 Before implementing a new policy or regulation, consider how it will impact the cost to build a home.
- Policy H-4.2.8 Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities.
- Policy H-4.2.9 Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops
- Policy H-~~34.2.910~~ Collaborate with other organizations or entities to evaluate tiny home villages as a way to address transitional homeless housing or provide an additional housing type.
- Policy H-~~34.2.611~~ Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.
- Policy H-~~34.2.712~~ Collaborate with other local governments directly and through membership associations (e.g., Puget Sound Regional Council) on regional housing strategies, especially related to providing extremely low- and very low-income housing.
- Policy H-~~34.2.813~~ Support legislation and funding at the local county, state, and federal levels that would promote the city's housing goals and policies.
- OBJECTIVE H-~~34.3~~ Provide zoning and development standards that integrate affordable housing compatibly into the community.**
- ~~Policy H-3.3.1 Allow designated manufactured homes built to state standards on single-family lots.~~
- Policy H-~~34.3.21~~ Allow and accommodate accessory dwelling units in single-family ~~low and medium density residential~~ districts.
- Policy H-~~34.3.32~~ Pursue land use policies and regulations that:
- Result in lower development costs without loss of adequate public review, environmental quality, or public safety; and,
 - Do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.

~~Policy H-3.3.4 Promote fair housing for all persons and ensure that no city policies, programs, regulations or decisions result in housing discrimination. (MOVED)~~

HOUSING EQUITY

GOAL H-5. ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.

OBJECTIVE H-5.1 Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

Policy H-5.1.1 Ensure that no city policies, programs, regulations, or decisions result in housing discrimination.

Policy H-5.1.2 Work with the legislature, King County, or other agencies to authorize homeowners to easily remove discriminatory restrictive covenants from deeds and other property documents.

Policy H-5.1.3 Support use of housing choice vouchers in Kenmore.

Policy H-5.1.4 Consider environmental health in neighborhoods where affordable housing exists or is anticipated, and plan for environmentally healthy neighborhoods for all residents.

IMPLEMENTATION STRATEGIES

To organize and carry out these goals, objectives and policies, as well as to prepare the City for the next Comprehensive Plan update, the City will undertake the following:

- Work with neighborhoods and historically underrepresented groups when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Continue to consider opportunities to expand locations for medium density residential housing types, such as duplexes, triplexes, cottage housing, and size-restricted houses on smaller lots.
- Adopt development standards for reduced minimum lot sizes with maximum house size restrictions, houses on small lots and consider cottage housing in some low and medium density classifications. When considering maximum house sizes for smaller houses on smaller lots, remain mindful of the needs of multigenerational and large families. Also take into account open space needs and environmental protection, as well as accessory dwelling unit standards.
- Revise the Strategy Plan as needed to achieve ~~more of~~ the Housing Element's goals, objectives, and policies.

ATTACHMENT 1

- ~~Continue to review the action steps and priorities from the Housing Strategy Plan.~~
- Implement the Housing Strategy Plan ~~in coordination with ARCH.~~
- Maintain communications with, or participation in, regional agencies and projects.
- Monitor housing needs and supply over time, especially data that ~~indicate~~evaluates progress toward meeting a proportionate share of the countywide needs for affordable housing and improved access to opportunity for Black, Indigenous, and People of Color communities.
- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved.