

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

Tuesday, February 4, 2020 @ 7:00 p.m.

**Kenmore City Hall
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 Bridgit Baker at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Planning Commission agendas are also available on our website at www.kenmorewa.gov.

- 1. CALL TO ORDER**
- 2. ELECTION OF OFFICERS**
- 3. CITIZEN COMMENTS**
- 4. APPROVAL OF MINUTES**

[September 3, 2019 Planning Commission Meeting Minutes](#)
[October 1, 2019 Planning Commission Meeting Minutes](#)
[October 22, 2019 Planning Commission Meeting Minutes](#)
[November 5, 2019 Planning Commission Meeting Minutes](#)
[December 3, 2019 Planning Commission Meeting Minutes](#)

- 5. AGENDA ITEMS**

[Planning Commission Memo](#)
[2020 Docket](#)

- 6. ADJOURNMENT**

- 7. UPCOMING MEETINGS:**
February 18, 2020 - Meeting to be canceled
March 3, 2020, 7:00 p.m.

**City of Kenmore
Planning Commission Meeting
September 3, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Carol Baker
Nathan Loutsis
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Maureen Colaizzi, Parks Project Manager
Debbie Bent, Community Development Director
Maura Query, Administrative Assistant

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

There were no minutes to approve at this meeting.

4. AGENDA ITEMS

The draft recommendations for the PROS plan were reviewed. This meeting was an opportunity for the Planning Commissioners to ask questions and provide feedback on the materials. The next steps will be to draft the recommendations in one document and provide it back to the Planning Commission.

Maureen Colaizzi presented the PROS plan draft to the Planning Commission. The 5 basic recommendations in Attachment 1 were reviewed and described. These were: 1) Improve access to parks, recreation, and open space facilities 2) Access to waterfront 3) Support active and healthy lifestyles 4) Conservation of the built and natural environment 5) Provide for a diverse range of parks, recreation and open space interests and ensure flexibility in the system to respond to changing interests over time

Attachment 3 was explained. The attachment was color coded. White rows indicated accomplished items. Grey are in progress. Blue are in the 2015 CFP but have not been started and are recommended to be in the new CFP. Yellow are new projects. City staff drafted a recommendation on priority. These recommendations show what can be done first in a short term (6 year) period. Short term projects were listed on page 20 of attachment 1. Two new projects are recommended for short term consideration: 1) Creating a master plan for Linwood Park. 2) A north-south trail utilizing swamp creek corridor. Attachment 3 also listed mid-term (7-13 years) projects and long-term (14-20+ years) projects. The items on attachment 3 that do not have a cost shown are new projects that need to have funding worked out. This list was created without constraints of considering funded projects only.

Attachment 4 was reviewed. It shows the value of the city's park facilities and speaks to the cost it takes to maintain the park system for the city's current population. There is a proposed level of service to maintain where the city is currently at for the future population. There are benchmarks for how to reach this level of service that help assess how the city is doing in providing parks and recreation for the community.

Attachment 5 showed a potential schedule for moving the PROS plan along. The schedule included opportunities for community engagement.

A 3-question survey was developed as a follow up to the statistically valid survey. It was available to anyone in the community. It allowed the city to determine if the community has new or different feedback now, or if it confirmed what was learned in the statistically valid survey. There was an open house scheduled for September 25th to allow to provide basic information regarding the goals and policies of the PROS plan and an opportunity for engagement from the community.

A clarifying question was asked regarding the proposed change worksheet's inclusion of park maintenance and dollar amounts. This worksheet only looked at major replacements or repairs, like a new roof to a building, and did not include daily maintenance. Dollar amounts cannot be assigned until after analysis and assessments regarding where the city's existing facilities are at in their life cycle. These dollar amounts, when assigned, will include estimated maintenance costs at the time of project creation.

There was a brief discussion regarding why some projects were considered long or mid-term. Project priority could change but only if there is funding to make it happen.

A question was asked regarding balancing passive vs active use with regards to the short-term projects. The city is trying hard to balance that. Water front access provides a lot of activities and working around natural landscapes has to be a consideration. It was recommended that clear communication be made regarding this at the open house.

The needs analysis was discussed. Conversations regarding the reality of land available for acquisitions were had.

There was a concern raised about any parks at risk of being maintained as a city use. Bastyr is not city owned so would be the only one to worry about. Moorlands was brought up as a shared use between the school and public, however it is city owned property, so it is not at risk.

Saint Edwards was discussed. A question was asked regarding what the plan would be if it is not approved. The city could partner with the school district on improving current school fields, but that would not address the capacity needs of the field. Acquiring more land would be another option, though perhaps unrealistic to find 4+ acres of land that could be used as a ball field.

Additional conversations were had regarding hearing a need from the community for an aquatic center or pop-up dog park. An aquatic center is not something that could happen in the short term, the city would need partners to help fund this. There does not seem to be enough interest to pursue pool options at this time. A pop-up dog park requires resources, planning, and the right location.

At the first meeting in November the city plans to come back with the draft recommendations that incorporates survey/community feedback.

A panel is being put together on Affordable Housing. A date was still being determined but would be provided once set.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:24 p.m.

Planning Commission

Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
October 1, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Carol Baker
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Lauri Anderson, Principal Planner
Jordan Woltjer, Planning Intern
Mike Stanger, ARCH
Maura Query, Administrative Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:02 p.m.

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

There were no minutes to approve at this meeting.

4. AGENDA ITEMS

This meeting was regarding Accessory Dwelling Units (ADUs). The goal was to receive direction on the remaining questions so city staff could draft recommendations for the next meeting.

Attachment 1 was discussed. There were questions and discussions around whether the city is meeting housing targets. There is a distinction between general housing targets and affordable housing targets. The city is 1000+ units over the general housing targets but has not achieved affordable housing targets. There was discussion around potentially changing the wording of general housing targets to something else. Additional information regarding where the housing numbers came from was requested. City staff agreed to provide information on them.

Owner occupancy exceptions were discussed. City staff will come back with the actual code amendments that include the language for exceptions and the Planning Commission can review. Requests were made to include provisions for a power of attorney etc. City staff said some sort of agreement with the city can be explored for inclusion in the code amendments.

Attachment 2 was reviewed. There was a suggestion to pay for specific analysis of how many lots would be affected by the different changes. City staff indicated that the city would prefer not to pay the GIS consultant for that at this time and that the specific scenario's in this meetings presentation might provide adequate information.

Attachment 3 was reviewed. City staff indicated that the choices for scenarios are limitless, so the scenarios created were considering the potential worst cases of lots in different sizes in order to define pinch points or where to put lot size constraints.

There was a discussion around each scenario presented. The themes in the discussions were regarding set-backs, the number of stories an ADU should be allowed, attached vs detached ADU, and attached units within existing footprint. There was a request for more information regarding data on the number of stories in existing ADU's to get a sense of what is common. City staff commented that there is no data on this in Kenmore but that information regarding Portland's data could be provided at the next meeting. Comments were made on building up potentially allowing for larger setbacks and possibly being more affordable to build. However, there was discomfort with considering allowing a 3 story ADU. There was interest in knowing which might be least offensive – going up, or smaller setbacks. The maximum height was discussed, considering 25-35 foot maximum. The question of unnecessarily restricting the maximum height was raised – the thought was that realistically there wouldn't be 35ft ADU's being built and it wasn't necessary to include the restriction. There was discussion around having the requirement be that the ADU is no taller than the existing structure. City staff recommends a flat height regulation (25 or 35 feet), understanding that a 'no higher than existing' regulation will require a surveyor to measure topography and height each time. Consensus was reached that the requirement could be a 35-foot maximum with no more than two stories.

Square foot limits were discussed. A tiered limit on square footage was suggested. A footprint restriction might need to be considered.

Requiring 1 parking stall for the ADU was suggested. There was a desire for 2 parking spots per primary residence and 1 parking spot per ADU to be required. There was a short discussion around the total number of unrelated people that could live on one property as it relates to parking.

City staff recommended a flat 1000 sq ft limitation on attached ADU's. There was a general consensus to implement some sort of limit on a square footage as it relates to an attached or detached ADU.

The October 15th meeting was cancelled due to the Housing Panel discussion and rescheduled for October 22nd so the first draft of the ADU code language could be reviewed. The November 5th meeting would be back to the PROS plan. The hope was to have the ADU public hearing no later than December.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:04 p.m.

Planning Commission

Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
October 22, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Suzanne Greathouse
Nathan Loutsis
Mike Mulcare
Dennis Olson

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Jordan Woltjer, Planning Intern
Maura Query, Administrative Assistant

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

- August 20, 2019 Planning Commission Meeting Minutes – Motion to approve by Mike Mulcare, second by Suzanne Greathouse. Passed 5-0.

4. AGENDA ITEMS

The draft ADU code amendments and revised scenarios were reviewed at this meeting.

The public hearing was planned for November 19 if the draft was approved this night.

The Commissioners were asked their thoughts and questions regarding the Missing Middle Housing Panel. Comments included: this is not necessarily affordable housing; slow uptake in Seattle – not solving housing issues; owner occupancy was not addressed; and relaxing on additional parking could be something to consider

although Kenmore is not as walkable as other cities. It was felt that nothing learned from the panel would affect the ADU code amendments.

ADU parking was discussed in more detail. Clarification was given regarding the number of currently-required parking spots: there are to be 2 parking stalls for a single-family dwelling with a 20 ft setback in front of the garage, so 4 parking spots generally exist.

The Commissioners expressed a desire to work with and engage the community for the hearings on the policy changes. The City notifies the public of hearings in a number of ways including a press release, e-news, ListServe email, Website posts, and social media.

The new ADU scenarios led to the conclusion that a detached ADU might not work on a lot smaller than 4500 sq ft.

Current code does not include definitions of attached and detached ADUs or pre-existing footprint, so descriptions were added to the code. It was suggested by City staff that a detached ADU be defined as a structure with the components of an ADU and separated from the main residence by 5 feet. The distance of 5 feet was determined because it is comparable to a side yard separation. The 5-foot separation will be confirmed by City staff as the correct distance for fire safety.

There was an extensive conversation regarding the owner occupancy exceptions. There was general support for the language allowing the city manager to consider exceptions. Clarification was provided that the italicized font indicates that exceptions could be considered by the city manager or his/her designee (in this case it would be the Development Services Director). There was concern about the wording regarding employment exceptions. City staff suggested updating the language to something along the lines of 'business requirements, health reasons, family'. Additional conversations were held about removing the ADU if the owner is gone. It was clarified that the structure of the ADU would not need to be demolished, instead it would be removing the components that make the unit an ADU (kitchen, etc). It was further clarified that the ADU would not need to be removed if the house sold; it would only need to be removed if the owner were to rent the main living unit to one tenant without an owner occupancy exception approved. This was to prevent a tenant from subleasing the ADU, and also prevent the owner from renting both units to separate tenants. There was clarification that regarding the exception being a one-time process; as written – it would not be something the homeowner could reapply for a continuance of. There was a brief discussion regarding the length of the exception period; one year was determined because it is meant to be a temporary timeframe. It was felt that 6 months wasn't long enough for owners who might take a sabbatical or a temporary employment out of state. There was a question about a minimum for the owner occupancy leave. There is no minimum currently. There was a request to modify the owner occupancy language to allow for the owner to rent the main living unit to a tenant and the tenant

could then allow a relative of theirs to inhabit the ADU. After much discussion it was determined that modifying this language would in effect remove the owner occupancy requirement.

The topic of definitions was revisited. Pre-existing footprint was recommended to be defined as the footprint that existed 5 years ago – this was to avoid building an attached ADU and then waiting a year or so for it to be considered as part of the pre-existing footprint, and then building a detached ADU. It was also suggested it could be defined as the footprint of a building before an existing ADU was constructed.

City staff noted that there may be minor amendments to other sections of code to ensure all sections match; an example would be related to rear yard setbacks.

The conversation came back to owner occupancy exceptions. There was a request that the section pertaining to removal of the ADU be revised to be clearer. City staff suggested revising the language to state that the unit or the components shall be removed or modified. There was also a discussion about what proof of the need for exception would be required. The wording was suggested to be changed to 'documented evidence of the need'.

The next steps were for City staff to make the slight changes to the amendments and schedule the hearing. A few slight changes might also be made to other code sections. The hearing was to be scheduled for November 19th. Lauri and a consultant would be presenting the full draft of the PROS Plan to the Commission on November 5th.

A final question was asked regarding pre-approved ADU plans. City staff commented that some jurisdictions and a building reviewer group are looking at pre-approved plans options. It was suggested to wait until after the hearing to discuss other ways to encourage ADUs – these suggestions could be forwarded to City Council when the ADU amendments are presented.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:33 p.m.

Planning Commission

Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
November 5, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Carol Baker
Suzanne Greathouse
Nathan Loutsis
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Lauri Anderson, Principal Planner
Juliet Vong, Landscape Architect, HBB Landscape Architecture
Maura Query, Administrative Assistant

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

Bethany Virgillo, Kenmore WA, spoke about how trails in Kenmore are important. She mentioned that the hills in the area, particularly around Inglemoor High School, make it difficult for kids to walk to school. She stated that a trail to the high school would be nice.

