

**City of Kenmore
Planning Commission Meeting
April 3, 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

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

Robert Spurlock, 7021 NE 181st St, Kenmore, WA 98028. He has been a resident of the mobile home park for over 30 years. He would like to have the moratorium extended to give everyone affected time to for their input.

Russ Millard, Senior Property Manager for Inglewood East Mobile Home Park. They are in favor of a positive approach to creating sustainable affordable housing. He felt the work done over the last few months was positive until the last meeting. He thinks the Planning Commission should stick to incentives based actions and not punitive ones. Their park has no plans for redevelopment.

Carole Myers, 7031 NE 175th St Unit 27, Kenmore, WA 98028. She is a resident at the Lakewood Villa Mobile Home Park. She would like to know more about the plans on affordable housing for the elderly and disabled, as well as the support like fire, EMT and police. She supports growth and diversity, but all aspects of it needs to be considered.

Janiece Hoggat, 7301 NE 175th St Unit 136, Kenmore, WA 98028. She has been a resident of Inglewood Shores Mobile Home Park about 3 years and purchased her home to retire in. She hopes that the future affordable housing put in place will help those in the retirement years because the monthly costs are exceeding their income at the rate rents are increasing.

Deborah Bartos, 7031 NE 175th St, Kenmore, WA 98028. She is a resident at Lakewood Villa. She feels that Kenmore has a moral obligation to do the right thing. She recommends that the Planning Commission sees how they live and not judge from the outside. She feels everyone has a right to be a part of the community since they pay their rent. They are not asking for handouts.

Stacey Valenzuela, Lakewood Villa Mobile Home Park resident. She appreciates the City of Kenmore involving the residents in their discussion. She requests that City of Kenmore preserves the mobile home parks long term. She also hopes some contingencies for land owners be implemented to maintain the infrastructures, keep rents, sewer and water charges affordable. Lastly, she asks that if the owners were to receive payments that they structure payments to coincide with compliance of infrastructure and possibly some set aside for temporary loan assistance for homeowners that want to do home upgrades (ie. asbestos removal). She also addressed the value and equity of their homes that are being sold for \$20,000-\$80,000.

Joanna Crocker, 7301 NE 175th St Unit 324, Kenmore, WA 98028. She is a resident of Inglewood East Mobile Home Park. She wanted to address the misinformation that their homes do not appreciate, since they do. She also wanted to address the power of community. Aging in place and when seniors can stay in a place they want to the costs decrease. If, and when the Millards do decide to sell, they would be interested in purchasing their park.

Bob Humble, 7031 NE 175th St Unit 6, Kenmore, WA 98028. He is a resident of Lakewood Villa. He thanked the Planning Commission for hearing him. He stated that it is increasingly difficult and dangerous to leave the Mobile Home Park driveway due to the cars and trucks barreling down the street. If the City of Kenmore increases density, they may need a stop light there.

Daniel Stoner, 6905 NE 182nd St, Kenmore, WA 98028. He is the owner of the park next to City Hall. They do have plans in the 5-10+ years to redevelop the park. He has tried to work collaboratively with City Hall, however, at the last meeting he felt it went from using a carrot to using a stick. The concepts of forced density and home cost reimbursement are unfair. He feels that as a property owner, why do they have to bear the burden of providing affordable housing for the entire City of Kenmore. As a developer, he feels that some of the plans are unworkable. The market should determine what the density is and not a regulation. He wants to encourage the Planning Commission to work with the property owners to create legislation that can accommodate the existing residents, but doesn't prevent future development.

Janet Birch, a Bothell resident. She wanted to speak on behalf of her ex-sister-in-law, Cynthia Little who is a resident of Lakewood Villa. She feels that the developers are not thinking of the residents that live in the parks. The residents of the parks already have homes, where will they go if they can't resell their home or move into

an apartment? These communities are not like apartments. She feels that it is important for everyone to come together.

Beau Harer, representative of the management company for Lakewood Villa as of March 1, 2018. He wanted to reiterate that neither Lakewood Villa or Inglewood East have any intentions on selling or redevelopment plans. They would like to make it easier to revamp those communities. He would like the Council to consider lifting restrictions to bringing in new homes into the communities.

3. APPROVAL OF MINUTES

Commissioner McDonald motioned to approve the March 15, 2018 minutes which was seconded by Commissioner Baker. The motion passed 6-0 with no abstentions. Commissioner McDonald motioned to approve the March 20, 2018 minutes which was seconded by Commissioner Ohrenschall. The motion passed 6-0 with no abstentions.

4. AGENDA ITEMS:

Laurie Anderson clarified that under the current rules there are no protections for the residents of the mobile home parks. Redevelopment could occur at any time and the City is not involved. However, the City is trying to be proactive and sees the need for affordable housing. The City Council has tasked the Planning Commission to look at strategies for preservation of existing affordable housing to address affordable housing needs. The goals are to look at all options and balance the needs for everyone.

The Planning Commission finished the assessment of the options started at the prior meeting. The first option was to preserve senior Mobile Home Communities for the long-term through protective overlays. Commissioner McDonald moved to decline this option which was seconded by Commissioner Ohrenschall. The motion passed 4-2 with no abstentions.

The second option focused on not preserving the existing Mobile Home Communities, but building a new mobile home park for the residents. The majority of the Commission declined this option.

The third option to not preserve the Mobile Home Communities, but require the property owner to purchase other existing affordable housing in Kenmore was also not supported by the majority of the Commission.

The fourth option to not preserve the Mobile Home Communities, but offer every new protected affordable unit in the City to the Mobile Home Community residents, eventually freeing up the Mobile Home Communities for redevelopment was

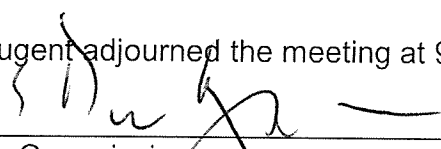
supported by the majority of the Commission. Lauri Anderson recommended that the question of legality should be set aside for the City attorney to weigh in on.

The second task of the meeting was to review potential criteria for evaluation that should be amended. Commissioner Olson recommended having a viability of options criteria which the Commission agreed on.

Lauri Anderson briefly reviewed the prior meetings and explained the structure and agenda of the April 17, 2018 meeting. The upcoming meeting will be a work session to address all 6 parks with no verbal citizen comments. However, citizens can submit written comments. The public hearing will be held over two days on May 15th and May 16th starting at 6:00 pm. Lauri Anderson recommended that the May 1st meeting be cancelled. Commissioner Baker motioned to adopt the staff recommendation to cancel the May 1st meeting which was seconded by Commissioner Mulcare. The motion passed 6-0 with no abstentions.

5. ADJOURNMENT

Chair Nugent adjourned the meeting at 9:15 p.m.



Planning Commission

Approved by Planning Commission on: _____

4.17.18