

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore Planning Commission Meeting Agenda

Tuesday, February 6, 2018 @ 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. CITIZEN COMMENTS**
- 3. APPROVAL OF MINUTES**

[January 2, 2018 Planning Commission Meeting Minutes](#)

- 4. AGENDA ITEMS**

[Staff Memo: Continuing Discussion of Mobile Home Park Scenarios](#)
[Attachment 1 - Bitton Letter](#)
[Attachment 2 - Hawkins Letter](#)
[Attachment 3 - Suzuki Letter](#)
[Attachment 4 - Hite email](#)
[Attachment 5 - Response from Lakewood Villa resident](#)

- 5. ADJOURNMENT**
- 6. UPCOMING MEETINGS:**
February 20, 2018, 7:00 p.m. - CANCELLED
March 6, 2018, 7:00 p.m.

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

Planning Commission Members – In Attendance

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

Consultants & Staff

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

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. APPROVAL OF MINUTES

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

4. ELECTION OF OFFICERS:

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

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

5. AGENDA ITEMS:

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

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

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

6. ADJOURNMENT

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

Planning Commission

Approved by Planning Commission on: _____



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

MEMO

TO: Planning Commission

FROM: Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Arthur Sullivan, ARCH Program Manager
Mike Stanger, ARCH Planner

DATE: January 31, 2018

SUBJECT: Mobile Home Park Scenarios

At your meeting on February 6, staff recommends that the Planning Commission discuss comments heard at the two public meetings (from January 23rd with mobile home park owners and from January 30th, with mobile home park residents) and determine whether additional scenarios should be considered or whether the two preliminary land use scenarios should be retained and/or amended.

Staff presently is putting together a written summary of the small group comments from both meetings. Given the large number of attendees at the second meeting, we are not certain that those summaries will be ready by Tuesday. Hopefully, the representatives of each group presented their groups' views on the issues, and the Planning Commissioner(s) or staff working with those groups on January 30th can add additional details.

As a reminder, both public meetings were recorded and the recordings are on the City's website. All the discussion on January 23 should be available. Although the small group discussions on the 30th cannot be heard, the presentations by the group representatives should be clear.

At your meeting on Tuesday, staff will present a list of potential new scenarios and/or possible tweaks to the two preliminary land use scenarios that we have identified from the public comment.

Five written public comments have recently been received and are attached for your review.

Attachments

- Attachment 1: Letter from Vidal Bitton
- Attachment 2: Letter from Sharon Hawkins
- Attachment 3: Letter from Christine Suzuki
- Attachment 4: Email from Jan Hite
- Attachment 5: Response from Lakewood Villa resident

January 30, 2018

Kenmore City Council

Kenmore Planning Commission

I live in a manufactured home community in Kenmore Washington and feel that the options presented to our community are in direct opposition to RCW59.20 where the intent by the legislature is expressed as to 'encourage and facilitate the preservation of existing manufactured/mobile home communities...'

The options being offered for consideration do not seem to include preserving the existing communities. There seems to be an emphasis on 'moving' the communities and providing 'relocation' assistance. This is not a community of apartment dwellers but a community of people who PURCHASED their homes and in some cases are still making payments on the homes. As you know, these homes are not able to be moved, and even if they can physically be moved, there are no home parks to move them to. To basically take away a \$30-\$100,000 investment without adequate compensation is ludicrous. To top it off, these home parks are filled with primarily seniors who are on a fixed income as well as low income Hispanic families. Both of these communities are vulnerable and least likely to have financial alternatives or opportunities to legal council.

Is this what Kenmore is about? Kicking out the poor and elderly so developers can build 'luxury' apartments for new residents? What happened to helping and protecting the people who LIVE WORK and VOTE in Kenmore? I heard that there is a new bike path that will cost \$1.4 million dollars. How many citizens is that going to help and is that more important than helping the elderly and low income people that live in Kenmore? Do you know who votes the most? Elderly.

There needs to be more options discussed on this issue, such as the city partnering with the county to buy existing parks to preserve them as well as using city land to build new parks that are designated to stay parks for 30 years. Offering tax incentives to park owners and discounted utilities, and 0-no interest long term loans to pay for infrastructure repairs.

PLEASE, explore some of these alternative ideas.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vidal Bitton', with a long horizontal flourish extending to the right.

Vidal Bitton

Council members thank-you for hearing me tonight

I live at Inglewood East Shores 55 and older mobile home park. I want our mobile home park to be preserved as an affordable housing community.