Ethan Fisher, Kenmore WA, asked for information about what the Planning Commission does. Chair Ohrenschall provided an explanation regarding how the Planning Commission is formed, what is done in the meetings, and the role of the commission in the city.

Tracy Banaszynski, Kenmore WA, spoke about salmon recovery. She stated that restoring the salmon habitat is essential. She commented that the PROS plan did include mention of natural spaces and environmental stewardship but would like to see something specific to salmon habitats included.

Timothy Virgillo, Kenmore WA, spoke about concerns for the symbiotic nature parks must have with humans. He commented that he is looking for the big picture to come together for the people who live in Kenmore, and requested a consideration for how things can grow in the community.

Katie Barr, Kenmore WA, spoke about the increased number of panhandlers in Kenmore and asked if there were plans for how this would be handled. She

commented that there has been an increase in trash and that for a teen girl it can be uncomfortable when some panhandlers become aggressive. She suggested signs stating 'no panhandling' or increasing public awareness might be some ideas for how to address this issue.

Phyllis Finley, Kenmore WA, requested that the City pay close attention to the statistically valid survey completed in Kenmore, and that it be the Planning Commission's guiding light for the PROS plan. She requested that the comments from the open house be made public.

Xander Jones, Bothell WA, spoke about affordable housing in the area and asked if the Planning Commission is trying to figure out low income housing.

Karen Prince, Kenmore WA, spoke about open spaces in parks. She asked that the city please keep them open. She commented on how open spaces are being lost and she isn't seeing as many birds in the area. She also spoke of including exercise equipment for all ages in parks. She also mentioned that Saint Edwards is something so precious and should be kept natural.

3. APPROVAL OF MINUTES

There were no minutes to approve

4. AGENDA ITEMS

City Staff spoke to the request for the comments from the open house. These comments are being typed and included as an appendix in the full PROS plan. There are also plans for determining the feasibility of connecting parks to schools.

The purpose of the meeting was to review the consolidated PROS plan and highlight what is different or changed from the previous document provided. More language pertaining to partnering for programming was added. Proposals for acquisitions were moved to the mid-term timeline. The horizon year was changed from 2025 to 2040.

Comments and questions were made by section.

The demographics used as the basis of the PROS plan were expanded in the introduction. The population projection for 2040 was based on a straight line out from the Puget Sound population projection for 2035. Questions and concerns were raised regarding this approach. It was felt that a lot is built on the population projection, so the accuracy of the projection is important.

A decision to consider Rhododendron Park a Community Park was made, even though there may be regional draw because of the boathouse. Jack Crawford Skate

Park was changed from a Neighborhood to a Community park. A comment was made that as years go by, the parks may no longer fit into these same categories as they do now.

It was asked if the PROS plan takes parks in bordering jurisdictions into consideration. Parks in bordering jurisdictions were included when considering the Walk Analysis.

The PROS plan was updated to clarify the status of recreation programming partnerships.

The Natural Resources section includes information about protecting natural resources but defers in some part to the Comprehensive Plan Natural Environment Sub-Element.

The Demand and Need Analysis section was reviewed. Questions arose regarding definitions of terms, for example, 'environmentally sustainable'. There was a desire for everyone reading the PROS plan to have the same definition for context. It was suggested by City staff to include a section in the plan that provides the thoughts behind the terminology.

The Community Interests section includes information based on the comments and results from the statistically valid survey as well as the PROS Plan open house. This section is high level, and details are to be included in an appendix.

Population growth projection was discussed again. The document will be updated to define how the number was determined.

The Geographic Distribution section has been updated to include upcoming projects in the analysis.

There was a change to the participation rates. The data on participation rates had been based on previous years; this has been updated with more current data. It doesn't change the overall need but gives more context.

The recommendations were reviewed. There was a brief conversation about the Moorlands neighborhood trail connection. City staff was looking for feedback from the Planning Commissioners on whether an off-road connection through wooded areas should be pursued, or if the connection should be handled through sidewalks planned under Walkways and Waterways. The decision was to leave the connection in the PROS plan and that it could be either an off-road or 'on' road connection.

Programming support was added as a new project. It was noted that funding would be a partnership.

Next steps were to take the feedback from this meeting and put together the appendices. The full document would be brought back to the Planning Commission for review.

November 19th would be the public hearing on ADU regulations.

December 3rd would be when the final version of the PROS Plan is presented.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:41 p.m.

Planning Commission

Approved by Planning Commission on: _____

**City of Kenmore
Planning Commission Meeting
December 3, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Chair
Carol Baker
Suzanne Greathouse
Nathan Loutsis
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Tela Whiteman, Permit Specialist

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

- Dri Ralph with Northshore School District had signed in but had not wished to speak.
- Phyllis Finley, Kenmore WA, spoke about 6 major errors in the Parks PROS plans relating to the St. Edward State Ballfields that she believed would need to be discussed by Planning Commission before presented to Council. The 6 items she listed were that the fields were not a priority for citizens; there is no data that Kenmore needs to provide athletic fields for private sports leagues; Kenmore should explore cooperation with nearby communities; swimming pools are a higher priority for Kenmore residents; the PROS plan omits data regarding current environmental uses for the existing field; and the draft plan with a is in direct conflict with the goal of conservation. She provided a document to accompany her comments and encouraged the commissioners to address these issues before presenting their recommendations to Council.
- Vicki Grayland, Kenmore WA, spoke to reiterate the comments by Ms. Finley. She encouraged the Commission and City to look at the King County Countywide Planning Policies recommendation number 3 regarding shared use of fields with school district. Ms. Grayland believes that will be a more cost-effective way to build community than the St. Edward State Ballfields project.

- April Rose, Kenmore WA, is the facilitator of Camp Roots that is run out of St. Edward's State Park. She provided examples of how children in the camp connection to nature in the grassy field and would like to see the ballfield preserved as an open space.

3. APPROVAL OF MINUTES

There were no minutes to approve.

4. AGENDA ITEMS

The Parks, Recreation and Open Space (PROS) Plan – Staff provided a background of the St. Edward State Park Ballfield's Project and explained that the project is currently under review with the City and State Parks. The ongoing process for State Environmental Policy Act (SEPA) and Environmental Impact Statement (EIS) has and will provide opportunity for comment. Commissioner Vanderlinde clarified who was the final decision maker on the project and staff explained that the City's review is solely a City decision and State Park's Commission makes the decision regarding the lease; the EIS will inform all decisions and is currently in the first scoping phase. Staff also explained the timing for the project, construction is tentatively projected in 7-12 years, pending reviews of the SEPA and EIS.

Staff brought forward the PROS plan to see if there were any questions from the Commission before it was presented to Council; staff had a minor change to the plan to only add the Twin Spring Site Master Plan instead of the entire document. There were no questions from the Commission; Commissioner Vanderlinde made a motion to approve the PROS plan as presented by Staff, with the minor edit, to bring to City Council on January 13, 2020. Commissioner Baker seconded the motion and the Commission was unanimous in favor of the motion.

Staff and Commission discussed the Joint Council and Commission meeting on January 13th; staff provided topic suggestions and different approaches to the presentation were discussed. After discussion, the Commissioners agreed that staff will send out a short list of differences in the last PROS Plan and the current version to Commissioners. Commissioners Baker, Vanderlinde, Loutsis, Mulcare and Chair Ohrenschall will all be in attendance at the January Council Meeting and each will discuss a separate item of the plan.

Accessory Dwelling Units (ADU) – The recommendation regarding the ADU zoning code amendments also is scheduled for the Joint Council and Commission Meeting on January 13, 2020. Staff and Commission discussed the presentation and highlighting specific changes: simplifying calculations for detached ADUs, owner occupancy requirements, and the difference between affordability and flexibility for

homeowners. The next step will be the presentation with Council, Council discussion and potential changes, then adoption (probably over several Council Meetings).

Council is anticipating a review of the 2020 Planning Commission Docket early next year. Tentatively the next meeting after January 13th would be to discuss the docket and schedule for next year.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:03 p.m.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: January 28, 2020
To: Planning Commission
From: Debbie Bent, Community Development Director *DB*
Lauri Anderson, Principal Planner *WAB*
Regarding: 2020 Docket

Attached for your review is the information provided to the City Council as background for the 2020 docket discussion. The Council approved the docket, as recommended, on January 27.

The Council has assigned four projects to the Planning Commission:

- Parks Element of the Comprehensive Plan (a follow-up to the PROS Plan).
- Housing Strategy Plan
 - Flexible re-use of tax-exempt or publicly-owned sites for affordable housing (Strategy A.1.b), including consideration of private requests to develop affordable housing projects; and
 - Flexibility in single family neighborhoods for small scale housing--e.g., "Missing Middle" housing such as cottages and duplexes (Strategy A.1.c).
- Capital Facilities Element of the Comprehensive Plan (particularly related to parks).
- Economic Development Strategy
 - Incentives for office development (if time allows).

Staff anticipates bringing forward these projects in this order, beginning with the update to the Parks Element on March 3.

At your meeting on February 4, staff will provide an overview of each of the projects.

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5.

Threshold criteria for inclusion on the annual docket are established in KMC19.20.080. The criteria are:

1. The City has the resources, including staff and budget, necessary to review the proposal; and
2. It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made; and
3. The proposal would correct an inconsistency within or make a clarification to a provision of the comprehensive plan; or
4. All of the following:
 - a. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the comprehensive plan; and
 - b. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later subarea plan review or plan amendment process.

Once the City Council sets the 2020 annual docket work program, the Planning Commission would spend the year reviewing and discussing the proposed docket amendments before making their recommendations to the City Council.

FISCAL CONSIDERATION: None at this time.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: City Council Goal 3: “Increase and preserve the options for affordable housing stock.” City Council Goal 7: “Implement the Economic Development Plan...” City Council Goal 8: “Continue to implement a Parks Improvement Plan.”

The docket is based on the adopted 2019-2020 Council goals and adopted 2019-2020 budget. At the January 2020 Council retreat, Council assessed goals including the addition of a new goal #3 related to climate and environmental sustainability. Council discussion at the retreat included consideration of implementing a city climate action plan. As part of the 2021-2022 biennial budget discussions, staff will prepare information assessing what actions the City has undertaken or is currently undertaking related to environmental sustainability and a strategy for furthering a climate action plan. An assessment of resources to implement the new goal will also be provided.

Attachment 1

Staff Analysis and Recommendations for 2020 Docket

	2019 Docket Item	Source	Recommendation	Analysis
1.	Housing Strategy Plan: Affordable Housing on Non-profit, publicly-owned properties	2016 Housing Strategy Plan, Tier 1 strategy	Add to 2020 docket	Meets docket criteria: • <i>The City has the resources, including staff and budget, necessary to review the proposal.</i> Staff is prepared to handle this project with assistance from ARCH. • <i>It has been more than two years since the proposed amendment was considered.</i> This strategy has not previously been considered. • <i>This proposal has strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.</i> This proposal would encourage development of affordable housing consistent with City Council goals. The Housing Strategy Plan is an implementation measure of the Comprehensive Plan. Comprehensive Plan Policy H-3.2.1 states, "Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing... Consider the following roles for the City's active participation: a. Whenever possible, integrate affordable housing plans into proposals for development of publicly-owned properties..." • <i>The public interest would best be served by considering the proposal in the current year.</i> This project could impact projects currently under consideration, including Sound Transit's potential transit-oriented development (TOD) at the Park and Ride.
2.	Housing Strategy Plan: "Missing Middle" housing	2016 Housing Strategy Plan, Tier 1 strategy	Add to 2020 docket	Meets docket criteria: • <i>The City has the resources, including staff and budget, necessary to review the proposal.</i> Staff is prepared to handle this project with assistance from ARCH. • <i>It has been more than two years since the proposed amendment was considered.</i> This strategy has not previously been considered. • <i>This proposal has strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.</i> This proposal would encourage development of affordable housing consistent with City Council goals. The Housing Strategy Plan is an implementation measure of the Comprehensive

Attachment 1

				Plan. Comprehensive Plan Policy H-1.2.7 states, “Encourage cluster residential development along with open space, consistent with the Land Use Element.” Policy H-1.3.2 states, “Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations...” • <i>The public interest would best be served by considering the proposal in the current year.</i> This project could help address the region’s housing affordability crisis.
3.	Parks, Recreation and Open Space (PROS) Element of the Comprehensive Plan	City-initiated	Add to 2020 docket	Meets docket criteria: • <i>The City has the resources, including staff and budget, necessary to review the proposal.</i> Staff currently is working on the Parks, Recreation and Open Space (PROS) Plan that provides background for updating the Comprehensive Plan Element. • <i>It has been more than two years since the proposed amendment was considered.</i> The last Parks Element update was completed in 2013. • <i>This proposal has strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.</i> Park planning meets City Council Goal 6, “To continue to implement a Parks Improvement Plan.” Comprehensive Plan Objective P-6.3 states, “Maintain and update the City Parks, Recreation and Open Space Plan...” • <i>The public interest would best be served by considering the proposal in the current year.</i> Given the recent update of the PROS Plan and the upcoming Comprehensive Plan review deadline in 2023, it makes sense to consider the Parks Element of the Comprehensive Plan this year. The updated Element will then be a component of the 2023 update.
4.	Economic Development Strategy: Office development incentives	2019 Economic Development Strategy	Add to 2020 docket	Meets docket criteria: • <i>The City has the resources, including staff and budget, necessary to review the proposal.</i> Staff is prepared to handle this project following recommendations from a consultant (SkipStone) hired to consider this issue. • <i>It has been more than two years since the proposed amendment was considered.</i> While individual commercial zoning districts have been reviewed over the past several years, the issue of specific incentives to office development has not.

