

**City of Kenmore
Planning Commission Meeting Minutes
February 18, 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
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 Banaszynski at 7:00 PM.

2. ROLL CALL

Commissioner Dorian was excused from the meeting.

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

No public comment.

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from February 4, 2025, were approved by unanimous consent.

7. AGENDA ITEMS

Presentation by Mike Stanger, A Regional Coalition for Housing (ARCH) - Middle Housing Affordability

Questions/Comments:

Commissioner Vanderlinde - For those cities that have a fee in lieu, how are they collected and used?

Mike Stanger response: Most applied to ARCH Housing Trust Fund. Decisions on spending always come back to the City Councils for approval.

Commissioner Olson - 1+ unit project, what does that mean?

Mike Stanger response: Applied to project more than one unit.

Commissioner Lasalle - Sammamish example, how did that work for the affordable unit for a less than 10 unit project?

Mike Stanger response: Developer worked with ARCH on marketing for the affordable price. For 8 units, the fee rate on per unit or per square foot, .8 units pay \$x based on affordable unit based on \$y.

Commissioner Machias - Homeownership, are these restrictions for the lifetime of the home or?

Mike Stanger response: typically, a 50 year covenant.

Commissioner Vanderlinde - Fractional ownership to a fee. In that situation, fee in lieu money goes to ARCH but developer sells market rate?

Mike Stanger response: Yes.

Commissioner Olson - What do typical fees look like?

Mike Stanger response: example in Kirkland, total development cost minus cost of selling is what the city then collects. Redmond fees \$30/sf for attached middle housing type and \$40/sq. ft. for detached. One option is to establish a fee schedule and increase annually per Consumer Price Index (CPI).

Vice Chair Thompson - Is the covenant recorded on the title?

Mike Stanger response: On the land.

Commissioner Lasalle - How affordable housing gets built as Kenmore already

built out. How can we work around the issue of developers not paying fees and instead build projects. Concern that collecting fees and no affordable units built, we would then not be meeting our housing goals.

Mike Stanger response: Identify sites and gain site control at a reasonable cost. Be proactive in finding opportunities in the city.

Commissioner Lasalle - Based on what the potential is to build in the city?

Mike Stanger response: More likely that % of units, for example if building 10 units then require one unit to be built on site.

Commissioner Vanderlinde - Fee in lieu seems like a good option to build truly affordable housing, if we allow the builder to build market rate and require fee in lieu, that seems more effective to use around city. Are there other mechanisms used in other cities where money is collected that could be used to fund different types of affordable housing projects?

Mike Stanger response: Yes, ARCH Housing Trust Fund has funded affordable housing; multi-family, homeownership (Habitat), and special needs housing.

Commissioner Olson - Are there examples that use funds to pay for impact fees, frontage improvements, or impact fees to get a development of smaller units?

Commissioner Vanderlinde - Is it appropriate to allow or offer adjustments to SF set-asides to incentivize middle housing?

Commissioner Lasalle - What additional flexibility can be built in to incentivize for non-specialized affordable housing developers? E.g. conversion?

Vice Chair Thompson - Would fees collected be restricted to use in Kenmore? Concern that we would not meet targets. Could the fees collected stay in Kenmore?

Mike Stanger response: Can be structured to stay in Kenmore but Trust Fund is pooled and spent over time. Potential to get credit if fund units in other communities.

Chair Banaszynski - Interested in Commissioner Olson's ideas, how to create fee in lieu to incentivize impact fees, frontage improvements, etc.

Chair Banaszynski - What was the size of development in Redmond, 10 or more units?

Mike Stanger response: Yes, Redmond has threshold.

Chair Banaszynski - Are materials being used the same as market rate?

Mike Stanger response: Exterior yes, interior no. Can vary on finishes and fixtures but at least have to be entry level quality.

Chair Banaszynski - What would implications for making our zoning more inclusionary look like?

Mike Stanger response: If allowed every project gave fee in lieu then affordable housing would likely be in dedicated projects and wouldn't be in the development proposed; Easy answer is to pay fee in lieu of a fraction but provide other units on site. Unlikely to get affordable units on site at 4 units.

Commissioner Lasalle - How would pool of money be allocated, would need to be proactive, what would criteria be for allocation?

Commissioner Vanderlinde - Inclusionary unit requirement would likely not yield many units. Fee in lieu as an alternative could be used to build other units.

