City of Kenmore

City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
Planning Commission Meeting Agenda

August 3, 2021 @ 7 p.m. via Zoom

Log-in Information for the Commission Meeting:
Please click the link below to join the webinar or copy and put this link in your address
https://us02web.zoom.us/j/85351156801
Or One tap mobile :
US: +12532158782,,85351156801# or +16699009128,,85351156801#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799
Webinar ID: 853 5115 6801
International numbers available: https://us02web.zoom.us/u/kem7CT8Mmd

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please email Rita Moreno at rmoreno@kenmorewa.gov.

1. CALL TO ORDER

2. PUBLIC COMMENTS

This is an opportunity to express your views on issues that are important to you and to the community. Please email comments to Rita Moreno at rmoreno@kenmorewa.gov by 5:00 p.m. on Tuesday, August 3, 2021. All comments received will be forwarded to the Planning Commission for consideration. You also may use the "raise hand" feature in Zoom during the Citizen Comment portion of the meeting or call in at the number listed above. A 3-minute comment limit applies.

Public Comment on corner stores - E. Sundquist

3. APPROVAL OF MINUTES

- The July 20, 2021 Planning Commission Meeting Minutes will be ready for review and approval at the August 17, 2021 Planning Commission Meeting.

4. AGENDA ITEMS

Preliminary Results from the Community Survey
Comprehensive Plan Vision Statement

Staff Memo 1
City of Kenmore Comprehensive Planning Survey Topline Report 07262021
Staff Memo 2
Attachment 1 to Memo 2 Revised

5. ADJOURNMENT

6. UPCOMING MEETINGS:

August 17, 2021, 7:00 p.m. - via Zoom

From: Rita Moreno
To: Rita Moreno
Subject: RE: Comment on corner stores
Date: Tuesday, July 27, 2021 1:49:59 PM

From: esundquist@comcast.net <esundquist@comcast.net>
Sent: Thursday, July 22, 2021 11:25 AM
To: Lauri Anderson <landerson@kenmorewa.gov>
Subject: Re: Comment on corner stores

Thank you so much for your timely response! Here are my views on putting corner stores in neighborhoods:

I am very much against putting stores in residential neighborhoods in the City of Kenmore. We are not Seattle, we are not Kirkland, nor are we Edmonds - all places that have well-established older and pre-existing shops near residential neighborhoods or in their downtown areas. I don't know if any of you actually look at our city anymore. It is filled with too many fast-food chains and has enough chain grocery stores. What is happening to our downtown? It seems that is the perfect place for stores and shops. Why not put in a food co-op, a bakery, and other small businesses that people can easily access. Kenmore, a city I loved when I first moved here, has changed greatly with more trees coming down and too much development. It has many scattered "7-ll" type stores already. They can provide basics. One of the great things we have in Kenmore is the trail to use to walk or bike to stores. I am concerned, if this somewhat ridiculous idea passes, we would just be adding more ugly stores but in neighborhoods where they don't belong. In my area alone I can think of two small stores easily within walking distance but they are located at a small strip mall and on Juanita. Not in residential neighborhoods. I have reason to distrust the City of Kenmore when it comes to zoning and building permits. It seems to me that if stores were put in neighborhoods zoning would change and offer Kenmore the opportunity to dive in and start more development and start putting multi-family units in single family areas. I know people like myself reminisce about growing up in areas where we could run a few blocks to a candy store but that is just not how Kenmore is laid out. Kenmore has ample room to develop its downtown to serve its residents with an array of interesting stores that might even draw people to our city to have a nice meal and shop. Again, I am curious as why nothing is being done in our new downtown are. Let's beautify our wonderful city and keep neighborhoods as they are. Thank you for your consideration.

Sincerely,

Elizabeth Sundquist
8613 NE 169 Place
Kenmore

On 07/21/2021 9:23 AM Lauri Anderson <landerson@kenmorewa.gov> wrote:

Good morning, Ms. Sundquist. It is definitely not too late to submit your comments on corner stores to the Planning Commission.

Please send your comments to me, either at the address below or through email. I will forward them to the Commission in one of their upcoming meeting agenda packets.

Thanks for participating!