Attachment 1

				• <i>This proposal has strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.</i> Increasing office development in Kenmore is an important goal of the Economic Development Strategy, City Council Goal 7. Comprehensive Plan Policy LU-25.2.4 states, “Use zoning, strategic infrastructure investment, and public facilities to stimulate business revitalization, retention, and creation.” Policy LU-25.5.2 states, “Use zoning and infrastructure incentives to achieve redevelopment and infill in the Downtown.” An implementation strategy is, “Supporting the development of office space...” • <i>The public interest would best be served by considering the proposal in the current year.</i> This project would build on work already underway by a consultant hired by the City Manager’s office. The goal would be to implement land use recommendations related to office development as recommended by the consultant.
5.	Mohajer-Jasbi et al Private Docket Request	Private applicant	Consider one aspect of the request as part of Docket Project #1, above	Partially meets docket criteria: • <i>The City has the resources, including staff and budget, necessary to review the proposal.</i> Given other priorities, staff does not recommend taking on the site-specific rezone request from the applicant. However, consideration could be given to the process for reviewing private requests to build affordable senior housing as part of Project #1, above. • <i>It has been more than two years since the proposed amendment was considered.</i> It has been more than 2 years since zoning on this property was considered. During review of the Land Use Element in 2021 (in preparation for the 2023 Comprehensive Plan update), it would be appropriate for the City to consider all residential densities as they relate to the population target the City must plan for. • <i>This proposal has strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.</i> Increasing affordable senior housing in Kenmore would serve the public interest. Comprehensive Plan Policy H-2.1.3 states, “Support housing options and services that enable seniors to stay in their homes or neighborhoods.” However, considering a rezone for a single parcel to a higher residential density than in any other City location at this time may raise concerns. Comprehensive

Attachment 1

				Plan Policy LU-2.6.3 states, “Locate zoning districts and prepare development regulations that result in gradual transitions between different building intensities.” Too, approval of the proposed density change would not commit the proponent to developing affordable senior housing. Consideration of a special review process to consider private proposals for affordable housing could be included as part of Docket Project #1, above. • <i>The public interest would best be served by considering the proposal in the current year.</i> Consideration of residential densities is a very important part of the Land Use Element review that will occur in the next couple of years (Comprehensive Plan update is due in 2023). This private request would fit well with review of multifamily densities that may be needed as the City receives new residential targets.
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901	CITY OF KENMORE, WA	
	Comprehensive Plan & Development Regulation Amendment Application	
18120 68 th Ave NE, Kenmore, WA 98028 425-398-8900 www.kenmorewa.gov		

2020 Docket Application		Application Deadline December 2, 2019 4:30 PM RECEIVED NOV 26 2019 CITY OF KENMORE Stamp Received	
Amendments (Fee \$200):			
Comprehensive Plan Section to be Amended	Comprehensive Plan Map		
Development Regulation Section to be Amended	Zoning Map		
Site Specific Comprehensive Plan Amendment Information	Rezone from R24 to R48, increases base density from 18 to 36. With inclusion of 18 additional RDU Units, parcel potentially adds 54 housing units. Anticipated to add about 54 to 69 residents. For details see ADDITIONAL DOCUMENTS section of the ATTACHMENT TO FORM-902 .		
Applicant:		MOHAJER-JASBI, et.al.	
Address:		PO BOX 82659	
e-mail address:		mmjasbi@gmail.com	
Contact Person:		MAJID MOHAJER-JASBI	
Address:		PO BOX 82659	
e-mail address:		mmjasbi@gmail.com	
Property Owner: (for site specific comprehensive plan amendments only)			
Address:		PO BOX 82659	
e-mail address:		City, St, Zip: KENMORE, WA 98028	
Property Address:		18703 68 th AVE NE KENMORE, WA 98028	
Property Size:		33110 SF, 0.76 ACRE [215' X 154']	
Adjacent Land Uses:		Residential Multi Family (North), Duplex (East) Apartments & Commercial Mini Storage Across	
Existing Comprehensive plan designation:		Residential Multifamily	
Existing Zoning Designation:		R24	
Parcel Number(s):		0226049026	
Existing Use(s) on site:		Duplex	
Proposed Comprehensive Plan Designation:		Residential MF	
Proposed Zoning Designation:		R48	
I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge. I have read the application in its entirety and understand that my submittal will be reviewed for completeness and if found to be complete will be processed in accordance with KMC Title 19.			
Signature:		Date: 11/21/19	
Signature:		Date:	

902	CITY OF KENMORE, WA COMPREHENSIVE PLAN & DEVELOPMENT REGULATION AMENDMENT CHECKLIST	
18120 68 th Ave NE, Kenmore, WA 98028 425-398-8900 www.kenmorewa.gov		

Staff Use Area	Contact Name: _____ Amendments _____ Requested: _____	RECEIVED NOV 26 2019 CITY OF KENMORE Date Stamp
1	A Docket Application needs to be completed and submitted with this checklist. This checklist identifies the minimum requirements and number of copies the applicant must submit for the City of Kenmore to accept the application. Unless one or more of the submittal requirements outlined in KMC 19.20.070 is waived by the Director of Community Development, an application that does not contain all of the submittal requirements so enumerated by December 2, 2019 by 4:30 PM shall be considered incomplete and ineligible for consideration in the annual amendment cycle. Applicant, please check each box under the applicant heading on this checklist to confirm items included in your submittal. If you think an item is not applicable, you must contact the Community Development Department, prior to your intake, to have the item(s) initialed as not required. Please submit the number of copies of each item requested below.	
	Appl. Staff	SUBMITTAL REQUIREMENTS
2	☒ ☐	Amendment Application Form 3
3	☒ ☐	Narrative clearly stating the proposal and what the amendment is attempting to accomplish 3 See Page-1 of ATTACHMENT TO FORM 902
4	☒ ☐	Narrative indicating how the proposed amendment meets the criteria outlines in KMC 19.20.080 and 19.20.090 3 See Page-1 of ATTACHMENT TO FORM 902
5	☒ ☐	Additional Documents 3 ▪ Photographs, sections, petitions, letters of support which may explain your request, sketches etc. that may support your application. See Pages-2 to 26 of ATTACHMENT TO FORM 902 (Additional Documents & Attachments)
6	☒ ☐	Pre-Screening / Threshold Review Fee \$200.00 1 time ▪ Applicants whose amendment proposals are approved by the City Council pursuant to KMC 19.20.060(D) shall pay a fee of \$400.00 to cover the cost of processing, review and analysis of their amendment proposal
	Appl. Staff	ADDITIONAL SUBMITTAL REQUIREMENTS (SITE SPECIFIC)
7	☒ ☐	Legal Description See Page 3 Item-12 of ATTACHMENT TO FORM 902 3
8	☒ ☐	Vicinity Map See Attachment-03 on Page 21 of ATTACHMENT TO FORM 902 3
9	☐ ☐	Address labels of property owners within 1000 feet of the subject property will be required if application is accepted for review in 2020 3

Form 902

Item#3

Parcel is a corner lot nestled in the existing mix of disparate developments, which include residential multifamily apartments, ministorage and some duplexes. The proposal is to change the Zoning of the Subject Parcel (#0226049026) from R24 to R48. Increased residential density provides for an economically viable Multifamily Project, targeted to seniors.

Form 902

Item#4

The existing comprehensive plan and zoning designation for **the immediate area of and this parcel** has not been changed since the mid 90s. This is a new proposed amendment and has not been considered before [\(19.20.080 B\)](#). The City has an active planning department and dedicated staff that have accomplished much since its inception, to review this proposal [\(19.20.080 A\)](#). The proposed amendment potentially serves the public interest by providing additional housing serving the aging population, as well as potentially bringing new employment to the City serving that population, which will also increase the tax base; all of which are elements for public benefit consistent with and supporting the goals and policies of the comprehensive plan [\(19.20.080 D1\)](#). Based on the history of the booming economy of our metro area, and escalating construction costs, any delay negatively affects the economic viability of this proposal in serving this population segment [\(19.20.080 D2\)](#).

The addition of new housing and potential for creation of new employment in the City of Kenmore, which this proposed amendment provides, is consistent with the Growth Management Act and the countywide planning policies, where City of Kenmore in the Vision 2040 is identified as a **“larger city”** [\(19.20.090 A-1\)](#). This potential development advances the current land use of the subarea towards the objectives of the comprehensive plan, is beneficial to the City as a whole, and improves public welfare and safety [\(19.20.090 A-3\)](#).

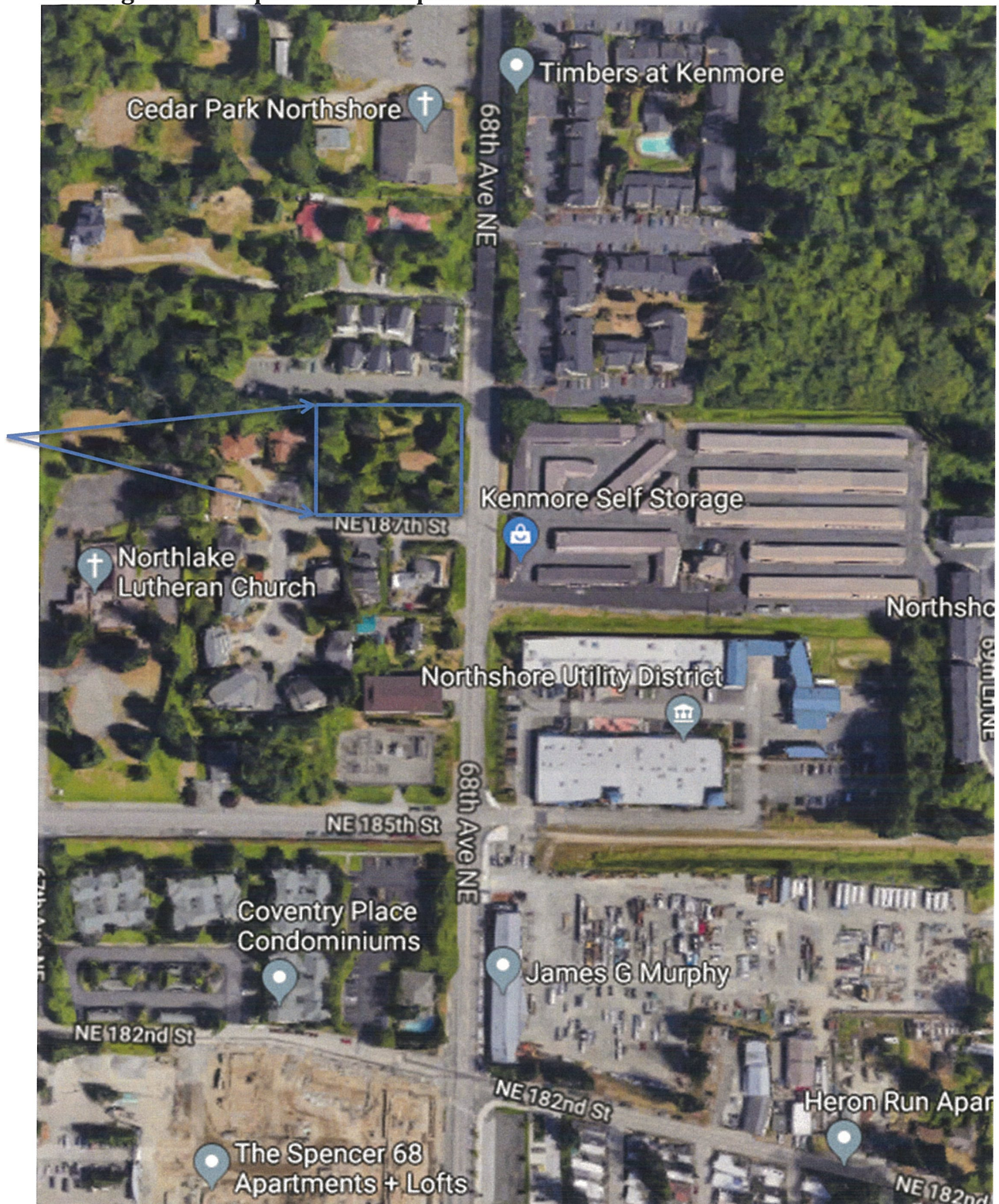
This site specific proposed amendment, as stated above also is consistent with, and meets the policy objectives and goals criteria of Growth Management Act, Comprehensive Plan & Countywide Planning & Policies [\(19.20.090 B-1\)](#). The subject property is suitable for development in conformance with the multifamily residential classification being proposed [\(19.20.090 B-2\)](#). Its land mass and unique characteristics and its proximity to the downtown core, makes it an ideal candidate for the proposed use. The subarea in the vicinity is a mix of disparate developments of apartments, mini warehouse, public utility, electric substation, vacant land, and some duplexes, including a Church further up the street, all within less than 330 feet distance from subject property. (See Page 1-1). This proposed development is more compatible with the residential multifamily characteristics of the immediate neighborhood [\(19.20.090 B-3&4\)](#) and a desirable addition to the overall mix and variety of existing uses, driving toward fulfilling the goals of the growth management act and the comprehensive plan, which guide the development in our city. The sample conceptual development proposals provided in the attached documents attempt to demonstrate that the proposed amendment can meet the zoning map decision criteria of KMC 19.30.210 and 19.30.220 / Title-18. [\(19.20.090 B-5\)](#)

Form 902

Item#5 / Additional Documents

The following information prepared in the format of FORM-212 SEPA Checklist further elucidates the value and impact of the Proposed Zoning change from R24 to R48.

