

**City of Kenmore
Planning Commission Meeting
June 5, 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
Mark Vanderlinde

Consultants & Staff

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

Sharon Hawkins, 7301 NE 176th St #308, Kenmore, WA 98028. She is a resident of Inglewood East Shores Mobile Home Park. Although we live in a state with no rent control, she believes there should be an RCW or law that protects seniors from the rent increases such as what SHAG and other over 55 communities do. She also asked the Planning Commission for a definition of affordable. If no definition of affordable is available then she believes it should be removed from all contexts.

Robert Spurlock, 7021 NE 181st St #3, Kenmore, WA 98028. He has been a resident of Jim's mobile home park for over 30 years. When he first moved in it was a senior citizens park which is why he moved in after becoming disabled on the job. He would like the Planning Commission to look at the people and find a method to help those that are going to be displaced.

Harry Perfater, resident of Lake Terrace Park. He clarified that he thought the Planning Commission had received his letter submission prior to the May 15th meeting. The people in the mobile home parks came to live there and will have no place to go. He asked that the Planning Commission take this into consideration.

Stacey Valenzuela, resident at Lakewood Villa MHP. She feels that Kenmore has reached the capacity of units for density. She feels that the City now needs to provide more affordable housing for the seniors, workers and vets in the area. She asked the Planning Commission to preserve and protect the mobile home parks.

The City should look to empty lots, older buildings and developers to build more affordable housing rather than displacing mobile home park residents.

John Krumweide, resident of Inglewood East Mobile Home Park. He shared that their park has been improving park since attention was brought to it. Combined, their park pays $\frac{3}{4}$ million dollars in rent and it was approximately \$400,000 six years ago. This is unsustainable for many of the residents to continue to pay this rent increase. He asked that more protection be written into the laws for this.

Arlene McAley-Bare, 7301 NE 175th St #203, Kenmore, WA 98028. She is a 20-year resident of Inglewood East Mobile Home Park. She asks the Planning Commission for their sincere evaluation and compassion in this zoning matter. Many of the seniors are paying more than half of their income to rent and she is scared. She stated that it takes a village to raise a child but it takes a City to support a senior.

3. APPROVAL OF MINUTES

Commissioner McDonald motioned to approve the May 15 & 16, 2018 minutes which was seconded by Commissioner Baker. The motion passed 5-0 with 2 abstentions. The April 17, 2018 minutes will be tabled until the June 19, 2018 meeting.

4. AGENDA ITEMS:

Lauri Anderson began by stating the objective of the meeting was for the Planning Commission to make their final recommendations for the Mobile Home Park (MHP) options. The Commissioners were to identify what criteria were used in making these decisions and clarify the primary recommendation. Lauri also responded to questions raised by Sharon Hawkins' public comment regarding if there were laws limiting rent increases for low income or seniors. Staff was not aware of any laws and the state does not permit rent control, but there are rent increase notice provisions. Lauri also responded with the definition of affordability. The City of Kenmore considers affordable to be up to 80% King County average median income. Affordability is different for different projects and depends on the circumstances.

The Planning Commission began the evaluations and discussions with Lakewood Villa. Chair Nugent motioned to adopt Options 1, 2 and 3a where 3a is to be modified to require long term preservation for as long as the City provided financial incentives to the owner and the owner would have to share some portion of those benefits with the residents in the form of lower rent. To the extent that the City could not deliver on those benefits, the owners sale rights would be limited to Options 1 and 2. Lauri clarified that financial incentives could be used to recover the loss of development potential, as an alternative or supplement to TDR and fee-in-lieu in Option 1. This motion was seconded by Commissioner McDonald and passed 5-2 with no abstentions. The criteria used to determine these Options were 1,2,3,4,5 and 7.

The second MHP evaluated was Inglewood East. Commissioner Vanderlinde proposed to adopt the same options as Lakewood Villa (Options 1,2 and modified 3a) which was seconded by Commissioner McDonald. The motion passed 7-0 with no abstentions. Commissioner Vanderlinde motioned to adopt using the same criteria as Lakewood Villa (criteria 1,2,3,4,5,7) which was seconded by Vice Chair Ohrenschall. The motion passed 7-0 with no abstentions.

Lake Terrace MHP was discussed next. Commissioner Vanderlinde motioned to adopt the existing recommendation of Option 4 for Lake Terrace which was seconded by Commissioner Baker. The motion passed 7-0 with no abstentions. Commissioner Baker motioned to adopt criteria 1,2,3,5 and 7 for justification of Option 4 which was seconded by Commissioner Mulcare. The motion passed 7-0 with no abstentions.

The unnamed (7021 NE 181st St) MHP was discussed next. Vice Chair Ohrenschall motioned to adopt the recommendation of Option 4 for this MHP which was seconded by Commissioner Vanderlinde. The motion passed 7-0 with no abstentions. Commissioner Mulcare motioned to adopt the same criteria as Lake Terrace MHP (criteria 1,2,3,5 and 7) which was seconded by Commissioner Baker. The motion passed 7-0 with no abstentions.

The fifth MHP discussed was Kenmore Village. Commissioner Vanderlinde motioned to adopt Option 4 which was seconded by Commissioner Baker. The motion passed 7-0 with no abstentions. Commissioner Mulcare motioned to apply criteria 1,2,3,5 and 7 which was later amended to apply only criteria 1,2,3 and 5 for justification of Option 4. The amended motion was seconded by Commissioner Baker. The motion passed 7-0 with no abstentions.

The last MHP discussed was Lakewood MHP. Vice Chair Ohrenschall motioned to adopt the current recommendations of Option 3a and 4 to Lakewood MHP which was seconded by Commissioner Mulcare. The motion passed 5-2 with no abstentions. Vice Chair Ohrenschall motioned to adopt criteria 1,3 and 5 for Option 3a which was seconded by Commissioner Mulcare. The motion passed 5-2 with no abstentions. Commissioner Vanderlinde motioned to adopt criteria 2,3, and 7 for justification of Option 4 which was seconded by Commissioner Baker. The motion passed 6-1 with no abstentions.

Lauri polled the Planning Commission on their availability for the joint Planning Commission and City Council meeting scheduled for July 9th at 6:00pm. Commissioners Baker, Vice Chair Ohrenschall, Commissioner Mulcare and Commissioner McDonald are available, but Commissioner Olson, Chair Nugent and Commissioner Vanderlinde may not be available.

5. ADJOURNMENT

Chair Nugent adjourned the meeting at 8:47 p.m.

Planning Commission

Approved by Planning Commission on: _____

6.19.18