Lauri

Lauri Anderson
Principal Planner | City of Kenmore
18120 68th Ave NE | Kenmore, WA 98028
Tel: (425) 398-8900 | Fax: (425) 481-3236
landerson@kenmorewa.gov | www.kenmorewa.gov

City Of Kenmore, Washington

Memorandum

Date: July 27, 2021

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Preliminary Results from the Community Survey

The community survey on land use and housing issues closed on July 18. We received a total of 1,158 responses out of the 9,664 households contacted—a response rate of12%. While most respondents completed the survey in English, the City provided opportunities to take the survey in Mandarin, Russian or Spanish. We received 8 responses in Spanish; but none in either Mandarin or Russian. The lack of responses in Mandarin or Russian is not a surprise since this is a new opportunity given to residents who speak these languages and it may take time for community members to start engaging.

Attached are the preliminary "topline" survey results. At your meeting on August 18, a full survey report with analysis will be provided and the consultant will formally present the information. In the meantime, we thought it would be useful for you to see the raw data "hot off the presses."

On August 3, you are invited to offer initial reactions to the survey results and identify any questions for the consultant in advance of the August 18 meeting.

As we've previously mentioned, the survey results will help us determine the focus of upcoming community education and outreach efforts for the Comprehensive Plan update.

Attachments
Attachment 1: "Topline" summary of community survey responses

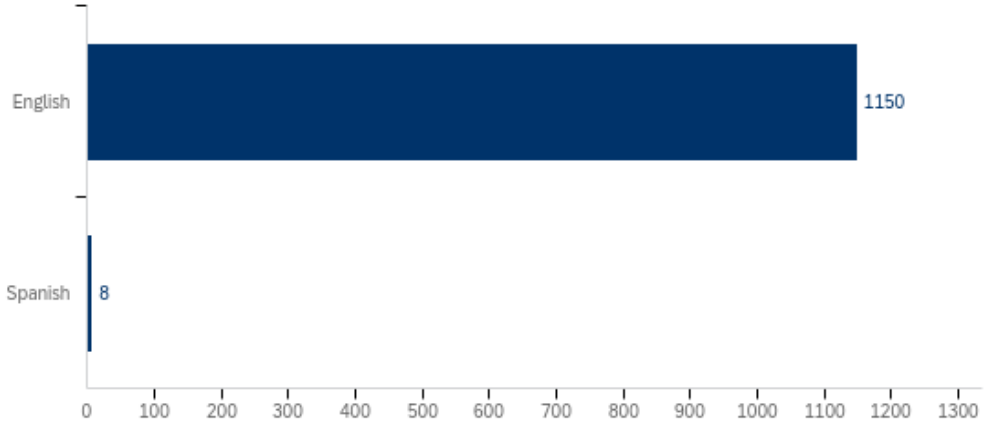
18120 68th Ave NE, Kenmore, WA 98028
Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