My big concern is the word affordable. Affordable is no longer a word I use in our community. The land rent has gone up such that over 75% of the tenants are sincerely struggling and more than 85% of the residents are on fixed incomes. The land/Park owners continue to raise the land rent each year; I say land rent for we all own our units

SSI and SSDI did not give a cost of living increase the past 2 years but the owners didnt even take that into consideration for our senior citizen park and raised the land rent by 25% each year. So when you say that you are preserving our mobile home parks... Thank you very much by the way I really mean it... Who in City Hall or the Government will be responsible for keeping an eye on the rates to keep the rent so called affordable? So it can truly be affordable housing? Will there be a group, committee doing that? ~~Our~~ My mobile home rent and utilities (water sewer garbage) is 70% of what people get from SSI SSDI leaving 30% to live on and pay other costs with. I own not rent my unit which means rent should be way less than apartment rent. Why? I have the burden of the repair and up keep for my unit, unlike apartments which it is the mangers job to do that. That is why apartments are more expensive they have to shell out those costs and get those cost through the high rents. So who will be in charge of keeping the owners in check of not continuously raising rent to the amount of what apartments are thus making the rent no longer affordable?

I take pride in my home, I bought my home because it was affordable and you preserving it will give me the ability to stay in my home that I bought with hard earned money... but how can it stay or be affordable if no one keeps an eye on the land rent rate? I am on a fixed income, I get \$1300 a month yet my rent and utilities alone are almost \$800 a month, I still have to pay the mortgage, power, food, insurance, prescriptions etc. 4 years ago rent/utilities were almost \$600 a month. So you can see the outrageous increases we are paying. Residents shouldn't have to pick and choose between eating or getting their medicine. The owner raise the rent each year knowing we are on fixed incomes even though SSI SSDI did not give us a cost of living increase. How am I or we supposed to afford their increased so called affordable rent?

After preserving our park please put a committee, group in place to keep the rent rates affordable especially at the 55+ communities. If you dont keep it affordable then all of these people that are here today will be forced out of their homes; making Kenmore the city of the homeless not Kenmore the city of beautiful mobile home communities.

Thanks for listening

Sharon Hawkins
7301 NE 175th St #308
Kenmore WA 98028

January 30, 2018

To: Kenmore City Council, Kenmore Planning Commission

From: Christine Suzuki

CREATING Homelessness – The housing displacement of elderly & low-income households in Kenmore Washington.

- Manufactured homes are homes, not apartments. Apartments are not a sufficient replacement of homes. When you own your own home you spend much of your spare time in repairs and upkeep, but you get to enjoy living independently, you enjoy having a garden, enjoy feeding the humming birds, enjoy painting your living room the color you always wanted. You can walk or roll (if in a wheel chair) without disturbing someone else.
- Residents purchased their homes from \$15-\$150,000 because they could not afford homes elsewhere. If the residents of the manufactured home parks could afford and qualify for loans to purchase regular homes in the area, they would. Manufactured home parks allow home ownership for residents that cannot afford more. The residents PURCHASE the homes, sometimes cash, sometimes with a bank loan. On top of their purchase payments, they pay a monthly fee to the park owner anywhere from \$600 - \$1500 month for maintenance of the common areas.
- Example of a typical homeowner in a manufactured home park: My friend had a financial disaster during the 2008 financial crash and lost his home to Wells Fargo. He could not afford or qualify to purchase another home, he had a house full of belongings, a car, two motorcycles and a cat. His options were few. He had a friend that suggested he look into purchasing a home in a manufactured home park. He found a home that had a fire, the entire interior had smoke damage. He purchased the home for a small amount and with the help of friends proceeded to gut the home adding new sheetrock, new kitchen cabinets and appliances and a remodeled bathroom. This was not the first choice for him to land after losing his house. But he was able to make his new purchase into a home that he loves. Every DAY he makes an improvement on the home. He is a proud home owner.
- \$2,000 suggested 'purchase price' of manufactured homes is insulting and degrading, knowing that this community does not have financial options to move to another similar location for that amount of money nor do they have the financial ability to hire legal counsel.
- Kenmore's goal of 'beautifying' the city includes encouraging redevelopment of manufactured home communities into high density buildings to provide housing for NEW people moving to Kenmore while forcing 257 LONG TERM KENMORE RESIDENTS to abandon their homes to become homeless.
- Many residents are elderly and many residents are ill and not physically able to 'move their homes' to another location nor have the financial ability to pay someone to move them to a location they cannot afford. They will literally be sent out into the streets to die.
- Kenmore has made an effort to build public facilities that are 'high design.' They have also taken leadership in building LEED certified buildings (Leadership in Energy & Environmental Design) (Program developed by USGBC) The city hall, the fire station and the library are all LEED Certified.
- It would be and act of Leadership if Kenmore allocated some of their public land to build a LEED certified small home park for fixed income and low income households. The park would be built to LEED standards, the infrastructure correctly designed, built & maintained, the small homes to be all LEED certified, the park to be located close to the downtown area so that residents could walk to grocery stores and access mass transit. The city of Kenmore would be APPLAUDED nationally for helping both the environment (with LEED Certification) and helping their long term residents remain living in Kenmore.

