

City of Kenmore



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

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

City of Kenmore Planning Commission Meeting Agenda

February 16th @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:

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

<https://us02web.zoom.us/j/89585311954>

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

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, February 16, 2021. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

- 3. APPROVAL OF MINUTES**

[January 5th, 2021 Planning Commission Minutes](#)

4. AGENDA ITEMS

[Staff Memo](#)
[Attachment 1 Vision Statement](#)
[Attachment 2 Goal Statements](#)
[Attachment 3 Kenmore Information](#)

5. ADJOURNMENT

6. WRITTEN CITIZEN COMMENTS RECEIVED BY THE DEPARTMENT

[Email from Christine Brown](#)
[Email from Phyllis Finley](#)

7. UPCOMING MEETINGS:
March 2, 2021, 7:00 p.m.

**City of Kenmore
Planning Commission Meeting
January 5, 2021 @ 7:00 p.m.**

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

Mark Ohrenschall, Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson
Mike Vanderlinde

Consultants & Staff

Lauri Anderson, Principal Planner
Debbie Bent, Community Development Director
Maura Query, Administrative Assistant
Rita Moreno, Administrative Assistant

1. CALL TO ORDER

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

2. INTRODUCTION OF NEW COMMISSIONERS

Tracy Banaszynski and Dwight Thompson were introduced as the two new Commissioners appointed by City Council.

3. ELECTION OF OFFICERS

Commissioner Vanderlinde nominated Mark Ohrenschall for Chair. Commissioner Greathouse seconded the motion. The motion passed unanimously by roll call vote.

Commissioner Loutsis nominated Mike Vanderlinde for Vice Chair. Commissioner Olson seconded the motion. The motion passed unanimously by roll call vote.

4. CITIZEN COMMENTS

There were no Citizen Comments at this meeting.

5. APPROVAL OF MINUTES

November 17, 2020 Meeting Minutes – A motion to approve was made by Commissioner Vanderlinde. Commissioner Olson seconded the motion.

Commissioner Thompson abstained from the vote. The motion passed 6-0 by roll call vote.

6. AGENDA ITEMS

- Introduction to the preliminary 2021 Docket

The docket establishes the Planning Commission's work program for the year. Missing Middle Housing is anticipated to be rolled into 2021 from the 2020 docket. The Comprehensive Plan Land Use and Housing Elements are also to be reviewed over the next year as the next state mandated update of the full Comprehensive Plan is due in June of 2024.

City Staff gave a background on the Comprehensive Plan process and the current 20-year vision. An overview of Vision 2050 and Missing Middle Housing was then provided.

Questions were raised about how the timing of the county-wide planning policies might impact the Commission's ability to move forward with these topics. There were comments about needing input from the community to be effective in setting policy recommendations.

There was a conversation around community outreach and statistically valid surveys. There is an interest in increasing public outreach to encourage more public participation and a question regarding the focus of a statistically valid survey. The City anticipates working with a consultant to refine questions on the survey to ensure they are being asked in the best way possible.

There was a request to gather input from potential developers early on to gain insight on what would help make certain housing projects viable. There was a Missing Middle Housing panel at the City of Kenmore in 2019. The information gathered from the panel could provide a good sense of what the development community is thinking.

There was a brief discussion on high capacity transit communities and target capacities as it relates to Kenmore. The Commissioners were interested in learning more about the target, the gap between it and where Kenmore is now, and how Kenmore wants to grow to meet the targets (density in multi-family zones, reallocating zoning, increased density in single-family zones etc.).

Increasing employment opportunities to support the Vision 2050 plan was discussed. The Commissioners commented about zoning, property availability, and industry types.

There was a conversation around housing types such as accessory dwelling units, townhouses, and cottage housing as it relates to Missing Middle Housing. Affordability and availability were discussed. The reduced carbon footprint of smaller houses was a point of interest.

There was a brief conversation about the Lakepointe development project and how that fits into housing goals. City Staff provided an update on the status of this project.

The Commissioners discussed how land use decisions have additional impacts in other areas of the community. Topics in this discussion included: displacement; the effect of meeting housing goals on the City's revenue base, taxes for Kenmore residents, and local businesses and retail; and the effect of increased density and decreased permeable surfaces on Kenmore's watershed and environment.

- Affordable Housing Review Process - Joint meeting presentation

City Staff asked how the Commissioners would like to handle the presentation to City Council. The Commissioners liked the idea of City Staff providing an overview to City Council and the Commissioners then taking specific principles to give more in-depth information. Individual Commissioners chose the principles each would address. There was a brief conversation regarding the next steps in the process for this project.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:47 p.m.