City of Kenmore Comprehensive Planning Survey Topline Report

July 26, 2021

Total number of responses: 1,150

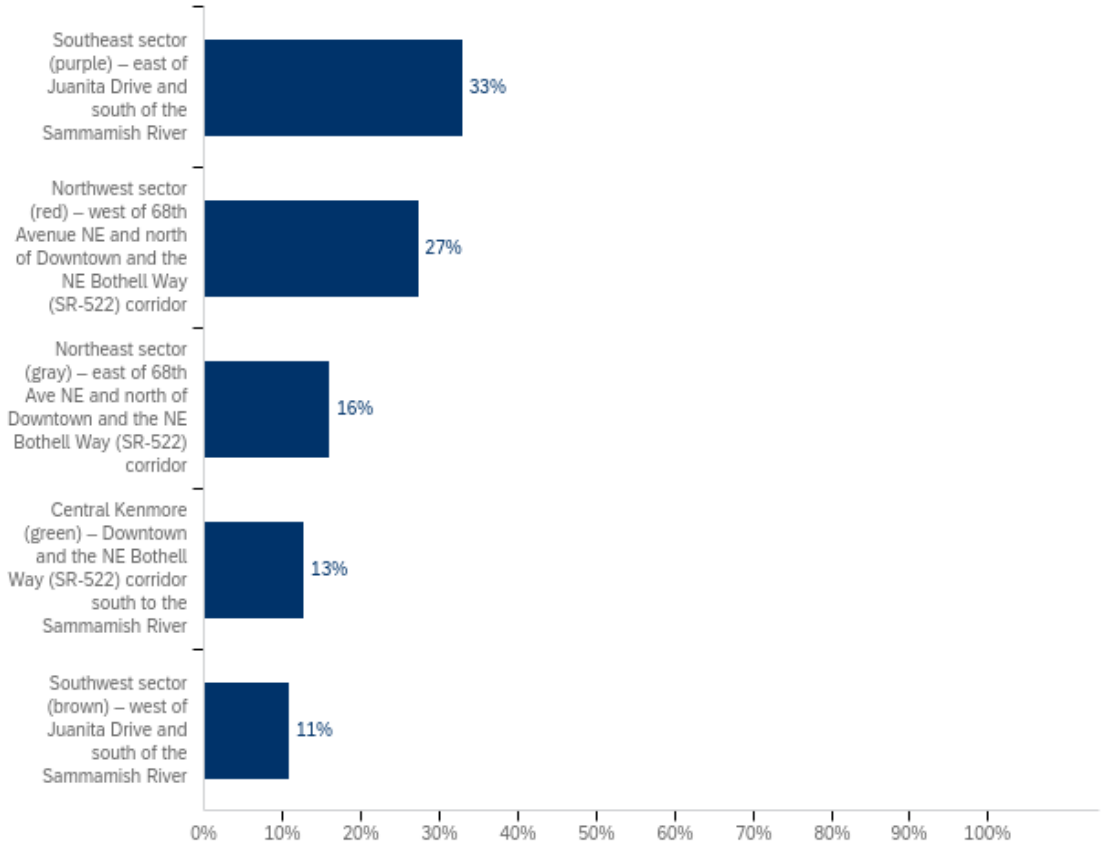
SURVEY LANGUAGE



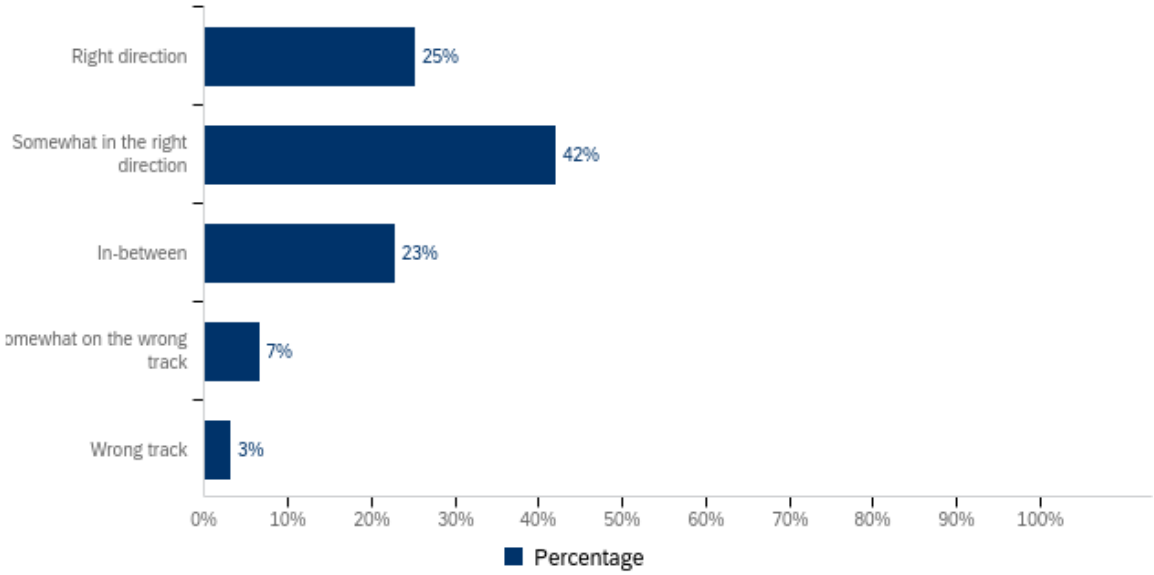
Make It Meaningful | prrbiz.com

1501 Fourth Ave. Ste. 550, Seattle, WA 98101

Q1 - Where in Kenmore do you live?