Bridgit Baker

From: janhite@remaxmc.com [<mailto:janhite@remaxmc.com>]

Sent: Wednesday, January 31, 2018 1:31 PM

To: Lauri Anderson <landerson@kenmorewa.gov>

Subject: Inglewood East MHP

Ms Anderson I am a resident of Inglewood East Mobile Home Park and attended the meeting last evening. Mr Olson and Mr Stanger were patient and lead the discussion as well as could be expected. It was unfortunate to have the meeting in one large room with all attendees from various parks talking at once. Hearing and speaking was a challenge.

That being said, we certainly appreciate the opportunity to voice our opinions. Since I work in home sales and in the past, commercial development, I am fully aware of community change and the possibilities of development to Kenmore. I appreciate the Planning Commission's approach to navigate through the changes with fact finding and transparency.

Inglewood East MHP is set apart from some parks as it is designated as a 55 and older park. The residents, if displaced, are not easily relocated. While some may have the financial resources, they may not have the physical or mental ability to lose their home. This fact needs to be addressed.

It is a great community of nice people who take care of each other. Life savings are in some of those homes. The owner of the park has taken effort to correct water pipe issues, resurfaced the dock, replaced the club house roof, and corrected the asphalt. The homes are nice and well maintained, the flora is especially beautiful.

Ideally, I would like to see this park receive some type of "55 and older" moratorium on change or at least a longer range time frame to vacate beyond a year (if it comes to that) 5-10 years makes more sense. The senior community is important, it is important to Kenmore and it is important for all ages to know that we take care of our seniors, not displace them during the years when appreciation for their contribution and compassion for aging is needed. Senior living is as forward thinking as new young (high income) people coming into the area, since we are all living longer. A good mix of all ages and income levels is desirable. It would be a very sad commentary on a community that rids itself of seniors for the sake of an increased tax revenue. I know Kenmore would not do that. There are many new living spaces being built in Kenmore, the commercial will follow. The community will boom without removing the senior park.

If the need arises, we have a resident with experience who can and will apply for a grant to aid the home owners for an opportunity to buy the park themselves. All residents (at last night's meeting) are willing to do that.

Obviously, being on the water makes it a desirable location. The Millard's say that they will not sell for at least 15 years however, that can change at any time..

Again, we appreciate the Planning Commission's full review of this situation. Please consider (worst case) extending the time frame for the land owner to give notice to the tenants to move and institute a directive that the tenant (home owner) will be paid enough for their home to make relocation a viable process.

Respectfully Submitted

Jan Hite

Jan Hite/ Broker/Realtor
Re/Max town Center

"master certified negotiation expert" MCNE
email: janhite@remaxmc.com

425 346-1501

Lakewood Villa MHP

I recently received a letter asking me to consider the following questions.

1. Would you be interested in/willing to help with the purchase of your park by the residents or a non-profit?

Yes, I would be interested in a resident owned community. I have several ideas for improving the property. One of my ideas is to refurbish and expand the Clubhouse on the property the expansion would allow for a bigger kitchen and a secure area for packages to be left by delivery personnel.

2. If the park were to be redeveloped, are there ideas that would make relocation more acceptable to you?

No, I cannot afford the rents in this area or the outlying areas. Rents are currently two to three times the amount that I pay out each month for my loan payment and space rent combined. Apartments are small (approximately half the size of my mobile home) and either prohibit pet ownership by rules or financially.

3. Do you have other ideas that would balance the City's desire to preserve existing affordable housing with the desire to provide more new housing units?

There are several acres of land in Kenmore city limits that are currently zoned as a park that the City is leaving largely overgrown and unusable as a park, the land was given to the City by the County. Why can't a portion of the land be turned into additional affordable housing? This city is being overrun with luxury apartments and houses that a lot of citizens can't afford.

Please consider the facts, some of us used our savings to buy our homes and others had to take out loans that we are still paying to buy our homes. If the property is sold, we will lose not only our homes but we will also lose the investment of our savings because a buyer isn't going to reimburse the 20% down, pay off the existing loan balance or give us the market value for our homes.