Existing Mix of Disparate Developments



1-1

ADDITIONAL DOCUMENTS

A. BACKGROUND

1) Name of proposed project:

“XYZ” MULTI-DWELLING FACILITY

2) Name of applicant:

MAJID MOHAJER-JASBI

3) Address and phone number of applicant and contact person:

Majid Mohajer-Jasbi
PO BOX 82659
KENMORE, WA 98028
206-478-9119

4) Date checklist prepared:

AUGUST 05, 2019

5) Agency requesting checklist:

CITY OF KENMORE

6) Proposed timing or schedule:

Proposal is submitted to meet the required annual regulatory time window of the Comprehensive Amendment Process in 2019 – for completion in year 2020

7) Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

YES. Subject to favorable market and financing conditions – develop and establish a Multifamily Housing Project targeted to seniors.

8) List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Parcel is NOT in an Environmentally Sensitive Area and has no known environmental issue. See Attachment-01 (on Page-19) King County Development Conditions Report.

9) Do you know whether applications are pending for governmental approvals off other proposals directly affecting the property covered by your proposal? If yes, explain.

None known at this time.

10) List any government approvals or permits that will be needed for your proposal, if known.

Requires a Comprehensive Plan Amendment and Zoning Change Approval.
If approved, requires going thru the planning and permit process for development and construction.

11) Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The proposed uses is best viewed in light of its comparison to current uses

Proposal applies for Rezone of Subject Parcel from R24 designation to R48.

Subject Parcel is a 215' by 154' corner lot - 33,110 square feet.

- **Current** Zoning Designation R24
 - Base Density of 18-Units
 - Maximum Density of 27, with 9-Residential Density Incentive (RDI) Bonus Units
 - **Option-1:** 27-Unit multi-dwelling housing, with dedicated units for Low- & Middle-Income occupants
 - **Option-2:** 27-Unit Senior Housing Facility with Amenities, where, at least 9 units must be 600 square feet or less in size
- **Proposed** Zoning Designation R48
 - Base Density of 36-Units
 - Maximum Density of 54, with 18-Residential Density Incentive (RDI) Bonus Units
 - **Option-of-Interest Proposal:** 54-Unit Senior Housing Apartment with Amenities, where, at least 18 units must be 600 square feet or less in size, to gain the 18 additional Bonus Units.

Economic viability and units' affordability of the envisaged project as a Senior Housing Development necessitates a higher density. To this end, the proposed rezone request allows scaling the project to a maximum of 54 units.

For Details See:

<i>Attachment-02 (on Page-20)</i>	<i>Boundary & Topography,</i>
<i>Attachment-03 (on Page-21)</i>	<i>Vicinity Map</i>
<i>Attachment-04-27a (on Page-22)</i>	<i>R24Based, Conceptual Plan First Floor</i>
<i>Attachment-04-27b (on Page-23)</i>	<i>R24Based Conceptual Plan 2nd, 3rd, 4th Floors</i>
<i>Attachment-05-54a (on Page-24)</i>	<i>R48Based, Conceptual Plan First Floor</i>
<i>Attachment-05-54b (on Page-25)</i>	<i>R48Based Conceptual Plan 2nd, 3rd, 4th Floors</i>

12) Location of the proposal:

Subject Parcel: (NW) corner lot located at intersection of 68th Ave NE & NE 187 St.
Address: 18703 – 68th Ave NE. 98028
Legal Description: W 215 FT OF E 245 FT OF N 154 FT OF S 658 FT OF SE 1/4 OF SE ¼

B. ENVIRONMENTAL ELEMENTS

1) Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____

Site's slope is moderately rolling from it's lowest point (SE corner at the intersection of NE 187th and 68th Ave NE) toward it's highest point (NW corner), upward in both directions along the NE 187th street and 68th Ave NE. The southern and eastern boundaries have more gentle slopes than the northern and western boundaries. See iMap image, Attachment-02 (Page 20).

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope of the site is close to the northwest corner of the lot, where the average slope of the last 45 feet stretch is approximately 24%. This portion of the site may most likely be kept as open space and "recreation" area with minimal to no soil disturbance. See Attachment-02 (Page 20)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

If approved, any necessary soil study will be submitted along with geo-tech report. It is reasonable to assume the soil type is similar to the Northlake Grove Apartment Site abutting on the north boundary of the parcel, with the exception that visual inspection and walking the parcel shows no sign of any wetland on this site. Roughly 75+% area of the lot, mostly on its northerly and west side is open space with no trees.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, not in the immediate vicinity.

To the north of the subject parcel is the parking lot of the Northlake Grove 24-unit apartment complex built back in 1999. County records indicate the western-most portion of the parcel of this apartment and another parcel to the south and west of it are in Hazard area. However, the Hazard areas of these parcels are situated at least 55 feet due west of the northwest corner of the subject parcel. Other than this, applicant knows of no other soil issue in the vicinity. See Attachment-01 (Page 19).

- e. Describe the purpose, type, total area, and approximate quantities and total affected area off any filling, excavation, and grading proposed. Indicate source of fill.**

At a general high level conceptual consideration, excavation and earth movement will be kept to a minimum by situating the building structure on the southern portion of the parcel with it's walk-in entry access facing the NE 187th street boundary, and the parking area on the northern portion at an elevated level relative to the building, with it's ingress egress from eastern boundary off of 68th Ave as it is presently. By situating the building structure as such, and using most if not all of the earth movements from the southwest section of the site as fill for the southeast section of the site, eliminates the need for new fill and minimizes export of any fill off the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

As described in item (a) and (b) above, this site is moderately sloped upward from southeast corner of the parcel toward the northwest corner, with its steepest slope occurring in the last 45 feet stretch of the parcel. Site has the potential for erosion as a result of clearing and construction, if soil is left exposed during heavy or lengthy rain occurrence during construction. The northwest portion of the site may most likely be kept as open space and "recreation" area with minimal to no soil disturbance. Also, appropriate measures, whether temporary (during the clearing and construction), and/or permanent (for after completion) will be incorporated into the clearing and building plans to address this potentiality and safeguard against such event.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Building structure footprint and its adjacent open parking space may potentially result in 72% to 80% covered impervious area, while the code allows up to 85%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Appropriate measures to reduce or control possible erosion will be incorporated into the clearing and building plans.

Such as:

- Limiting vegetation removal to the extent possible, particularly at the northwest corner section of the site, or replanting.
- Use of straw rolls, silt fence, etc. during clearing, construction
- Permanent retaining walls where necessary at possible cuts on the northern and western boundaries, as well as cut separating the parking area from the building structure.

2) Air

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None, at this stage of rezone process.

At the time of future development, emission during the clearing, hauling, and construction, etc., except for the scale of project, will be no different than the type released during the present construction activity in downtown, approximately 1200 feet south of the subject parcel. Approximate quantities to be assessed at time of development.

After completion of the development, no extraordinary emissions will result from the operation and maintenance of a housing facility.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so generally describe.**

N/A. Applicant knows of no known source of off-site emissions or odor affecting the proposal.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

N/A.

3) Water

- a. **Surface Water:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

N/A. None on site or in the immediate vicinity.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

N/A

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetland and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None, at this stage of rezone process.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes?

N/A

2) Describe waste material that will be discharged into ground from septic tanks or other sources, if any.

N/A

c. Water runoff (including storm-water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, at this stage of rezone process.

Rain and Surface water will be collected in catch basins and thru gutter and downspout and drainage tied into retention tank with tie-down before releasing to storm water system service.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. However if by waste we include pollution or discharge from normal day to day use of transportation to and from the site, its management will be addressed thru the development drainage plan.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Not that is known at this time. Like any new development, with the increase in impervious area from present level to the estimated level of 72% to 80% of the site, there is likelihood for change in drainage pattern to be addressed at the time of development.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage patterns impacts, if any:

N/A. Drainage plan of any future development will address proposed measures.

4) Plants

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☐ **pasture**

☐ **orchards, vineyards or other permanent crops**

☐ **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**

☐ **water plants: water lilly, eelgrass, milfoil, other**

☒ **other types of vegetation (BERRY BUSHES)**

b. What kind and amount of vegetation will be removed or altered?

None at this stage of rezone process.

Whereas the estimated impervious area at the time of future development is estimated to be 72% to 80%, most vegetation except for the limited area to the northwest corner of the parcel need to be removed and area cleared.

The following counts are approximate quantities and no specific variety is identified:

- Line of 10 clumps of Poplar tree shoots grown from old tree stumps along the north boundary. The stumps are from early 2000's cutting of the original trees with damaged root system due to 1998-1999 parking construction activity of the adjacent parcel.
- four Birch trees in various locations
- along and close to western boundary three Evergreens and clump of Cedar trees.
- middle to south of parcel in various locations an Apple tree, Cedar, Sequoias, and other Evergreens.
- east and southeast a couple of Plumb trees, couple of Evergreens and a Birch tree
- south of the house middle of the yard, line of 5 Thuja Emerald trees
- north by the house, a couple of ornamental trees

- c. **List threatened and engendered species known to be on or near the site.**

None.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

None at this stage. Will address at time of actual development.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

N/A.

King County iMap layer does not show any Noxious weeds at the site or vicinity.
Applicant does not have the knowhow to identify invasive plants at this time.

5) Animals

- a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

- birds: hawk, heron, eagle, songbirds, other
- mammals: deer, bear, elk, beaver, other
- fish: bass, salmon, trout, herring, shellfish, other _____

None.

- b. **List any threatened and endangered species known to be on or near the site.**

None

- c. **Is the site part of a migration route? If so, explain**

Do not know.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

N/A.

- e. **List any invasive animal species known to be on or near the site.**

N/A

6) Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

N/A at this stage

When developed, primary source of energy will be electric and gas – also exploring solar in the mix will be an option.

b. Would your project affect the potential use of solar energy by adjacent properties?

Most area along the 68th Ave corridor and vicinity of this parcel is forested with tall trees. Any future proposal for development bound by code restricted height limit will be no more limiting factor affecting the potential use of solar by adjacent properties than the existing tall trees.

c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A at this stage.

7) Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None, that is known to applicant.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Present source of heating is an underground oil tank with its fuel line connected to the house.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

4) Describe special emergency services that might be required.

N/A, at this stage of rezone process.

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

1) What types of noise exists in the area which may affect your project (for example: traffic, equipment, operation, other)?

Ordinary noise from traffic going thru 68th Ave NE, as a Neighborhood Connection Road, which is of no consequence.

2) What type and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In light of the potential traffic noise related to Kenmore Vision 2040 growth, the long-term noise and traffic generated by potential new development at this site is minimal to inconsequential.

3) Proposed measures to reduce or control impacts, if any:

N/A

8) Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is currently used as a duplex.

On the north side is "Northlake Grove" Apartments-(subsidized) with 24 units in 8, 3 story buildings consisting of (2-4BdRm, 5-1BdRm, 3-3BdRm, and 14-2BdRm Townhouse Units)

On the West side there is a side-by-side Duplex, one of 11 Duplexes and one Single Family home of the adjacent cul-de-sac, accessed from NE 187 Street, on the south boundary of this site.

Across from this site on the east side of the 68th Ave is a mini-storage, to the **north of which** is The TIMBERS AT KENMORE Apartments with 163 units in 12, 3-story buildings, and to the south of which is the Northshore Utility District's complex.

The proposal should not affect the current land uses of the nearby or adjacent properties beyond bringing more residents to the neighborhood.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access the application of pesticides, tilling, and harvesting? If so, how

N/A

c. Describe any structures on the site.

Presently there is a two story, 1820 square feet duplex with an attached garage on site.

d. Will any structures be demolished? If so, what?

Not at this stage of rezone process.
Yes, when developed. The entire building and its attached garage will be demolished.

e. What is the current zoning classification of the site?

R24

f. What is the current comprehensive plan classification of the site?

R24

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? if so, specify.

NO

i. Approximately how many people would reside or work in the completed project?

When fully developed, under R48 designation about 54 to 69 people will reside depending on unit occupancy, and potentially about 10 or 11 full time equivalent workers, work at the site

j. Approximately how many people would the completed project displace?