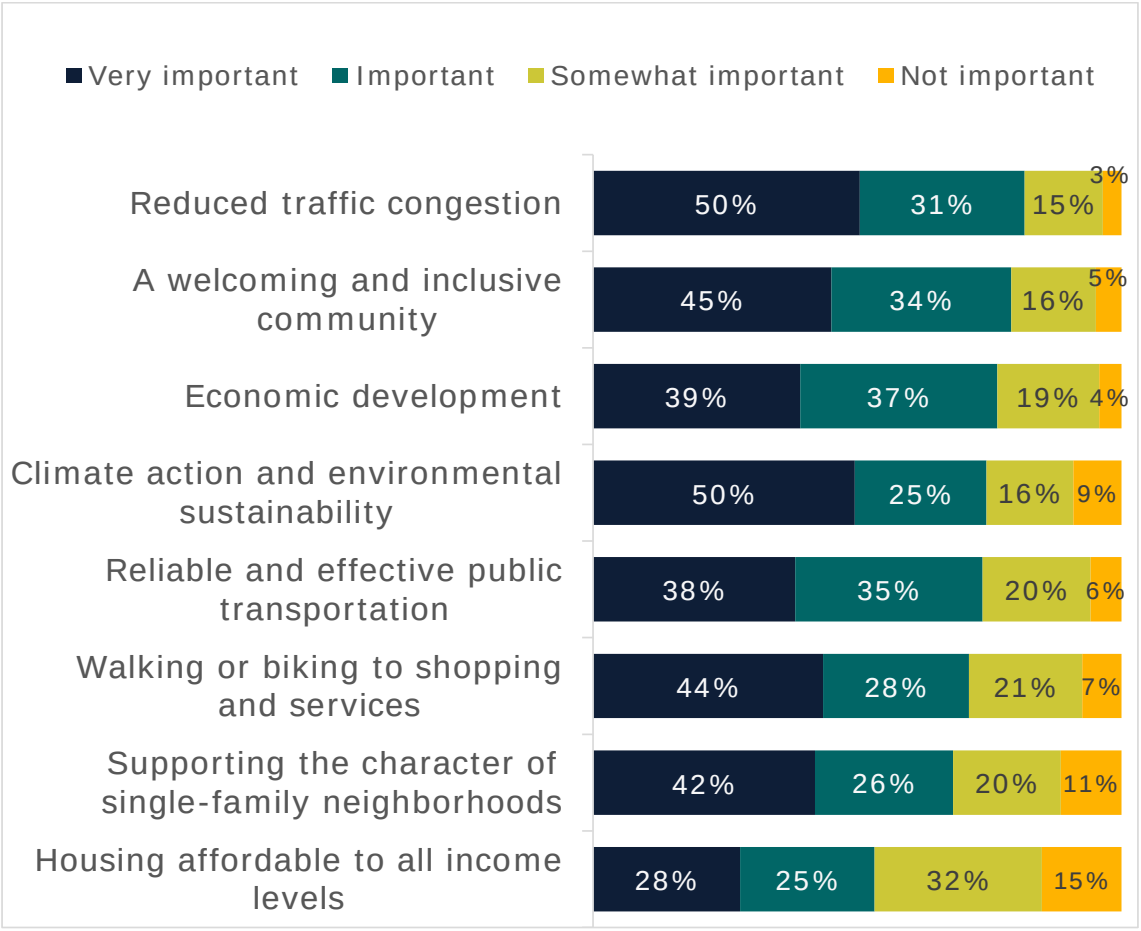


Q2 - Where do you feel things are generally headed in Kenmore?



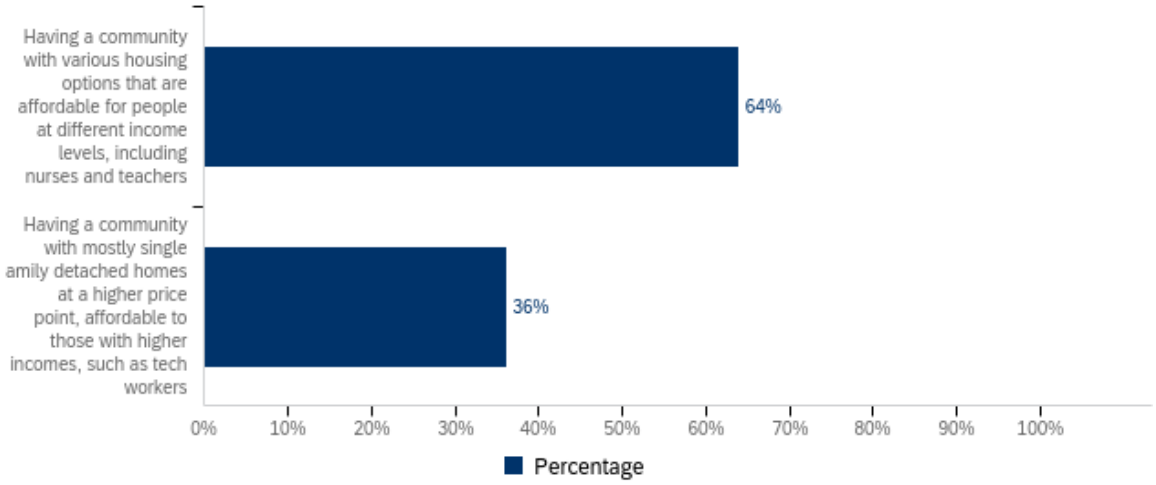
4.

