

**City of Kenmore
Planning Commission Meeting
March 20, 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, 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

John Krumwiede, 7301 NE 175th St, Kenmore, WA 98028. He is a resident of Inglewood East. They would like an extension on the moratorium due to so many different factors and options that it deserves more time to be resolved properly and fairly to all that are involved. There are a lot of issues with the MHP; puddle on road, water leaking and boat access locked. He feels that they deserve to be treated better.

Robert Spurlock, 7021 NE 181st St, Kenmore, WA 98028. He is a 31-year resident of the mobile home park. They own a 1974 mobile home model that is too old to move to another location which puts him in a dilemma. He would like to know what is going to happen to the people like him that will be displaced. He is not against progress, but would like the Planning Commission to be aware of the people that are affected by their decisions.

Dave Marr, 7301 NE 175th #128, Kenmore, WA 98028. He is a resident of Inglewood East. He was at the Planning Commission meeting to observe the meeting. There is a group of residents that are trying to get organized.

Christine Suzuki, resident of Lakewood Villa. She and her significant other not only live in Kenmore but own their own businesses in Kenmore. She feels that these communities need to be saved and are the most vulnerable who have spent their life

savings. Many of these communities are low-income, fixed income and/or elderly. If they leave, they cannot move the homes and they will forfeit their life savings. Many of the residents will become homeless and there is no "Plan B". She feels that there are many ways to densify through rezoning like rezoning residential areas to allow backyard cottages and mother-in-laws. She feels that it is disproportionately unfair that these communities pay the price. She submitted both an article on little homes and a letter that she wrote to the Planning Commission.

3. AGENDA ITEMS:

Debbie Bent informed the Planning Commission that the handouts they received tonight were provided in response to the questions asked at the last Planning Commission meeting. The purpose of the meeting was review the tentative schedule, the scenarios and develop recommendations. According to the schedule, the two meetings in April are when the Planning Commission would make their preliminary recommendations with a Public Hearing tentatively scheduled for May 1. The April 23rd City Council meeting would be when the City Council would consider extending the moratorium which would require holding a Public Hearing associated with that. The Planning Commission is scheduled to make their final recommendations on June 11.

The first scenario the Planning Commission reviewed is considered a long-term preservation scenario. This could include TDR or replace TDR with a fee in lieu instead of TDR. Fee in lieu does not provide affordable housing in a project but transfers those fees to preserve mobile home parks. The Planning Commission agreed that the notion of fee in lieu should be added to scenario 1 as an option and the need to go to a regional option is not necessary. Based on the numbers provided for this option, it could start in Kenmore, but may need to be expanded to a regional approach if it doesn't appear to be working.

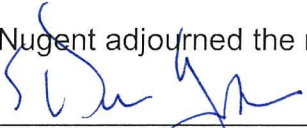
The second scenario would add new affordable housing requirements to be placed on redevelopment. It was recommended by staff based on the public comment to add additional requirements such as a longer notice period (currently 1 year), requirement for a relocation plan and provisions for relocation consultants to help residents relocate. There were some concerns with this scenario due to high construction costs, absorption rates are not high enough and costs to get to the level of affordability would be too high. Commission Mulcare recommended adding another subsection to scenario 2 which states residents who are interested taking the new affordable units, there should be a provision for short term relocation and potential compensation for the loss of their homes (possible loss of equity) and what they should do while development occurs. The Planning Commission agreed on scenario 2 with providing options a-c and possible compensation to those that do want to move to the new affordable homes for an interim period.

Scenario 3 focused on resident purchase of the mobile home park. Staff recommended broadening the scope to include non-profit, agency or another group (ie. King County Housing Authority) interested in purchasing the mobile home park. Additionally, the Planning Commission agreed that scenario 3 should be amended to make the 3rd sentence the 1st and state "The City of Kenmore could assist residents seeking to purchase through the blending of resources" and remove "the commission is interested in exploring ways".

Potential new scenarios were discussed. The Planning Commission agreed on the scenario to incentivize park preservation through a variety of techniques which would function as a midterm preservation. The second potential new scenario focuses on rezoning to build additional new mobile home parks. This would be developing new affordable housing, but no preservation. This new scenario and the last two items will be discussed at the next meeting.

4. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:31 p.m.



Planning Commission

Approved by Planning Commission on: 4-3-18