Planning Commission

Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: February 9, 2021

To: Planning Commission

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

Regarding: Land Use and Housing Elements, including Missing Middle

At your meeting on February 16, staff will provide information on the Council-adopted docket and information on first steps in consideration of the Land Use and Housing Elements, including Missing Middle housing. Planning Commission feedback is requested on several items.

2021 Docket

On January 25, the City Council approved the Planning Commission's 2021 docket with the understanding that consideration of two of these projects might carry over into 2022. The three items are:

- **2024 Comprehensive Plan Update: Land Use and Housing Elements, including an evaluation of the Transit-Oriented Development District (TOD).**

As we discussed at your last meeting, the State-required update of the City's Comprehensive Plan is due in June 2024. Vision 2050 (the multicounty planning policies) has been adopted and the public review draft of the Countywide Planning Policies, including housing and job growth targets, is expected in March. The County-directed land capacity analysis is also to be completed this spring and we expect that some new census data may be available.

Beginning review of the Land Use and Housing Elements will be the first step in the overall Comprehensive Plan update and will serve as the foundation for review of the Transportation Element in 2022. To inform the update, a community survey to gather information on the 20-year Comprehensive Plan "vision" is proposed.

As the City has addressed most commercial zones over the last several years, staff anticipates that the focus of the Land Use and Housing Element updates will be on the City's residential areas, including consideration of "Missing Middle" housing and limited commercial opportunities at residential intersections (described below).

The City's TOD was established in 2015. In preparation for Bus Rapid Transit (BRT) in Kenmore in 2024 or 2025, expansion of the TOD District will be considered as part of the Land Use Element update.

- **Housing Strategy Plan: Opportunities for "Missing Middle" housing.**

House Strategy Plan Strategy A.1.c is to, "Consider provisions, including design guidelines, to allow some flexibility in single family neighborhoods for small scale

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housing (e.g., cottages, duplexes).” 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. It also provides significant direction to the Land Use and Housing Elements of the Comprehensive Plan.

At the January City Council retreat, the Council asked that discussion of mixed use development at intersection properties in single-family neighborhoods (“corner store” development) be added to this docket item. The following link: <https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units> is to a “Strong Towns” article sent to the City Council by the City Manager that talks about “Accessory Commercial Units.” These small scale commercial operations are for homeowners wanting to operate their business from their home. An expansion of existing support for home-based businesses (home occupations) would be one way to tackle the issue of commercial development at intersections. A different, or complementary approach, would be to allow mixed use commercial development right at an intersection.

- **Capital Facilities Element Update**

Amending the CIP to add or remove significant capital projects requires Planning Commission consideration of Comprehensive Plan amendments. Significant new surface water projects mandate that the CIP/CFP be adjusted in 2021. This is anticipated to be a small, focused amendment.

Public Participation Plan

RCW 36.70A.140 (from the Growth Management Act) requires the City to establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans.

KMC 19.20 sets out the requirements for public participation in Comprehensive Plan and development regulation amendments in Kenmore; however, the major update of the Comprehensive Plan merits special attention. For this reason, staff has issued a Request for Proposal (RFP) for consultant assistance to develop a formal Public Participation Plan. Proposals are due on February 16 and consultant selection will occur shortly thereafter. The RFP requests that the plan include efforts to reach historically disadvantaged groups—Black, Indigenous, and People of Color (BIPOC).

Once drafted, the Planning Commission will be asked to review the draft Public Participation Plan.

Community Survey

To aid the Planning Commission in weighing policy priorities and policy tradeoffs for the 20-year Vision Statement (see Attachment 1) and the Land Use and Housing Elements, the RFP also includes a request to conduct a statistically valid community survey on relevant topics. Among other things, the survey will gather community input on Missing Middle housing as well as on mixed use development at intersections in the City's single-family zoning districts.

Attachment 2 is an abbreviated list of policy goals from the current Comprehensive Plan. At your February 16 meeting, staff asks that you review and discuss this list in preparation for our conversations with the survey consultant. Are policy goals missing? Is the phrasing appropriate? Is more explanation needed? The survey method recommended by the consultant may limit the number of policy tradeoffs that can be explored. However, it will be helpful to understand where the Planning Commission believes the emphasis should be.

Kenmore Data (preliminary)

Although Census data eventually will provide more information to inform our Comprehensive Plan update, preliminary information from the American Community Survey and data collected by ARCH, among other resources, gives a snapshot of existing conditions in Kenmore. Attachment 3 provides general information about the community, including more specific information on housing--and affordable housing, in particular.

Staff asks that the Planning Commission identify other data that would be useful in future deliberations. If the data is readily available, staff will present that information at a future meeting. Eventually, this background data will be incorporated into the appropriate Comprehensive Plan chapters.