Q3 - As the City plans for future growth, how do you rate the importance of these priorities?

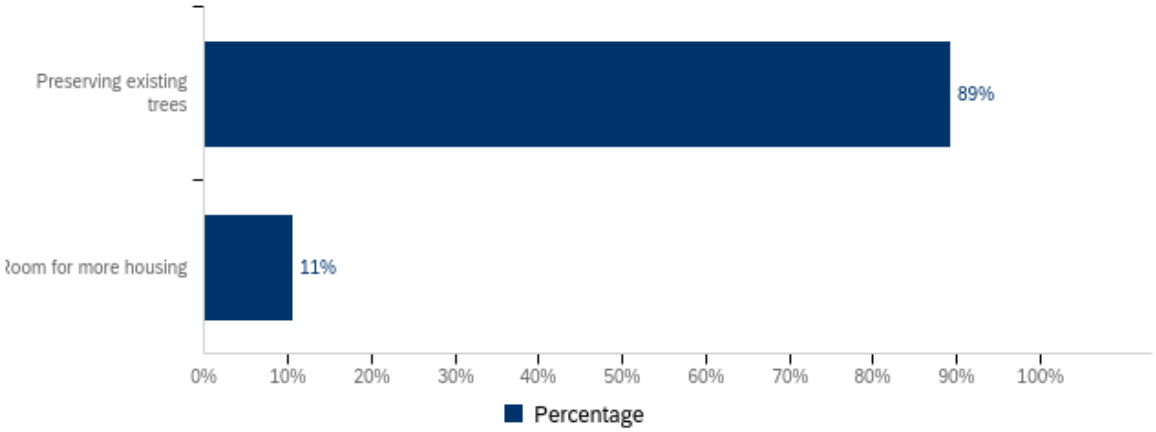


4.

Q4 - Which is more important to you?

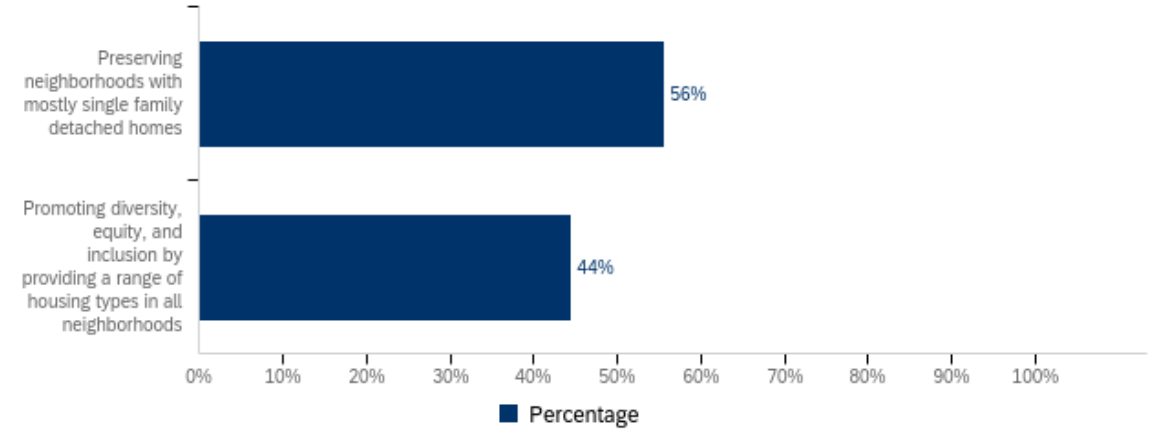


Q5 - Which is more important to you?