2 or 3, which is outweighed by the considerable number of housing units created. The present 1 and 2 bedroom units accommodate 3 residents.

k. Proposed measures to avoid or reduce displacement impact, if any:

Present occupying tenants will be given considerable advance notice to relocate to ensure minimal disruption.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed future development will follow the letter of the regulatory requirements of the land use code to ensure compatibility.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9) Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Based on the proposed R48 zoning designation approximately 54 Market Rate units.

b. Approximately how many units, if any, will be eliminated? Indicate whether, high, middle, or low-income housing.

Two units will be eliminated. Units are rented at market rate, and applicant has no way of knowing its attribution as to high, middle or low-income.

c. Proposed measures to reduce or control housing impacts, if any:

Net housing impact is increase of approximately 52 units of housing stock in Kenmore, serving senior demographic. $[52 = 54 - 2]$.

10) Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Potential minimum height from average base elevation of the site, not including antennas, will be 42 feet but not to exceed the code allowed 60 feet height. Principal exterior building material(s) is not known at this time.

b. What views in the vicinity would be altered or obstructed?

The present view of tall trees will be changed to view of aesthetically pleasing building, which is much shorter in height than the existing trees. As depicted in ***Attachment-04 & Attachment-05***, (Pages 22, 23, 24, 25) under either R24 or Proposed R48 Zonings the building footprint and expected height of the presented potential conceptual plans are the same. The building envelope of both conceptual plans from the "view" perspective of surrounding parcels is also the same. Also since the northern half of the parcel is used for parking, the conceptual plans, leave the east-&-west directional view of the northern half of the parcel practically unobstructed. Therefore, scaling of the proposed project should not be an imposing element.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Proposed future development will follow the letter of the regulatory requirements of the Kenmore Building Standards and ensure it aesthetically fits and/or improve the character of the neighborhood.

11) Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measure to reduce or control light and glare impacts if any:

N/A

12) Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

- Wallace Swamp Creek Park is 1850 feet to the north of the site.
- The Hangar at Town Square 1600 feet to the south

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Per Code requirement a total of 45 square feet per unit or 2430 SF area of the open space in the northwest corner of the site could be designated as on site recreation area.

13) Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or bear the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

NO.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NO.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14) Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is a corner lot and presently has two driveway access points onto 68th Ave NE and is situated about 2000 feet north of Bothell Highway (522). Access regulations allow the proposal to continue vehicular access from 68th Ave. See Attachment-0427a & Attachment-0554a (Pages 22 & 24).

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. Approximate distance to the nearest transit stop is 1650 feet to the south at NE 181st Street and shy of 2000 feet on Bothell Highway (522)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Add at least 34, or more per code requirements and eliminate 2

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The approved City of Kenmore "68 AVENUE PROJECT" addresses the necessary required improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non passenger vehicles). What data or transportation models were used to make these estimates?

Necessary Transportation Analysis will be provided at the time of actual development as needed. At this stage, it may suffice to address the question of “vehicular trip generation” and “peak volumes” in light of the **relative intensity** of these “measures” or “indicators” under the two alternative zoning designations of R24 and R48 for various development options/scenarios. Throughout the discussion advanced below we are reminded that the size of the site and other code requirements such as setback, height limitations, parking, impervious area, etc. are at play to ensure development that is Comprehensive Plan and Code compliant.

Current Zoning Designation R24:

Under this **AS IS** designation, site may be developed as:

- a. 18 Townhomes
- b. **27-Unit Multifamily Dwellings, which includes 9 additional “income driven” RDI Bonus Units**
- c. 27-Unit Senior Housing with amenities, which includes 9 additional “600 SF-or-less-driven” RDI Bonus Units.

Proposed Zoning Designation R48:

Under this **PROPOSED** designation, given land size, economic analysis, zoning code requirements, etc., this site may **ONLY** be developed as **OPTION(i)** defined below:

- d. 18 Townhomes - NOT possible unless downzoned
- e. 24 Townhomes? – at minimum density (65% of Base Density $0.65 \times 36 = 24$) NOT possible, land size and required setbacks are limiting factors
- f. 24-Unit Multifamily Dwellings (at minimum density) - market rate - even though possible may NOT be economical - land size, setbacks and parking requirements are limiting factors
- g. Above-24-to-36-Unit Multifamily Dwellings (up to base density of 36), at market rate - NOT possible – land size, setbacks and specially parking requirements are limiting factors.
- h. Above-36-to-54-Unit Multifamily Dwellings, which includes up-to18 additional “income-driven” RDI Bonus Units – NOT possible - land size, setbacks and specially parking requirements are limiting factors.
- i. **54-Unit Senior Housing with amenities, which includes 18 additional “600 SF-or-less-driven” RDI Bonus Units.**

“Vehicular trip generation” and “peak volumes” of the Senior Housing occupancy in scenarios/options (c) and (i), are categorically *different* from *and* with all likelihood significantly *lower* than the population/demographic group(s) occupancy under other developmental scenarios/options. The target population under scenarios (c) and (i) are older, their activities are more confined to their place of residence, their trips for extended family and friends’ visits to and from the site, and other off-site trips, are most likely during off-peak hours, while population and demographics under other scenarios, are much younger, include families with children, young mobile professionals, where more of their activities (work/life/family/school/shopping/other) are externally and off-site oriented, with relatively more peak-hours than off-peak hours of the Senior group..

The following analysis demonstrates, that Development Option (i) occupants under R48 generate less number of trips than the (b) occupants under R24, the existing zoning designation.

Average Family Size in Kenmore is 3.1. (See *Attachment-06*)(Page 26). Under scenario (b), total occupants on the average amount to 84 (27Units X 3.1=83.7) people. As noted in *Land Use item 8-(i)* above (Page -13), depending on occupancy mix, the maximum number of people residing at the facility at “full occupancy”, is between 54 to 69. Even at the maximum upper limit occupancy level of 69, (i) will on average have 15 occupants less than (b) over time. Occupants, that **each one** on the average, as discussed above, generate lesser total and peak hour trips than occupants of (b). Therefore both in the aggregate [comparing 54 or 69 to 84 occupants] and at the margin [15 extra people], choice of *Senior Housing under Proposed Zoning R48* is projected to generate less demand on the system than choice of Multifamily Dwelling under the present zoning of R24. Some of this lower trip generation advantage is offset by the trip generation of the 10 or 11 employees who will be potentially working at the site attending to the needs of the seniors. Yet, the net effect is expected to be in favor of the Proposed R48 Zoning.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:**

See discussion advanced in item (f) above.

15) Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Yes.

More number of people living in Kenmore, i.e. 69 at full occupancy, versus the current occupancy of 3 people at the site presently used as Duplex, increases the need for such public services, excluding schools and public transit.

b. Proposed measures to reduce or control direct impacts on public service, if any.

A well managed, operation with a well secured, facility should minimize the incremental impacts on the need for such services.

16) Utilities

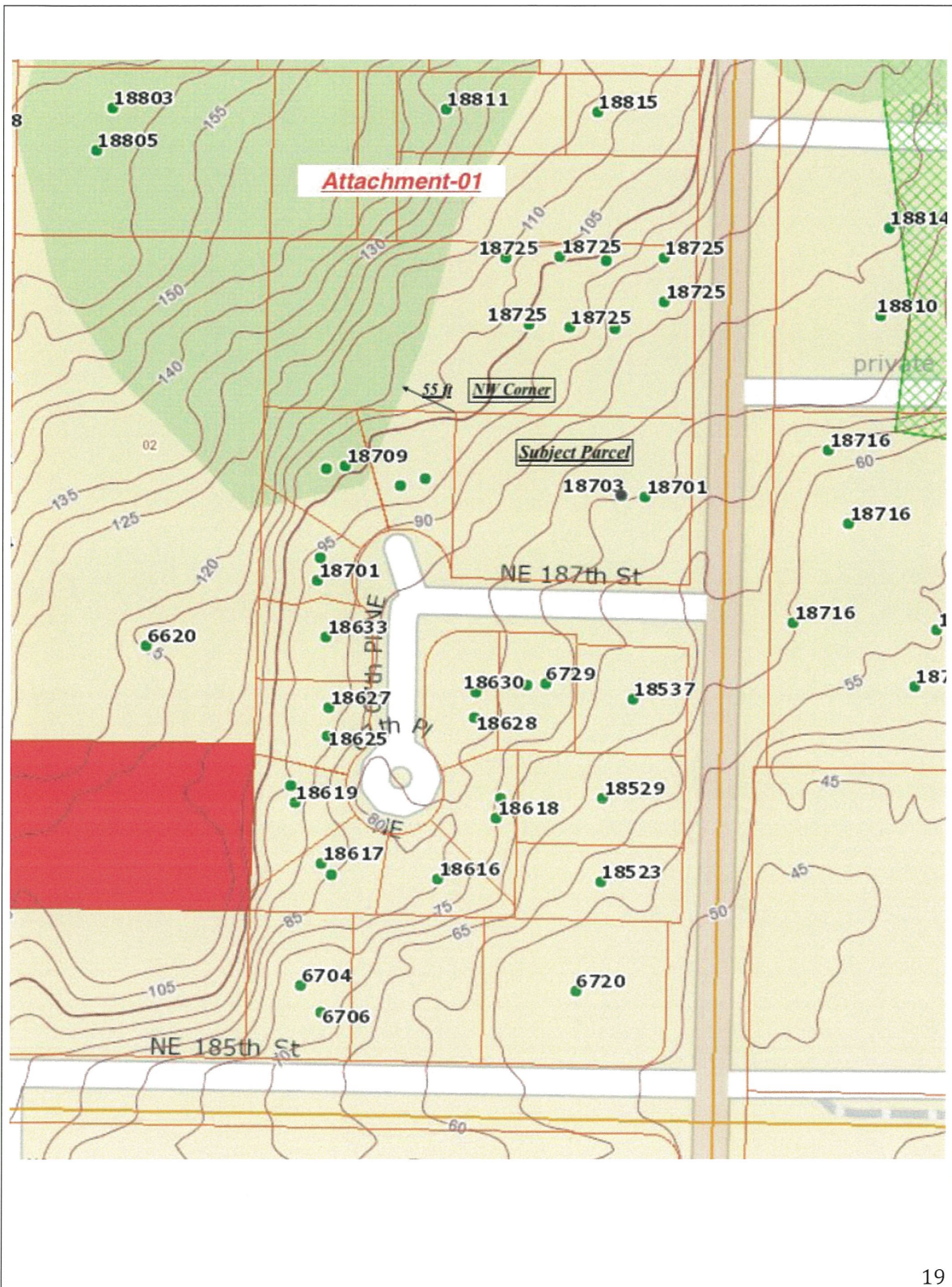
a. Circle utilities currently available at the site:

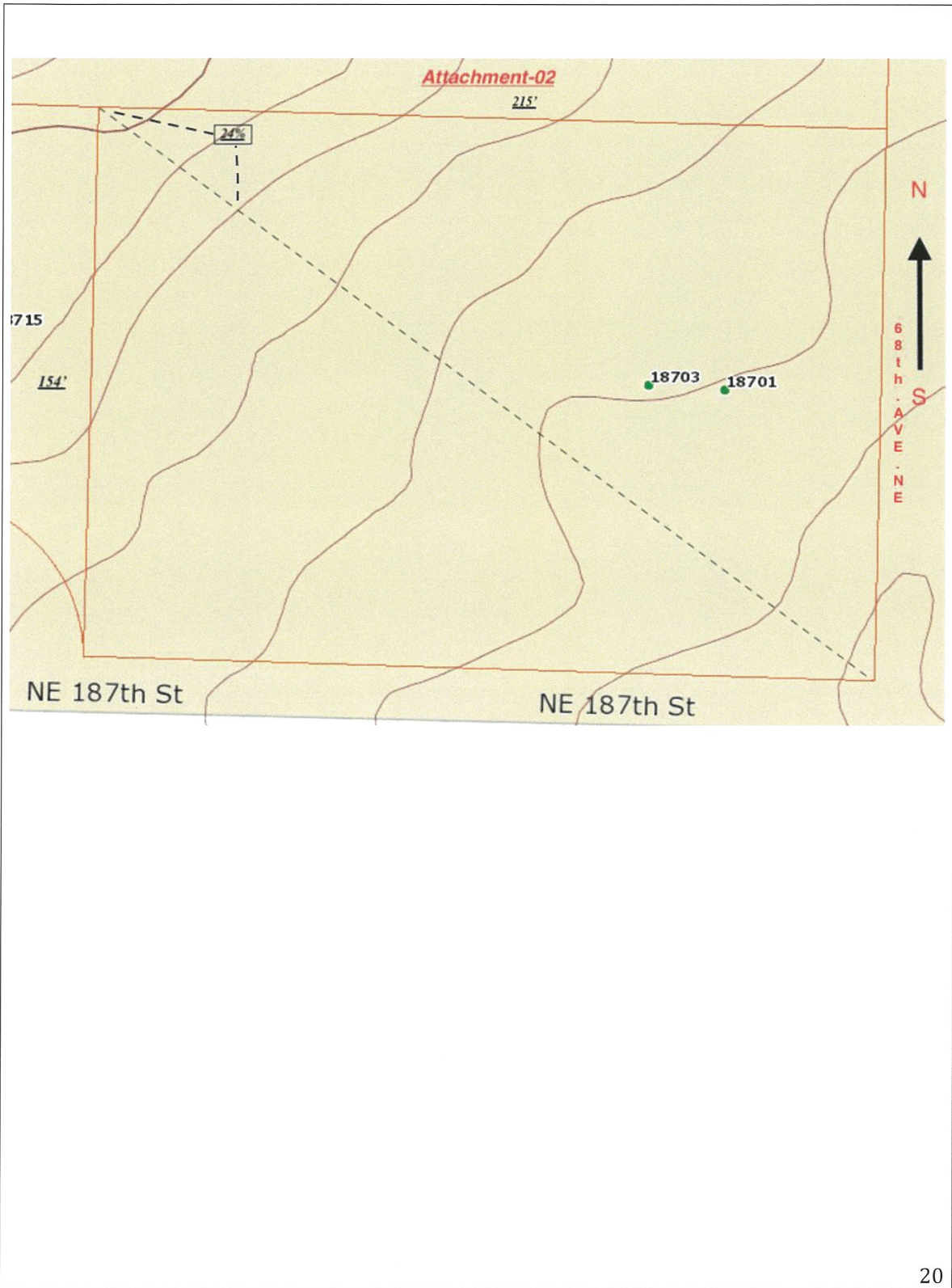
Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