Interest in inclusionary housing and fee in lieu? Yes

7. AGENDA ITEMS Cont.

Review Draft Middle Housing and ADU Regulations, presented by Kimley-Horn Consultants and City Staff

Questions/Comments:

Nick Chen: Alternative density approach discussion in R1, will correct GIS map to include all parcels.

Commissioner Lasalle - R1 along Swamp Creek many are in wetlands, what is the impact of those protected wetlands?

Nick Chen response: Would follow critical area ordinance. Could update the map to include the critical areas overlay.

Commissioner Lasalle - Would be interesting to know what part of those R1s/R4s are possible for middle housing.

Commissioner Olson - What is the minimum lot size of R1, clarify size needed to subdivide. Is there anything to prevent a 50K sq lot turning into a 25K lot?

Debbie Bent response: It's based on density. E.g. R1 = 1 unit per acre.

Vice Chair Thompson - Looking at east of park, some are multifamily.

Nick Chen response: Lots that are split zoned, R4 closer to street and R1 closer to river.

Vice Chair Thompson - If someone already has a home there, do we need to any restriction on these lots?

Nick Chen response: Development would remain in place.

Commissioner Vanderlinde - Zoning for lots adjacent to heron rookery, what is zoning.

Nick said that most comments from Commissioners were on concept of housing that is consistent with the size and footprint of single family houses but current square footage zoning is restrictive for middle housing types. Explained different options. Could have different standards for middle housing, but can't be more restrictive than square footage.

Commissioner Olson - Ok with reducing to 5 feet setbacks, some in community don't agree, could find middle ground. Minimum lot size for R1; clarify size needed to subdivide

Commissioner Olson - Ok with reducing rear setbacks for certain types of units like cottage housing, DADUs. Combined with 15' side setback and also requirement of 15' between units, what is the origin of the requirement? Is there opportunity for flexibility?

Commissioner Vanderlinde - Is there sufficient capacity to accommodate growth. How aggressive should the city be to accommodate or incentivizing development or middle housing? Changing setbacks changes character. What should be the pace of change?

Debbie Bent response: It's a question of housing choice, not capacity. How do we accommodate housing choice. The state is saying we have to do something, so we're trying to do what is reasonable, practical and feasible. 20 ft setback is arbitrary. The question is if you want small houses on small lots, where do you flex to get that, and where do you flex to get more choice. Not a question on capacity.

Commissioner Vanderlinde - There is a question regarding choice, how do we go to comply with that. It's how much do we allow and how quickly. What is the pace?

Commissioner Olson - Interested in what the next incremental step for Kenmore are. E.g. adjust for certain kinds of development like DADUs. Need to include

flexibility. Consider reduced setback for certain types of development but not everything.

Vice Chair Thompson – Concerned about impervious surface and tree protection. Not just setbacks but also changing character. Any change in reducing setback is going to make our neighborhoods look different.

Nick Chen response: Could decrease setbacks while still maintaining same impervious standards. It wouldn't allow someone to build more of a lot currently but could build on other parts of the lot.

Commissioner Lasalle - Avoid expanding sprawl on existing lots, support building higher vs wider, preserving existing green spaces.

Commissioner Vanderlinde - Agree with current footprint of square footage, could encourage middle housing types. Don't need to provide incentives.

Commissioner Olson - Agree with reducing parking minimums and impervious surface for more than cottage housing.

Commissioner Machias - Create code to keep same bulk/same footprint; supports taking a home and turning it in to stacked flat and middle housing

Vice Chair Thompson - Are we expected to change subdivision code?

Debbie Bent response: We need to make consistent with all codes. The term "dimensions", are we talking about dimensions of the lot?

Nick Chen response: Depends on the context.

Guidance from PC

1. Footprint: Comparable to what we're doing now. Some types might be smaller, like cottage housing. Range of footprints for each type.
2. Alternate Density and Critical Areas - answered above.
3. Building Height for ADUS: Keep 35-foot height limit.
4. What neighborhood benefits: Minimize impervious surface, allow range of units types, retain trees, promote green space, and flexibility for current homeowners to modify their properties to make them useful over different life stages and changes.
5. Impact fees for MH types: Proportional impact fees for smaller size units

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 10:04PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: __March 4, 2025____