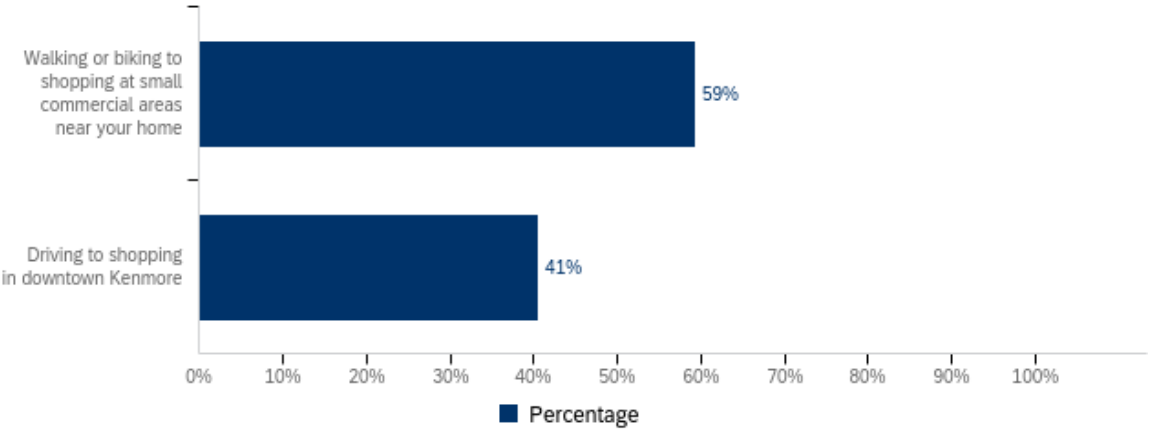


4.

Q6 - Which is more important to you?

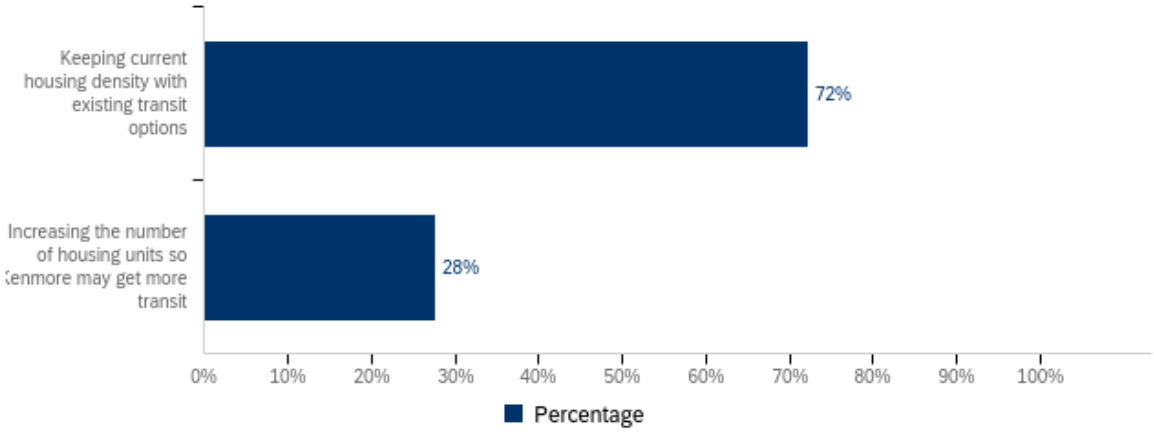


Q7 - Which is more important to you?