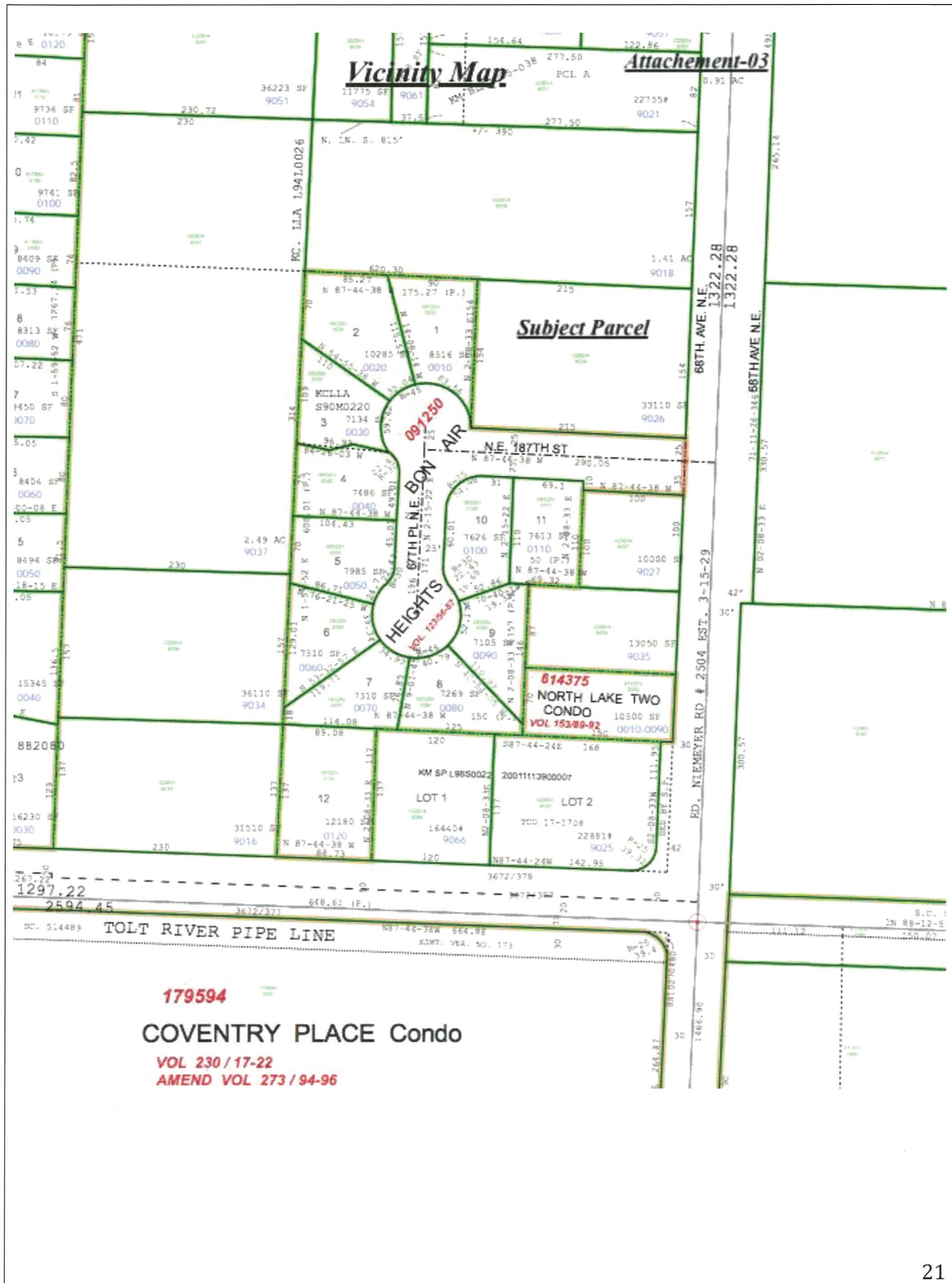
The above underlined items are currently available at this site.

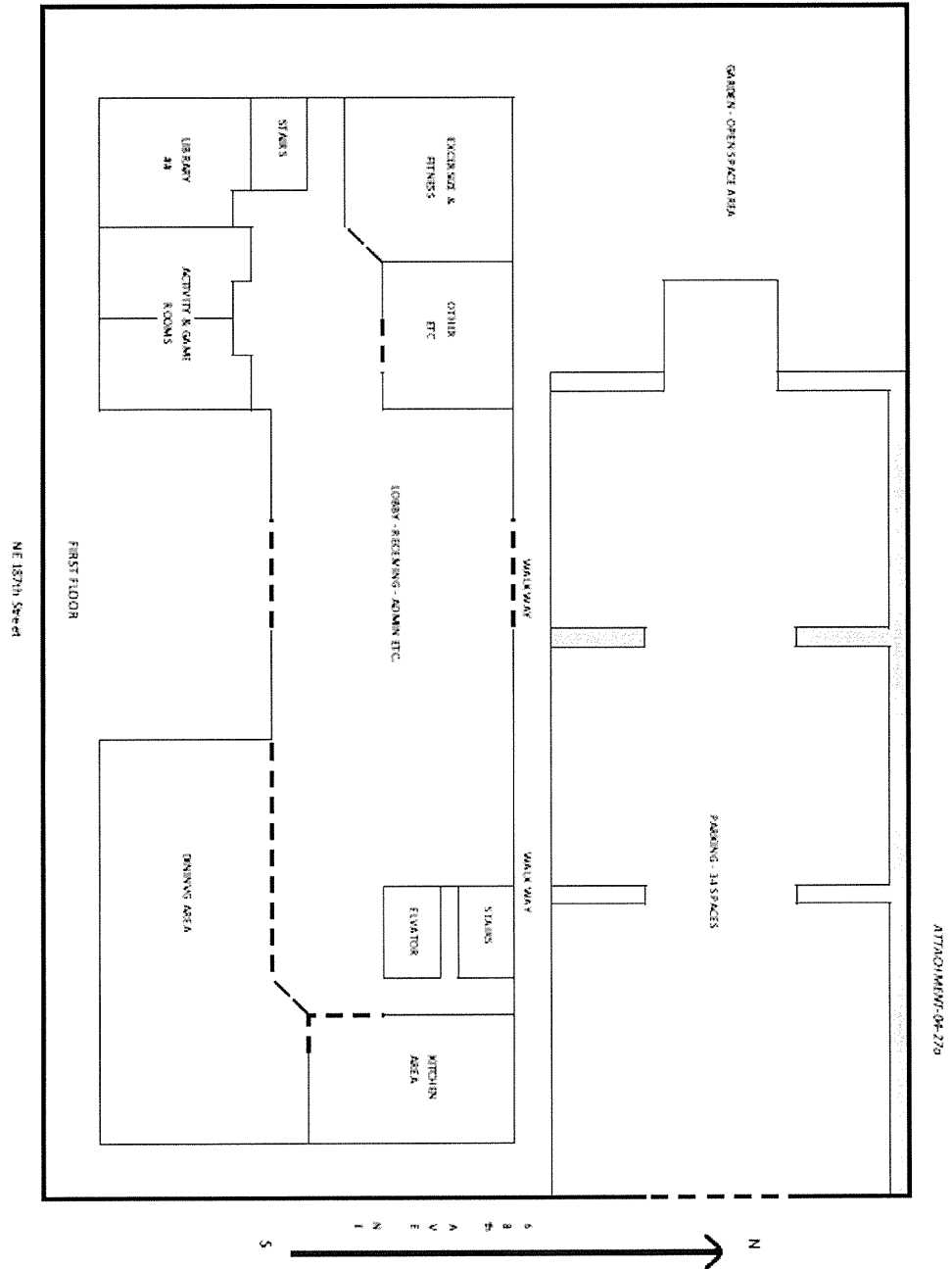
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

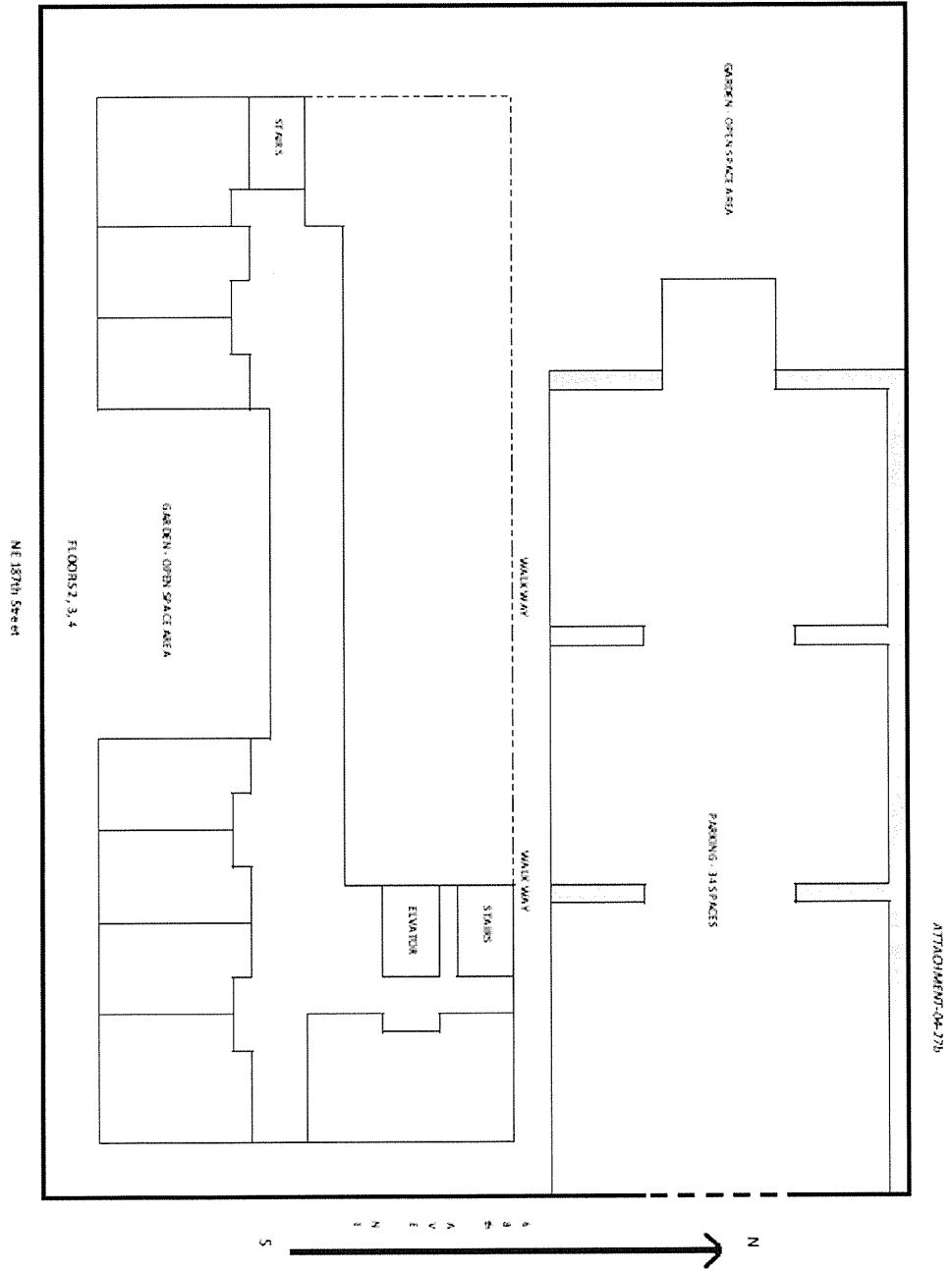
N/A at this stage of rezone process.