Attachments

Attachment 1: Vision Statement

Attachment 2: Goals summary

Attachment 3: Kenmore data

KENMORE 20-YEAR VISION

As we look into the future, we see Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, and that offers a high quality of life to live, raise children, shop, work, recreate, and socialize. In 2035, we see Kenmore as a fun, vibrant waterfront community that

- is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset
- supports recreation and health through well-maintained parks, trails, and open spaces
- protects natural and environmentally sensitive areas, significant open space, trees, and air and water quality
- provides a safe, reliable and effective system of streets, sidewalks, bike ways, trails, and transit routes, linking significant local and regional destinations
- has its own sense of place and an identifiable, walkable downtown offering commercial, civic, cultural and park spaces, integrated with multifamily housing
- has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses
- has clear design standards creating attractive, functional, and enduring buildings and places
- supports the character of its single family residential neighborhoods
- offers a diversity of housing types to provide a choice of attractive living accommodations for all residents
- encourages volunteerism and public involvement and works as a good partner with citizens and governments throughout the region
- supports the safety, health, and welfare of all of its citizens
- supports and encourages education and quality schools
- is inclusive and family friendly, with a small town feeling, that fosters a sense of belonging and pride
- supports local arts, culture and history

To achieve this vision, responsible commitments in planning and resources will be made. We share and support this vision for Kenmore.

Goals to be Evaluated Against Each Other

(Note that environmental protection, expressed in the recently updated Natural Environment and Shoreline Sub-Elements is a given, not a tradeoff. Likewise, the goals and policies expressed in the Parks, Recreation and Open Space Element need not be re-evaluated.)

- Affordable housing
- Reliable and effective transit (bus rapid transit, Lake Washington ferry)
- Economic development
- Decreased vehicular traffic
- Tree preservation
- Protection of single-family neighborhoods
- Diversity of housing types
- Walk or bike to shopping
- Vibrant downtown
- Diversity, equity, inclusion
- Sustainability, including resource and energy conservation
- Density in urban areas to protect outlying rural and resource lands

Kenmore Information

<i>Population (2020 OFM estimate)</i>	23,450
<i>Gender and age (2019 ACS estimate)</i>	
Male	50.6%
Female	49.4%
Median age (years)	38.7
Under 5 years	7.3%
Under 18 years	22.2%
65 years and over	13.8%
<i>Race (2019 ACS estimate)</i>	
White alone	80.3%
Black or African American alone	1.4%
American Indian and Alaska Native alone	0.2%
Asian alone	11.6%
Native Hawaiian & Other Pacific Islander alone	0.5%
Two or more races	4.8%
Hispanic or Latino	8.1%
White alone not Hispanic or Latino	74.6%
<i>Household by Type (2018 ACS estimate)</i>	
Total Households	8,699
Households with individuals < 18 years	34.2%
Households with individuals ≥65 years	25.7%
Family Households	67.2%
Non-family households	32.8%
Householder living alone	23.6%
65 years and over	9.5%
Married with children	23%
Married, no children	31%
Single parent with children	7%
Average household size	2.57
Average family size	3.03
Language other than English spoken at home	22.1%
<i>Household Incomes (2017 Estimates)¹</i>	
Very low-income (<30% AMI)	11%
Low-income (31% - 50% AMI)	9%
Moderate-income (51% - 80% AMI)	10%
Middle-income (81% - 100% AMI)	9%
Above median income	60%

¹ “Why is this older than the housing unit and population estimates?” The source for household incomes as a percentage of the Area Median Income is the American Community Survey, but it’s a special tabulation that HUD publishes a year or two after the Census Bureau releases the regular ACS tables.

Attachment 3

2020 Household income limits--determined by household size

<u>% AMI</u>	<u>1 person</u>	<u>2 persons</u>	<u>3 persons</u>	<u>4 persons</u>	<u>5 persons</u>	<u>6 persons</u>
30%	\$23,793	\$27,192	\$30,591	\$33,990	\$36,709	\$39,428
50%	\$39,655	\$45,320	\$50,985	\$56,650	\$61,182	\$65,714
80%	\$63,448	\$72,512	\$81,576	\$90,640	\$97,891	\$105,142
100%	\$79,310	\$90,640	\$101,970	\$113,300	\$122,364	\$131,428
120%	\$95,172	\$108,768	\$122,364	\$135,960	\$146,837	\$157,714

Educational Attainment (2018 ACS estimate)

High School graduate or higher	95.1%
Bachelor's degree or higher	57.3%

Employment by major sector (2019 PSRC estimate)