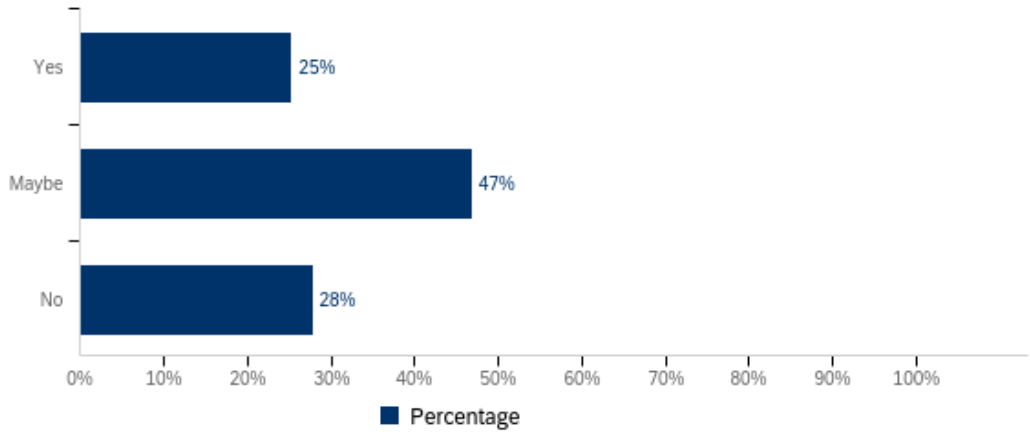


4.

Q8 - Which is more important to you?

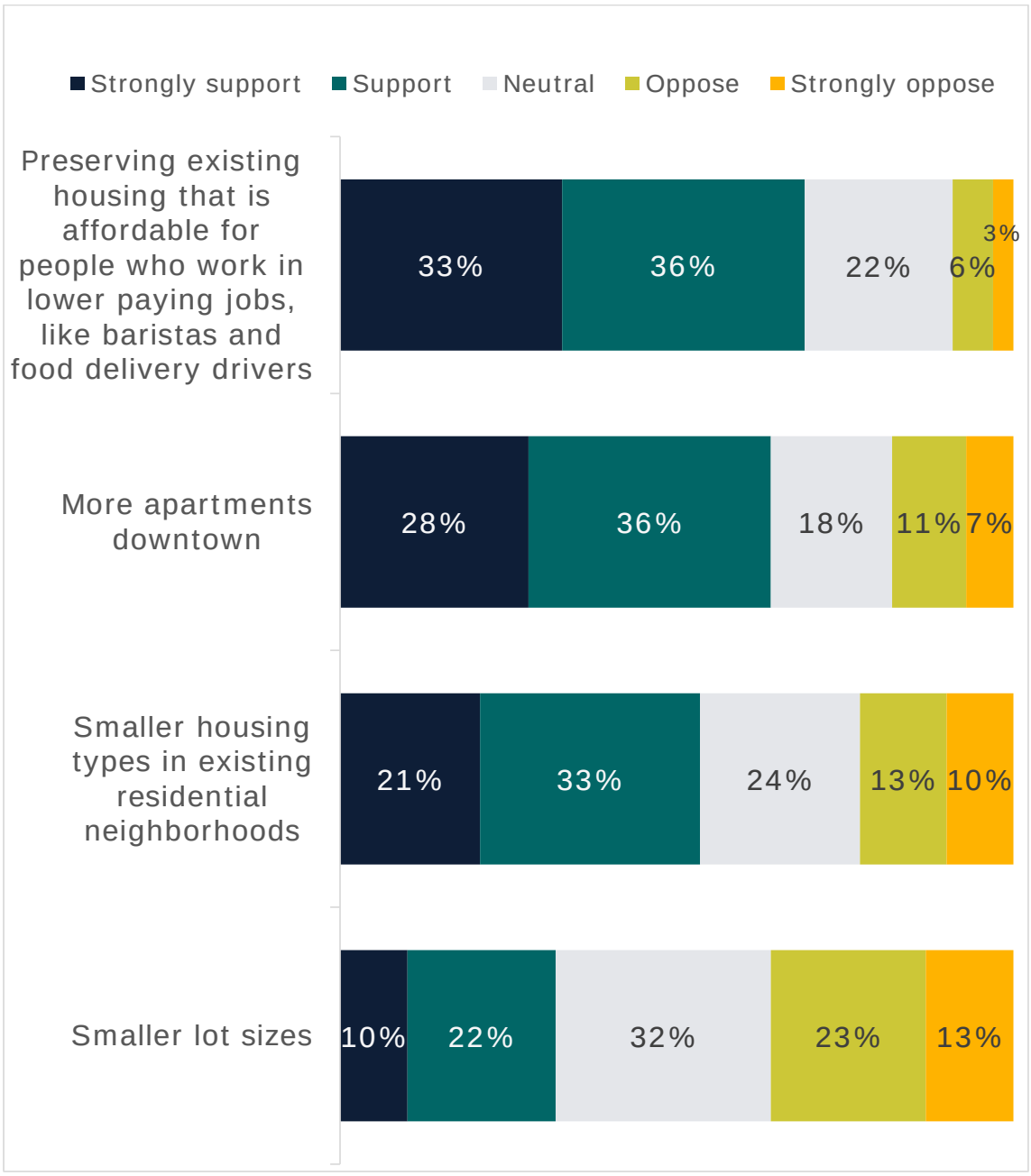


Q9 - Do you think that building more housing can help with housing affordability?



