

**City of Kenmore
Planning Commission Meeting Minutes
March 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 (virtual)
David Dorrian
Kara Macias
Edouard Lasalle (virtual)

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Shannon Tipple-Leen, 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

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

Public comment was made by:
Amir Ahmadi
Caitlin Sullivan
Dakota Rash (virtual)

6. CONSENT AGENDA - APPROVAL OF MINUTES

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

7. AGENDA ITEMS

Continued Review of Draft Middle Housing Regulations

Mike Stanger from ARCH presented.

Questions/Comments:

Commissioner Olson - likes the exemptions limiting impact for fewer units, in support of fee in lieu, are we proposing setting aside 10% if allow to construct more than 2 units outside?

Mike Stanger Response: Option 2, if away from major transit and want to build more than 2 units on lot, then there would have to be some affordability requirements. Option 1 would only apply if more than 4 units in the project. Option 2 - if away from transit, would have the right for 2 units so the requirement would kick in if more than 2 units, in transit area right to 4 units on a lot, then there would be a requirement.

Commissioner Lasalle - Option 1, fee of .4 units is for 10%?

Mike Stanger Response: Yes.

What are your thoughts for the second transit driven options related to the risk of affordable housing in specific areas, support affordable housing near transit but concern that this would concentrate affordable housing in the transit corridor.

Commissioner Lasalle - Will this meet the city's affordable housing target?

Mike Stanger Response: inclusionary zoning alone won't meet the affordable housing targets. It helps contribute to affordability.

Commissioner Lasalle - What are the risks of concentrating only around high transit areas.

Mike Stanger Response: Doesn't foresee a risk.

Commissioner Vanderlinde - Going from 2 to 4 units, would the square footage remain the same?

Staff response: Yes, there has been some flexing in terms of impervious surface and height.

Mike Stanger Response: Have spoken to consultant team, and asked specifically

about modelling, and they believe that the square footage of lots would be buildable within the existing framework.

Commissioner Dorrian - Which of the cities in ARCH are already doing this with regards to middle housing.

Mike Stanger Response: Only city is Sammamish, Bothell considered last year but thinking of upzoning this year. Redmond close, already had a 10% in single family areas, but thinking of increasing from 10 to 12.5%. Kirkland/Bellevue currently at Planning Commission. Issaquah, Newcastle, Mercer Island, Woodinville will not likely include.

Commissioner Dorrian - In your opinion, who ends up footing the bill on this requirement, the developer or homeowner?

Mike Stanger Response: The value the upzoning pays for the affordability. It's not going to close the gap, but in majority of cases it will.

Commissioner Dorrian - does Kenmore keep the money or does it go to the ARCH trust fund?

Mike Stanger Response: up to the city to decide whether city account or ARCH fund.

Commissioner Dorrian - would this incentivize smaller units; would the program with an affordability requirement still encourage housing choice by providing smaller units.

Mike Stanger Response: We haven't modeled for bigger projects. But in larger lots there are a fair amount of townhomes and detached condos. Becomes more profitable when you have more units and more square footage at same time. Will be relatively more affordable in Kenmore vs. Kirkland and Bellevue.

Commissioner Machias - like the small unit exemption, wonder if we're disproportionately hurting smaller builders? Maybe we want to focus on little developments?

Vice Chair Thompson - having a hard time seeing this as affordable. Even at 80% AMI. Likes the in lieu fee. Concern with developers making a profit, impacting environment, tree canopy

Chair Banaszynski - we don't have enough housing, don't have enough to support our community, inclusionary is one way to support affordable housing, ARCH modeling shows that it's feasible; acknowledge that Master Builders caution against inclusionary housing, supports option 1 or 2 by ARCH.

Commissioner Olson - with the numbers used in the modelling, the price per square foot seem higher, depending on type; taxing new residents driving up housing costs, would be more like 90% AMI, without some type of inclusionary housing, there's no way to get down to 90% or less.

Mike Stanger Response: based on sales over the last year, won't be many middle housing sold, there won't be many units at a price affordable at 90% area median income (AMI).

Commissioner Vanderlinde - don't have enough information to say yes or no, homeowner entitled to profit and increased value.

Chair Banaszynski - can you clarify how this would work for a property.

Mike Stanger Response: if project had fewer than 10 units, then the 10% would result in a fraction the builder could pay a fee in lieu, if bigger than 10 units total, then the fractions would round up and provide an affordable unit on site.

Commissioner Dorrian - currently looking at code if developer wants to build 4 units outside of transit, 1 would have to be affordable, so ARCH's analysis is saying this would not be feasible?

Mike Stanger Response: correct

Commissioner Dorrian - this is state law, and not feasible in Kenmore, just wanted to point this out

Chair Banaszynski - there's a lot of speculation, a lot we don't know; if we aren't ready, what additional information does the commission need?

Vice Chair Thompson - what is the standard lot size?

Mike Stanger Response: whatever would meet the minimum lot size in a given zone.

Staff response: Three things to consider for a decision - 1. Do you want to apply inclusionary zoning anywhere? 2. do you want to exempt certain size/small units 3. Do you want fee in lieu?

Commissioner Olson - Like idea of exempting smaller units but concern about larger development being split into smaller developments.

