City of Kenmore
Planning Commission Meeting Minutes
February 4, 2025 @ 7:00 PM

Planning Commission Members – In Attendance (the meeting was held onsite and virtually using the Zoom online platform)
Tracy Banaszynski, Chair
Dwight Thompson, Vice Chair
Mike Vanderlinde
Chris Olson
David Dorrian (virtual)
Edouard Lassalle
Kara Macias

Staff
Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Michelle Kang, Planning Commission Clerk
Elly Gallo, Co-Clerk

1. CALL TO ORDER

The meeting was called to order by Chair Banaszysnki at 7:00 PM.

2. LAND ACKNOWLEGDEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. PUBLIC COMMENTS

Elizabeth Mooney, Kenmore Resident

5. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from January 7, 2025, were approved by unanimous consent.

6. AGENDA ITEMS

Middle Housing Regulations: January 27 Joint Meeting with City Council, ***Continued discussion***

Director Debbie Bent and Principal Planner Todd Hall opened the floor to the Commission for open discussion.

Questions/Comments:

Commissioner Vanderlinde - How are ADUs taxed?

Commissioner Olson - Difference between tiny home and DADU? How would they be defined. Taxed on the improvements; once it's "condominium-ized", should they be taxed separately?

Commissioner Lasalle - If ADUs are like a SFR rather than accessory to the property how is this addressed? Would be good to have visioning on what we could have that would fit Kenmore;

Commissioner Macias - Do we have code that allows for stacked flats?
Commissioner Vanderlinde - What are the objectives of middle housing? Without an overarching vision, how are we going to know what types to allow in Kenmore; In past discussions of middle housing, we wanted to have more higher types in transit areas

Commissioner Olson - Middle housing is about making the best of what they have at a particular point in life; As long as it's one owner, one property, should encourage people to redevelop; Allow people have flexibility; Middle housing won't be something that drives density

Commissioner Macias - Middle housing won't increase density, we have more than enough capacity in downtown as shown in the land capacity analysis

Commissioner Lasalle - How can we encourage to build up not wider? Need code that encourages minimizing footprint to preserve trees and green spaces

Commissioner Dorrian - Need to encourage a diversity of housing types, not just condos or slot homes/townhomes. These should not be the only type of development that comes out of middle housing; Need to write code that this isn't

the only type of housing; we can't force what developers what they built but can help encourage; Can impact fees be used to encourage diversity of type?

Vice Chair Thompson - DADU in backyard, are those counted toward density? Are they considered in housing totals? How do we distinguish DADU if sold or under what conditions can they be sold? Concern on allowing flats that could be turned into SFR. If we have given them a impact fee benefit, how do we make them pay if converting back to SF home; taxes/fees - cost to city on increased density; subsidizing developers for doing this type of developers; why should middle housing not pay same impact fees as everyone else?

Commissioner Olson - Incentives e.g. setback areas same but flexibility on where they would apply, not requiring a driveway or garage; Impact fees/utility connections - those costs should be tied to the action of increasing utility size. If you are able to make do with the existing infrastructure or is it reconstruction by developer. Flexibility in code is fundamental and important for missing middle to work. Not against impact fees and should pay for schools.

Commissioner Dorrian - Understand that we can't have a code that is more restrictive than sf homes. What if it's less restrictive than SF home, more impervious surface, smaller setbacks? Do we say allow as same as sf home or allowing middle to have slightly different footprint?

Commissioner Vanderlinde - Allowing missing middle is going to allow for great profit for developers. Need to be as compatible as possible with existing SF; GMA is going to create increase of rents/increase property values/taxes; More density, more population, etc. Should not subsidize MH development

Commissioner Macias - Keep existing regulations on setbacks and impervious surface; Don't want to see any changes

Commissioner Olson - How can we ensure types of MH that don't increase impervious surfaces? Want to allow flexibility in types of housing

Chair Banaszynski - Reduce sprawling developing, impervious surfaces, keep viewsheds; Want to make sure we see all these types built, but try to encourage some but discourage others; Preapproved plans will this be considered? Suggest would be a future work program item to consider as an incentive for DADU. How to discourage lot sprawl and how this relates to building height? Six housing types feasibility? How change code to encourage smaller footprint? Remodeling vs new construction

Commissioner Lasalle - End product, whether conversion or new construction, should be a smaller footprint

Commissioner Dorrian - Existing building height is 35' allowance for ADU, but is that feasible based on other code requirements?

Vice Chair Thompson - What is the definition of a house, does it have a separate kitchen? One or two families. Concern about townhomes/slot homes in neighborhoods

Commissioner Olson - ADU amnesty policies, some cities have some who have built without permits; Options for pre-approved ADU plans; Concerns on setbacks and privacy

Commissioner Olson - Is it possible to have restrictions in certain areas with the intent that it incentivizes certain type of the six allowable types?

9. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:09 PM.

Shannon Tipple-Leen
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Planning Commission Clerk
Approved by Planning Commission on: ___February 18, 2025_