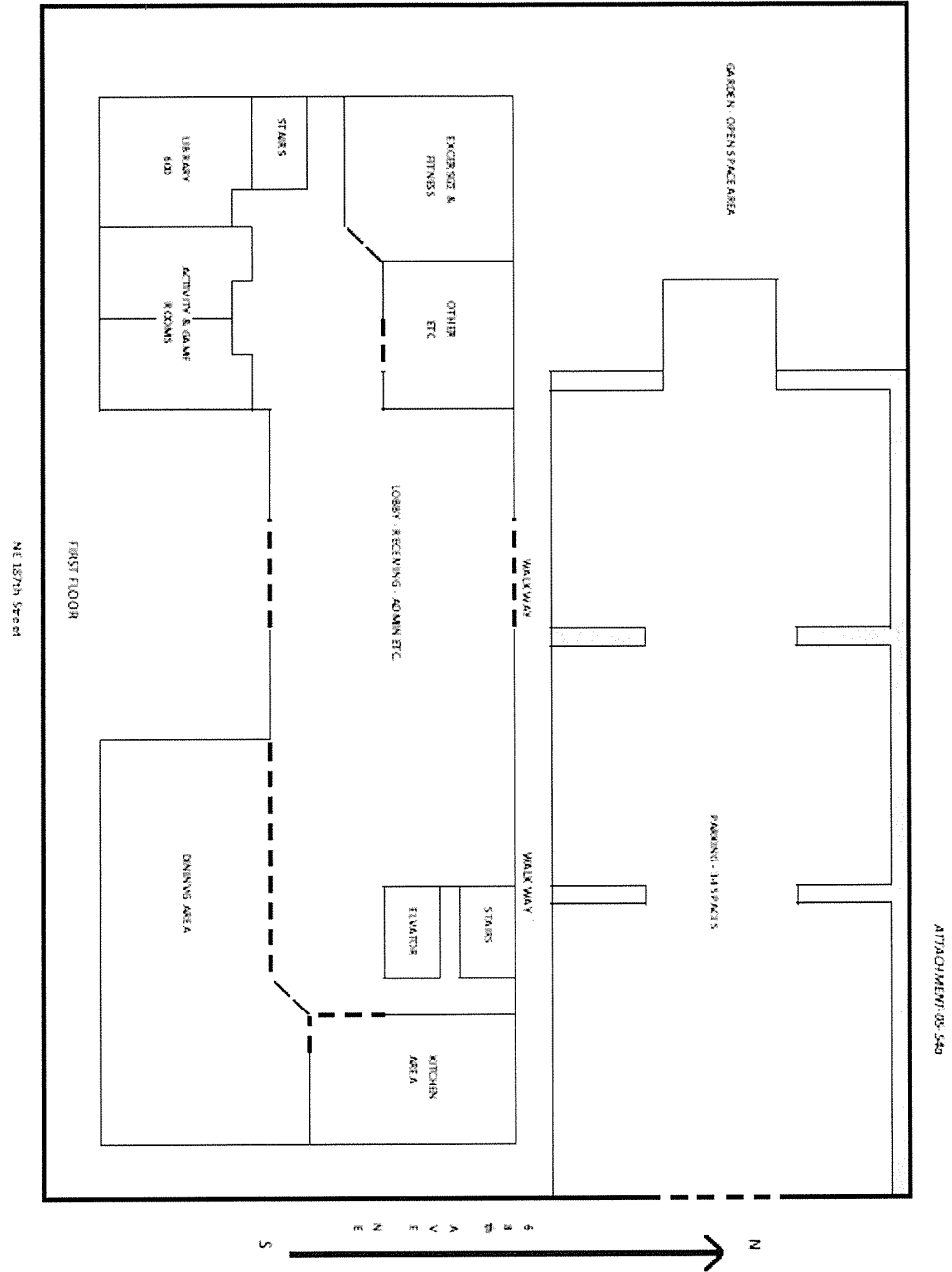












ATTACHMENT-05-54b

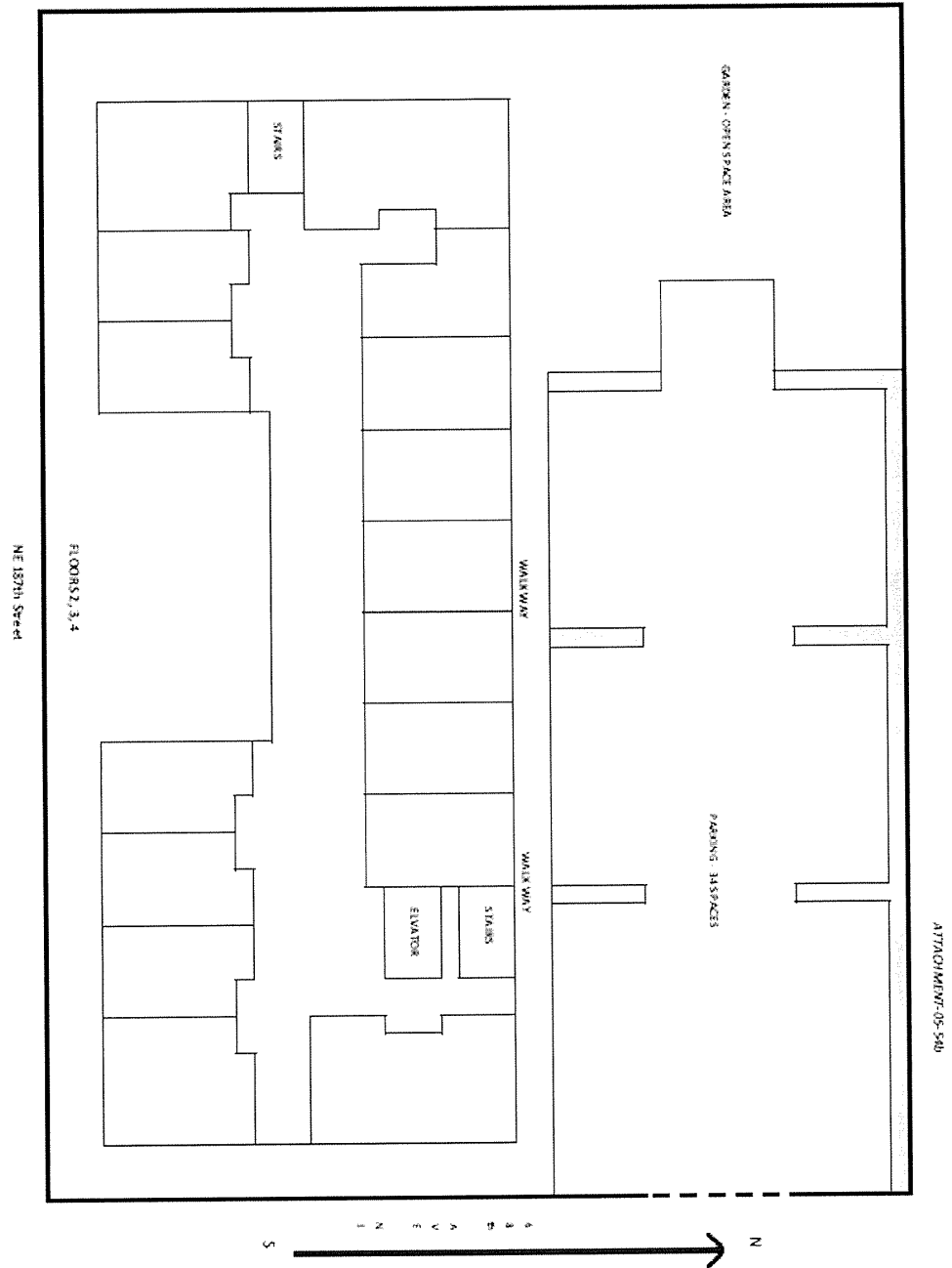
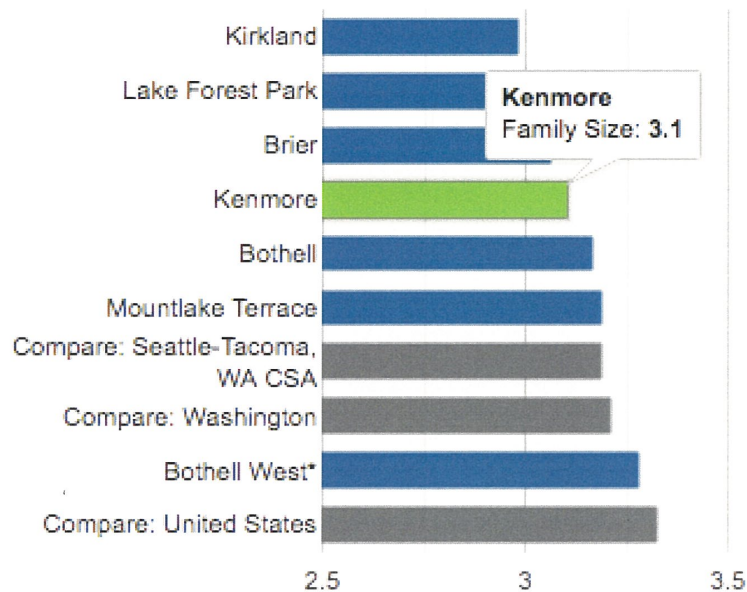


Figure 14 is the average size of a typical family. Kenmore shows it has 3.1 average family size which is the 4th in average family size out of 10 total in the area. The city with the highest average family size in the area is [Bothell](#) [West](#) with a size of 3.3 is only about 5.9% larger.

Figure 14: Kenmore, WA Average Family Size



2020 DOCKET/WORK PROGRAM PRIORITIZATION

The “docket” is the Planning Commission’s annual work program. Zoning Code Section 19.20.080 provides threshold review criteria for selecting projects to be placed on the docket. Criteria include how long it has been since the issue was last considered (more than two 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 availability of city resources—whether staffing levels and budget allow review of the proposal. Potential docket items are selected and prioritized using the following assumptions:

1. Community Development (CD) staff time and Planning Commission meeting schedules allow 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 attached prioritization chart identifies possible work program items recommended by the staff, the City Manager, the Planning Commission, the City Council, or other entities. 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. A more complete description of each project follows the chart.

The 2020 Planning Commission docket as recommended by CD staff continues two ongoing projects: the Parks Element of the Comprehensive Plan and Action 3.B.2 from the Economic Development Strategy, “Incentives for office development.” Completion of the manufactured housing communities project, Phase 2, is recommended for deferment to 2021 as court action continues.

Staff recommends that two new projects from the Housing Strategy Plan be included on the 2020 docket: Action A.1.b, “Flexible re-use of tax-exempt or publicly-owned sites through a special process to increase housing supply and enable more diverse forms of housing if linked to providing some affordable housing,” and Action A.1.c, “Consider provisions, including design guidelines, to allow some flexibility in single family neighborhoods for small scale housing(e.g. cottages, duplexes).”

A.1.b will dovetail with interest in developing affordable housing on local church properties and this action also may support TOD development at the Park and Ride as part of the bus rapid transit project.

Along with assigning the docket, the City Council may directly review projects that are already consistent with the Comprehensive Plan. Work program items from several departments targeted for direct City Council review in 2020 are identified on the following page.

During the 2019 docket application period, the City received one private request for a Comprehensive Plan and Zoning Map amendment. Staff will be analyzing this request and making a recommendation for the City Council's formal docket review in late January.