Mike Stanger Response: Kirkland requirement is 4 or more units, and some developers have been breaking them up into short plats of 3 units or less. City would need to make a decision on handling inclusionary zoning that applies to a project and not necessarily a lot or individual application.

Commissioner Olson - Exempting square footage and then require a fee in lieu

above that number. Have any cities tried to get a baseline of say 1500 sq ft and then have a fee in lieu of the last 100 square feet?

Mike Stanger Response: No examples of exempting square footage, only on a unit basis.

Commissioner Olson - Have any cities tried to get a baseline of 1500 per units and just have a fee in lieu of the last 100 sq feet?

Mike Stanger Response: No, only on a per unit basis.

Commissioner Lasalle - Need more affordable units in not only in Kenmore but the entire region, in favor of inclusionary affordability; how do we have a clear plan for the use of the funds.

Staff response: How the funds would be spent would depend on where the money is deposited. For now, staff needs to know what regulations to include in the land use code. And what the fee in lieu would be.

Commissioner Vanderlinde - In favor of middle housing R-4/R-6 affordable bonuses as an option, not as a requirement.

Commissioner Dorrian - Is this related only to middle housing or to any single family project or just building more than 1 lot.

Mike Stanger response: Would only be able to build certain housing types and would apply to any of those.

Vice Chair Thompson - In support of Option 1.

Staff response: This is not about deep levels of affordability; it's about housing choice.

Commissioner Olson - Concern that this will be disincentivizing costs of housing overall or disincentivizing construction of new housing stock. Likes method of basing off unit size. This is potentially a tool that encourages more construction that might not be 100 AMI or under but incentivizes smaller units. Fee in lieu could be put toward construction of smaller units in the community.

Commissioner Vanderlinde - Does the city want to use middle housing regulations and discourage conventional square foot units? Or to keep the playing field even so they all have an equal chance?

Chair Banaszynski - Implementing upzone across the city, we're adding value, considering capturing the value and investing it into affordable housing in the community.

Commissioner Vanderlinde - Want to make sure we're not creating conflicts, creating flexibility for developers, this is not a requirement, is it feasible for developer for creation of affordable housing, in favor.

MOTION: Commissioner Lasalle moved to bring back Option 1 code for consideration at next meeting. Commissioner Olson seconded. **VOTE:** 4 For, 3 Against, 0 Abstain. Motion carried.

MOTION: Commissioner Dorrian moved to add an amendment to Option 1 with exclusions for projects with smaller square footage and delayed effective date. **VOTE:** 5 For, 2 Against, 0 Abstain. Motion carried.

Development code discussion (Kimley Horn)

Table B. R-1, R-4, R-6 Dev. Standards table

Commissioner Dorrian - Question on pg. 113 on density table.
Staff response: Explained response from Kimley Horn memo.

Commissioner Machias - What differentiates a detached ADU or a SF residential in terms of unit count? Where is the line drawn?

Commissioner Vanderlinde - Does 'condoize' include primary residence and other units?

Vice Chair Thompson - How do ADUs count toward density or not as it applies to middle housing density?

Chair Banaszynski - Map on page 117, this name is confusing. Need to rename.

Commissioner Olson - maybe "Applicable exemptions to middle housing development areas".

Vice Chair Thompson - In HB1110, if you have R-1 lot, it is exempt from middle housing all together. Is that true?

Staff response: Direction from PC was to exempt R-1 from middle housing regs and only apply to R-4 and 6.

Commissioner Machias - What is definition of building height? From roofline or to interior height gutter?

There was discussion on Building height. A motion was made and voted on but

later withdrawn.

Question - Does the commission wants to allow an increase in height above the typical 35 feet and then clarify the definitions of stories and to allow 35 feet, and 3 stories.

Commissioner Vanderlinde - ask the consultant to see what the current definition/standard is, is it 3 story, 35-foot or 25 feet.

Chair Banaszynski - One of the neighborhood benefits is decreasing parking, question is whether this is a parking should be reduced.

There was discussion on which types of housing to include in parking incentives.. A motion was made and voted on but later withdrawn.

MOTION: As per Planning Commission rules, a motion was made and seconded at 10:00 PM to extend the meeting by 15 minutes. All in favor.

MOTION: Commissioner Olson moved to table move to reduce parking requirement to 1 parking space for 2 DUs for cottage housing and 1 parking space per DU as the base minimum for all other types of middle housing. Chair Banaszynski seconded. **VOTE:** 5 For, 2 Against, 0 Abstain. Motion carried.

Commissioner Machias - What triggers street frontage improvements with density increase/number of units? (K-H)

Commissioner Dorrian - Page 163 line 6, was this changed because this does change our ADU code.

Commissioner Olson - Need clarification/intent of language on Lines 17-19, pg. 163, L.

Commissioner Dorrian - Regs to discourage slot homes?

Commissioner Olson - Preapproved DADU plan interested in city adopting, and allowing the number of DADUs to be built without requiring a conditional use page 111 lines 11-13. If multiple single family homes on one lot then also allow a DADU. To discuss at next meeting.

MOTION: As per Planning Commission rules, a motion was made and seconded at 10:15 PM to extend the meeting by 5 minutes. All in favor.

Commissioner Vanderlinde - Where would fee in lieu go, if goes to affordable housing fund what are the rules on expenditure? Debbie to follow-up.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 10:29PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: 4/1/25