City of Kenmore
Planning Commission Meeting
March 15, 2018 @ 7:00 p.m.

Planning Commission Members – In Attendance

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

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Bridgit Baker, Administrative 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

Stacey Valenzuela, Lakewood Villa resident. She thanked the Planning Commission for including the residents in the discussion of the Mobile Home Park preservation and affordable housing. She is concerned because most of the residents' incomes in the Mobile Home Park are between $10,000-$24,000 which is significantly lower than the 50%-80% King County median income for affordable housing. She is requesting that an outside consultant be hired to survey this for accurate information to reach affordable housing for those in the lower income level. She also appreciates the City's request for input on the City's economic strategy and urges citizens and business to access the City of Kenmore website and add their comments and concerns of what they would like to see in their City.

Joanna Crocker, 7301 NE 175th St Unit 324, Kenmore, WA 98028. She wanted to approach her comments from a perspective of what it means to come from a community. She comes from a famous, small and powerful community in Vermont. To her, community is more than having pretty places to live, it is about having a place to engage, respect and love one another.

Robert Spurlock, 7021 NE 181st St, Kenmore, WA 98028. He wants to take care of all of our citizens either by helping with relocating costs, meeting their needs and knowing how the citizens will be affected. He thanked the Planning Commission for their consideration in the matter and their hard work.

3. APPROVAL OF MINUTES

Commissioner McDonald motioned to approve the January 23, 2018 minutes which was seconded by Commissioner Baker. The motion to approve the minutes passed 5-0 with no abstentions. Commissioners Vanderlinde and Olsen arrived after the vote was taken. Commissioner McDonald motioned to approve the January 30, 2018 minutes which was seconded by Commissioner Baker. The motion to approve the minutes passed 5-0 with no abstentions. Commissioner Vanderlinde and Olsen arrived after the vote was taken. Commissioner McDonald motioned to approve the February 6, 2018 minutes which was seconded by Vice Chair Ohrenschall. The motion to approve the minutes passed 6-0 with no abstentions. Commissioner Olsen arrived after the vote was taken.

4. AGENDA ITEMS:

The primary goal of the meeting was to review the scenarios and attachments that were sent to the Planning Commissioner in their Agenda Packet and add-in any that they felt were missed and to flush out the scenarios. Secondly, they will talk about the different parameters that the Commission could use to differentiate between the Mobile Home Parks.

The Planning Commission did not review the first two attachments as they were the notes from both the January 23rd and 30th meeting that they had already seen. The third attachment included the current mobile home park standards in the Kenmore zoning codes. A prior concern had been raised by a property owner that if they wanted to replace a mobile home, they may not be able to do it with the current codes. However, the existing mobile home parks were approved prior to Kenmore's incorporation and the City's position has been that if a permit was issued prior to incorporation, the permits are legal and would still meet the original standards. At Commissioners Baker and Mulcare's request, Lauri Anderson will include Chapter 18.80 at the next meeting which was called out in a subsection. At Chair Nugent's request, Lauri will also confirm and provide information if there were any largescale apartment projects (more than 20 units) that have been constructed in the last 10 years besides Spencer 68.

Attachment 4 looked at NUD's water/sewer charges and how they were calculated and assessed for the mobile home parks. There is a flat fee for both water and sewer per unit. The concern of the mobile home park residents raised is that the flat rate may be more in comparison of a single-family residence. Lauri will confirm the monthly charges.

Attachment 5 reviewed Kenmore's housing targets and capacity information from the 2015 Comprehensive Plan. This was included due to some concerns that the City

was not meeting the growth targets. Lauri Anderson confirmed that the City has adequate capacity and excess capacity in meeting the 20-year growth targets.

Attachment 6 was a response from legal counsel stating that it is permissible for the right of first opportunity to rent and relocation help. However, the right of first opportunity to buy is not.

Attachment 7 outlined the 2018-2019 City Council Goals and was presented in response to Chair Nugent's question about the City Council priorities. A balance between preserving affordability and increasing density/economy needs to be considered.

Attachment 8 was revised and included information about Spencer 68. The affordable units were mandated by zoning (25% affordable units) and rents fluctuate on what the median income is. It is calculated at a county level.

Attachment 9A-D were examples of overlay zones and were not discussed further. Attachment 10 contained 2 analyses of the feasibility, one for redevelopment and replacement of affordable housing and the other for preservation. It was discovered that the fee in lieu to providing affordable units is more common and preferable to the development community. Potentially the sites that would be using the in-lieu would be all of the TOD overlay and all of the downtown zoning where there is access to the residential incentives. However, the formulas would need to be updated. Arthur Sullivan with ARCH will provide examples of what other cities are building with increased densities and how feasible it is due to the small size of the parcels.

Attachments 10 and 11 were not discussed further, as they were already material the Planning Commission had seen.

Lauri Anderson commented that the City Council approved the 2018 docket for the Planning Commission's work program. The next project for the Planning Commission will be critical area review and shoreline update.

5. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:14 p.m.

Planning Commission

Approved by Planning Commission on: 4.3.18