Recommended 2020 Planning Commission Docket

The recommended 2020 Planning Commission docket is as follows (the number assigned to each project corresponds to its number in the prioritization chart):

- | | |
|------------|---|
| 12.B and C | Housing Strategy Plan: |
| | <ul style="list-style-type: none"> • Flexible re-use of tax-exempt or publicly-owned sites for affordable housing (Strategy A.1.b) • Flexibility in single family neighborhoods for small scale housing--e.g., "Missing Middle" housing such as cottages, duplexes (Strategy A.1.c) |
| 17. | Parks Element of the Comprehensive Plan |
| 20.A | Economic Development Strategy |
| | <ul style="list-style-type: none"> • Incentives for office development |
| 26. | Capital Improvement Program/Capital Facilities Plan amendments (particularly related to parks) |

Recommended 2020 Amendments to go directly to City Council

Amendments proposed to go to the City Council as part of the work program are as follows (listed by lead department):

- | | | |
|--|-----|---|
| <u>Development Services:</u> | 18. | Tree cutting penalties (align Titles 15 and 18) |
| | 22. | Commercial change-of-use standards related to impact fees |
| | 27. | 2018 State Building Code adoption |
| | 29. | Minor code cleanup amendments |
| <u>Engineering & Environmental Services:</u> | 11. | Revise street standards |
| | 28. | Title 13, Utilities and Public Works, code cleanup amendments |
| <u>City Manager's Office:</u> | 23. | Historic preservation code update |

Prioritization Chart

TBD = still to be determined

EES = Engineering & Environmental Services

CM = City Manager's Office

CD = Community Development

DS = Development Services

Item	Source	Need PC Review?	Recommend PC Review?	Amend-ment scope	Could it be grouped?	Lead Department	Year?
LAND USE							
1. Downtown uses	EDS*	Yes, if policy needed	Yes	Medium	Yes	CD	2021+
2. Revisit marijuana researcher locations (Bastyr)	Staff	No	No	Small	No	CD	2021+
3. Heavy manufacturing amortization	Staff	No	No	Medium	No	CM	2021+
4. Review of non-conformance standards (heavy manufacturing)	Staff	No	No	Medium	Yes	DS	2019
4. Land Use Element update (NEW)	State	Yes	Yes	Large	No	CD	2021
5. Expansion of the TOD District in downtown	Staff, EDS	No	Yes	Medium	Yes	CD	2022
TRANSPORTATION/TRANSIT							
6. Transit corridor parking standards	Staff	Maybe	Yes	Large	No	TBD	2022
7. CTR ordinance	State	No	Yes	Medium	Yes	CD	2021+

Item	Source	Need PC Review?	Recommend PC Review?	Amendment scope	Could it be grouped?	Lead Department	Year?
8. Airport Plan	State	Yes	Yes	Large	No	CD	2021
9. Transportation Element update	State	Yes	Yes	Large	Yes	CD/EES	2021/ 2022
10. Transportation impact fee study	State	No	No	Medium	Yes	CD/EES	2022
11. Revise street standards	Staff	No	?	Medium	No	EES	2020
HOUSING							
12. Housing Strategy Plan: A. Finish mobile home park regulations B. Review ADU standards Flexible reuse of tax-exempt or publicly-owned sites C. Missing Middle housing	Comp Plan	No	Yes	Medium	Yes	CD	2021+ 2019 2020 2020
13. Rent increase notification	Council	No	No	Small	No	CD	2019
SIGNS							
14. Banner program	Staff	No	No	Small	Yes	DS	2020+
13. Reed v. Town of Gilbert review (sign content)	Court	No	No	Medium	No	DS	2021+

SUSTAINABILITY							
14. Electric vehicle parking incentive	PC	No	Yes	Small	Yes	CD	2021+
15. Landscaping "Green factor"	PC	Maybe	Yes	Large	Yes	CD	2021+
16. Standards for alternative energy facilities	Comp Plan	No	Yes	Medium	Yes	CD	2021+
19. Recycling of building materials	Staff	No	No	Small	Yes	DS	2020+
PARKS							
17. PROS Plan Parks Element update	State	Yes	Yes	Medium	Yes	CD	2020
21. Park impact fee study	Staff	No	No	Medium	Yes	CD	2019
CRITICAL AREAS							
22. Rewrite/consolidate floodplain rules	Staff	No	No	Medium	Yes	CD	2018/2019
23. Critical area rules update	Staff/State	Yes	Yes	Large	Yes	CD	2018/2019
24. Shoreline Master Program update	State	Yes	Yes	Large	Yes	CD	2018/2019
TREES							
18. Tree cutting penalties (align Titles 15 and 18)	Staff	No	No	Small	Yes	DS	2020
19. Protection for heritage trees	Staff	No	Yes	Medium	Yes	CD	2021+
27. Identify tree varieties appropriate under powerlines	Staff	No	No	Medium	Yes	TBD	2020+

(MOVED INTO PROJECT 11)							
ECONOMIC DEVELOPMENT							
20. Economic Development Strategy: A. Incentives for office development B. Address additional priorities	EDS	No	Yes	Medium	Yes	CD/CM	2020/ 2021 2021+
MISCELLANEOUS							
29. Coordinate setbacks/landscaping in commercial zones	Staff	No	No	Small	Yes	CD	2020+
21. Review general change-of-use standards	Staff	No	No	Small	Yes	TBD	2021+
22. Commercial change-of-use standards related to impact fees	Staff	No	No	Small	No	DS	2020
23. Historic preservation code update	Staff	No	No	Medium	No	CM	2020
24. Address franchise requirements	Staff	No	No	Large	No	TBD	2021+
34. School impact fee adjustments	School District	No	No	Small	Yes	CD	2019
25. Expand Multifamily Tax Exemption (MFTE) in downtown area(s)	Staff	No	No	Medium	No	TBD	2021+

A. TOD						DS	2018/ 2019
26. CIP/CFP amendments	Staff	Yes	Yes	Small	Yes	CD	2020?
27. Building Code adoption	Staff	No	No	Large	No	DS	2020
28. Title 13 code cleanup amendments (NEW)	Staff	No	No	Small	Yes	EES	2020
29. Development code cleanup amendments (NEW)	Staff	No	No	Small	Yes	DS	2020

*Economic Development Strategy

Explanation of Prioritization Chart Items

Following are more complete descriptions of each item in the docket prioritization chart:

LAND USE

1. Downtown uses. This project would review permitted land uses in the downtown, considering the possibility, for example, of allowing clean light manufacturing.
2. Revisit marijuana researcher locations (Bastyr). State law has added a new class of marijuana business—a marijuana researcher—to the list of possible marijuana licensees. Bastyr may be interested in the future in becoming a marijuana researcher and the university has asked that we add this consideration to the list of possible future code amendments.
3. Heavy manufacturing amortization. This project would review the feasibility of amortizing existing heavy manufacturing uses, potentially through property-owner agreements.
- ~~4. Heavy manufacturing prevention, including review of non-conformance standards. This project would consider techniques to limit future heavy manufacturing on nonconforming sites, including tightening the nonconformance rules. (Currently, nonconforming uses may be expanded through the conditional use permit process.) (CITY COUNCIL REQUESTED REMOVAL OF THIS PROJECT IN 2019)~~
4. **(NEW)** Land Use Element update. The overall update of the City's Comprehensive Plan is due in 2023 (although the State legislature likely will consider a bill this session to extend the update deadline to 2025). The County-directed land capacity analysis will be completed in 2020 and new OFM growth targets are expected in 2021, along with some census data. Beginning review of the Land Use Element in the latter part of 2021 should be the first step in the overall Comprehensive Plan update and should come before adjusting the Transportation Element in 2022.
5. Expansion of the Transit-Oriented Development (TOD) District. The City's TOD was established in 2015. In preparation for Bus Rapid Transit (BRT) in Kenmore in 2024, expansion of the TOD District would be considered.

TRANSPORTATION/TRANSIT

6. Transit corridor parking standards. This project would assess existing parking standards to determine whether parking requirements could be reduced. (Currently, an applicant may reduce parking requirements if documented through a parking demand analysis.)

7. CTR ordinance. State law requires that cities have a commute trip reduction (CTR) ordinance applicable to businesses which have more than 100 full-time employees. State CTR funds are not available to jurisdictions without an ordinance. Kenmore's largest employer, Bastyr University, already has its own CTR plan, required through the Bastyr University Master Plan.

8. Airport Plan. State law requires that cities with airports have an Airport Plan in place to protect continued operation of the airport. Kenmore has incorporated information and a number of policies into its Comprehensive Plan related to Kenmore Air that would be addressed through SEPA review for new development proposals, however, a formal airport plan has not been developed. This project could be combined with the Land Use Element update.

9. Transportation Element update. The Transportation Element was updated in 2014 as part of the 2015 Comprehensive Plan update. In preparation for the 2023 Comprehensive Plan update, the Transportation Element will need review.

10. Transportation impact fee study. Transportation impact fees would be reviewed in conjunction with the Transportation Element update.

11. Revise street standards. A list of possible amendments to the City's street standards is maintained by EES. This project also would include review of potential new regulations related to transit stops and stations.

HOUSING

12. Housing Strategy Plan follow-up. This project includes review of priority items from the Housing Strategy Plan. Phase 2 of the manufactured housing communities project was put on hold pending appeal of the Phase 1 ordinance. That appeal is ongoing and likely will not be resolved until 2021. For this reason, staff is recommending that the project be removed from the docket until 2021. The ADU review is underway and draft recommendations from the Planning Commission will be presented to the City Council in January. Two new strategies are recommended to take the place of the manufactured housing communities and ADU work in 2020: A.1.b Flexible re-use of tax-exempt or publicly-owned sites for affordable housing, and

A.1.c Flexibility in single family neighborhoods for small scale housing (e.g. Missing Middle housing such as cottages, duplexes). Considering flexible use of tax-exempt or publicly-owned sites for affordable housing is timely given interest in projects on church property and work on potential TOD at the Park and Ride. Consideration of Missing Middle housing builds on the panel discussion held in October 2019 and positions the City to address possible new state direction that may incentivize or mandate this type of development.

~~13. Rent increase notification.~~ (THIS PROJECT IS COMPLETE)

SIGNS

~~14. Banner program. This project would allow some banners, of limited type and term, in Kenmore.~~ (ORIGINALLY PROPOSED BY STAFF; NO LONGER NEEDED)

13. Reed v. Town of Gilbert review (sign content). This court decision mandates that signs be regulated by type and size and not by content. In other words, if a type and size of sign is regulated, the sign message cannot be regulated. Although requirements of this ruling are being supported administratively, code amendments are needed.

SUSTAINABILITY

14. Electric vehicle parking incentive. This code amendment would use special electric vehicle parking requirements to encourage use of electric vehicles.

15. Landscaping “Green factor.” Green factor is a City of Seattle scoring system for landscapes to help increase the quantity and improve the quality of urban landscaping. The Planning Commission recommended that the City review this approach.

16. Standards for alternative energy facilities. This project would consider code amendments for solar and wind facilities, along with other alternative energy facilities.

~~19. Recycling of building materials. This code amendment would make recycling of some building materials mandatory. Although action on this project started in 2019, the uncertain market for recyclables necessitates a delay.~~ (PROJECT RESEARCHED, BUT NO PLACE TO TAKE RECYCLED MATERIALS SO PROJECT REMOVED)

PARKS

17. Parks Element update. The Parks, Recreation and Open Space (PROS) Plan update will conclude in early 2020. The Parks, Recreation and Open Space Element of the Comprehensive Plan should be updated as well during the 2020 annual review.

~~21. Park impact fee study.~~ (THIS PROJECT IS COMPLETE)

CRITICAL AREAS

~~22. Rewrite/consolidate floodplain rules.~~ (THIS PROJECT IS COMPLETE)

~~23. Critical area rules update.~~ (THIS PROJECT IS COMPLETE)

~~24. Shoreline Master Program update.~~ (THE CITY COUNCIL HAS APPROVED AMENDMENTS; THEY ARE UNDER REVIEW BY THE DEPARTMENT OF ECOLOGY)

TREES

18. Tree cutting penalties. Current tree cutting penalty code sections need adjustment.

19. Protection for heritage trees. Some other jurisdictions, notably Lake Forest Park, have code amendments in place to protect “exceptional” trees—both on development sites and on single-family residential properties.

~~21. Identify tree varieties appropriate under powerlines. When inappropriate trees are planted under powerlines, it may increase the likelihood of power outages and/or require more tree maintenance activities by PSE.~~ (THIS PROJECT HAS BEEN COMBINED WITH PROJECT 11, STREET STANDARDS)

ECONOMIC DEVELOPMENT

20. Economic Development Strategy follow-up. This project includes review of priority items from the Economic Development Strategy that was adopted in 2018. As part of the 2019 docket, a review of incentives for office development (28.A) was scheduled. This work was dependent on recommendations from a consultant being managed through the City

Manager's office. Completion of the specific recommendations is now targeted for 2020. For this reason, staff recommends that identification of the actual project scope and work on it occur in 2020/2021.

MISCELLANEOUS

~~29. Coordinate setbacks/landscaping in commercial zones. Setback and landscaping requirements conflict in some commercial zones. These amendments would resolve these conflicts. (ORIGINALLY PROPOSED BY STAFF; NO LONGER NEEDED)~~

21. Review general change-of-use standards. When a business changes from one type of use to another, the Zoning Code process for review is unclear. The Building Code has change of use standards. Standards in the Zoning Code need adjustment to clarify the required permit process.

22. Commercial change-of-use standards related to impact fees. This project would clarify the relationship between commercial change of use and payment of impact fees.

23. Historic preservation code update. This code has not been updated for several years and adjustments are needed. In particular, a code amendment to provide more flexibility for change of use of historic properties could be considered.

24. Address franchise requirements. As a result of numerous recent franchise requests, it may be appropriate to consider a separate Municipal Code chapter outlining the franchise process and requirements.

25. Expand the Multifamily Tax Exemption (MFTE). The MFTE can be used in some parts of the downtown, but is not available in other areas of the City. Adding MFTE to the TOD District is complete. The City may wish to expand the MFTE to other parts of the City's downtown, including Lakepointe.

26. Capital Improvement Program (CIP)/Capital Facilities Plan (CFP) amendments, if necessary. Amending the CIP to add or remove significant capital projects requires Planning Commission consideration of Comprehensive Plan amendments. Significant new parks projects may require that the CIP/CFP be adjusted.

27. State Building Code adoption. Every three years the State Building Code Council revises the Building Code. The City must review, amend and adopt a revised code consistent with State requirements.

28. Title 13 code cleanup amendments. Staff has identified several minor code provisions in Title 13, Utilities and Public Works, needing revision.

29. Development code cleanup amendments. Staff has identified several minor code provisions in the Subdivision and Zoning Codes needing revision.

~~34. School impact fee adjustments. (THIS PROJECT IS COMPLETE)~~