Construction and Resources	497 (12%)
FIRE (Finance, Insurance & Real Estate)	129 (3%)
Manufacturing	95 (2%)
Retail	435 (11%)
Services*	1,856 (46%)
WTU (Wholesale Trade, Transportation & Utilities)	353 (9%)
Government	129 (3%)
Education	559 (14%)
Total	4,052

*Includes Information; Professional, Scientific & Technical Services; Management; Private Educational Services; Health Care & Social Assistance; Arts, Entertainment & Recreation; and Accommodation & Food Services

Housing Units

Total Housing Units (2020 OFM estimate)	9,548
Occupied units (2019 ACS estimate)	8,858
Owner-occupied units (2018 ACS estimate)	72.5%
Average household size	2.66
Median value	\$526,200
Renter-occupied units (2018 ACS estimate)	27.5%
Average household size	2.35
Median rent	\$1,358

Housing units by type (2020 OFM estimate)

1 unit	6,568 (69%)
2 unit	104 (1%)
3 and 4 unit	287 (3%)
5 or more unit	2,302 (24%)
Manufactured homes	287 (3%)

Affordable housing units (2020 King County preliminary data)

0-30% AMI	280 (3%)
31-50% AMI	1,173 (12%)
51-80% AMI	1,305 (14%)
Over 80% AMI	6,727 (71%)

Square Miles	6.1
Miles of Paved Streets	63

Attachment 3

Zoning

Total city acreage zoned residential (all of the R zones and MHC)	78%	
Subset zoned exclusively single-family (R-1, R-4, R-6, MHC)		95%
Subset zoned exclusively multifamily (R-12, R-18, R-24)		5%
Total city acreage zoned for mixed use (RB, UC, WC, DC, DR, CB, NB)	7%	

Balance of City acreage (15%) includes non-zoned rights-of-way, some zoning districts (Parks, Public/Semi-Public, Golf Course), and properties developed with utilities and other similar uses.

Date: January 4, 2021

To: Kenmore Planning Commission
c/o mquery@kenmorewa.gov

CC: dbent@kenmorewa.gov
Landerson@kenmorewa.gov

Re: Comment on Missing Middle Housing Strategy:

Roll back the minimum lot size and setbacks to 2007 levels (Ord. 08-0289) for R-4 and R-6 to allow for smaller home construction below 1,900sf ("the Missing Middle"). This would provide more affordable and sustainable home sizes without adversely impacting community health and safety.

There already exist a fair number of homes in Kenmore that are much larger envelopes sitting on small lots under the old code, the majority in R-6 zoning. While it is desirable to maintain the post-2008 zoning code for building envelopes above 1,900sf, property owners should be able to build smaller homes on smaller infill lots with a minimum net square footage of 4,500sf, and the old setbacks, or setbacks comparable to current ADU zoning.

Below is a very brief sampling of Kenmore homes built on the old code standards, although there are many more. As can be seen, many of these homes are larger than 1,900sf, but do not adversely impact their neighborhoods. As a result, there should be no concern if homes smaller than 1,900sf are built on similar sized lots with similar setbacks. In other words, lot size and setbacks should be prorated based on the building envelope size. Thank you for your consideration.

Reduced Lot Size:

- 1) 6819 NE 155th Pl (PID 3582800041) lot containing 4,512sf.
- 2) 7332 NE 150th St (PID 3649100183) lot containing 4,536sf.
- 3) 7244 NE 150th St (PID 3649100166) lot containing 4,638sf.
- 4) 7810 NE 167th St (PID 5634500257) lot containing 4,535sf.

Reduced Setbacks:

- 1) 7244 NE 150th St. (PID 3649100166) front, rear, and side yards.
- 2) 15208 69th Lane NE (PID 3649100674) rear yard.
- 3) 15007 78TH Ave NE (PID 0254200090) rear yard.
- 4) 7301 NE 155TH St. (PID 3649100233) front and rear yards.

Sincerely,
Christine Brown
Kenmore Resident
PO Box 82873
Kenmore, WA 98028

To: Planning Commission
From: Phyllis Finley
5962 NE Arrowhead DR
Kenmore
Date: January 5, 2021
Re: Agenda Item for 1/5/2021, Attachment 3

I understand the need for affordable housing and appreciate the work the Planning Commission has devoted to this issue.

I also believe that the end does NOT justify the means.

I am alarmed that the Planning Commission has voted to deny the public the opportunity to weigh in on developers' projects that support low income housing.

No matter the value of a project, it is inappropriate for the government to deny the public the opportunity to participate in such decisions.

Using a random example: some citizens may feel that the value of ballfields supercedes any other land use. Since they need to be established before the next baseball season, their development should be expedited. No time for public comment. No, the end does not justify the means.

In the future, please respect the citizens of Kenmore by allowing participation in decisions regarding development.