

**City of Kenmore
Planning Commission Meeting
February 6, 2018 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Douglas Nugent, Chair
Carol Baker
Mike Mulcare
Dennis Olson
Scott McDonald
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Admin Assistant
Mike Stanger, ARCH

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

Robert Spurlock, 30-year resident of a Kenmore Mobile Home Park. He feels that living in a mobile home is an economical way to live. As well as an affordable way to own his own home.

Bob Humble, 7031 NE 175th St #6, Kenmore, WA 98028. He is a 7-year resident of the mobile home park. A large percentage of the residents live on Social Security. He explained that of his \$1204/month Social Security income, \$630 of it goes to rent and that doesn't even include the cost of medication that many others must pay for. Many of the mobile home park residents won't have a place to go if they are asked to move out.

Stacey Valenzuela, resident at Lakewood Villa MHP. 6-years ago she owned a home and had a job prior to becoming disabled. If it wasn't for her IRA that she had to live on, she would be homeless while Social Security took 5 years to review her claim. She feels that the seniors, veterans and disabled should be taken care of through low and affordable housing availability in Kenmore. She would like to see new developments have a 4:1 ratio of low-affordable housing with a developer caring enough to do this. Additionally, she recommended creating senior, veterans and homeless tiny home villages. Stacey submitted letters to city staff from other citizens.

Joanna Crocker, resident at Inglewood East MHP. There is a common misperception that mobile home residents are living off subsidies and living the "mobile home lifestyle". Her story is like Ms. Valenzuela's except it was a teen driver that caused her accident. She loves living in the park. She is curious to see if the Planning Commission would be interested in taking Scenarios 1-3 off the table and look to see what it would take to keep the mobile home parks. She believes that the change will add cost to the city, county and state through increased health costs. Additionally, the setbacks on a few of the parks limit what can be built.

John Krumwiede, 7301 NE 175th St, Kenmore, WA 98028. He thanked the Planning Commission for listening and said it's heartening to know that Kenmore cares. The most vulnerable need a place to stay and the mobile home parks provide a good alternative. They all feel a sense of community. There were two residents that have lived to 103 years old and largely because they had daily care, help and support from their neighbors. He feels that having a safe place to live is one of the most important things in our lives. It is a lot more than an apartment. He would like to see Kenmore open land up and provide space for other mobile homes.

3. APPROVAL OF MINUTES

Commissioner McDonald motioned to amend the January 2, 2018 minutes to include his attendance which was seconded by Commissioner Baker. Chair Nugent motioned to amend to correct the spelling of Ishbel Dicken's last name on the January 2, 2018 minutes which was seconded by Commissioner Baker. The motion to approve the amended minutes passed 6-0 with no abstentions.

5. AGENDA ITEMS:

The meeting began with a recap of both the January 23, 2018 and January 30, 2018 meetings. The Commissioners conveyed the ideas and concerns that were presented in their groups. Commissioner McDonald was intrigued by the idea he heard about making new parks or tiny homes and moving the residents of the closing parks to them. Commissioner Baker relayed that a common theme in her group was a desire and interest in feasibility for residents to purchase their park. Chair Nugent conveyed that many of the residents from his group were very interested, but skeptical about the idea of moving into apartment units set aside for affordable housing.

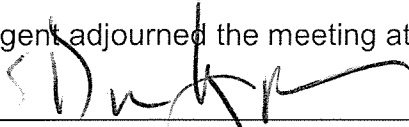
Debbie Bent recapped some additional ideas and scenarios that were heard and will also be summarized in a collection of notes taken. Staff was asked to start researching the specifics on some of these ideas. A concern was raised that if the Planning Commission was unable to get this done by May 11, 2018, then maybe the Council should extend the moratorium.

Staff was asked to send all comments of the meetings to the Planning Commission so they have time to review and prioritize them prior to the next meeting.

There is a scheduling conflict with the March 6, 2018 meeting so it will need to be rescheduled. Chair Nugent asked the citizens to check the City of Kenmore's website for the rescheduled date.

6. ADJOURNMENT

Chair Nugent adjourned the meeting at 7:50 p.m.



Planning Commission

Approved by Planning Commission on: 3.15.18