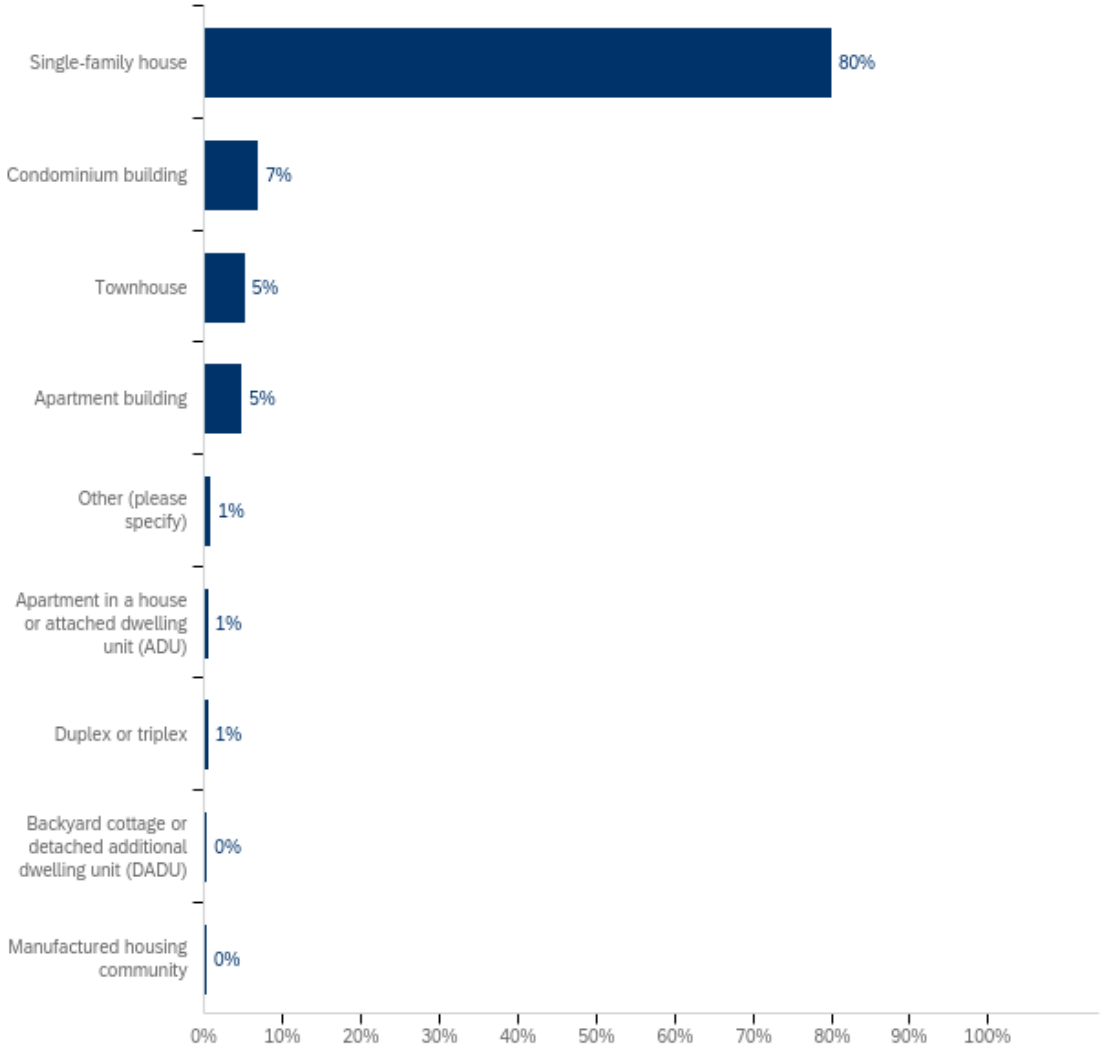
4.

Q10 - How much do you support these potential solutions?



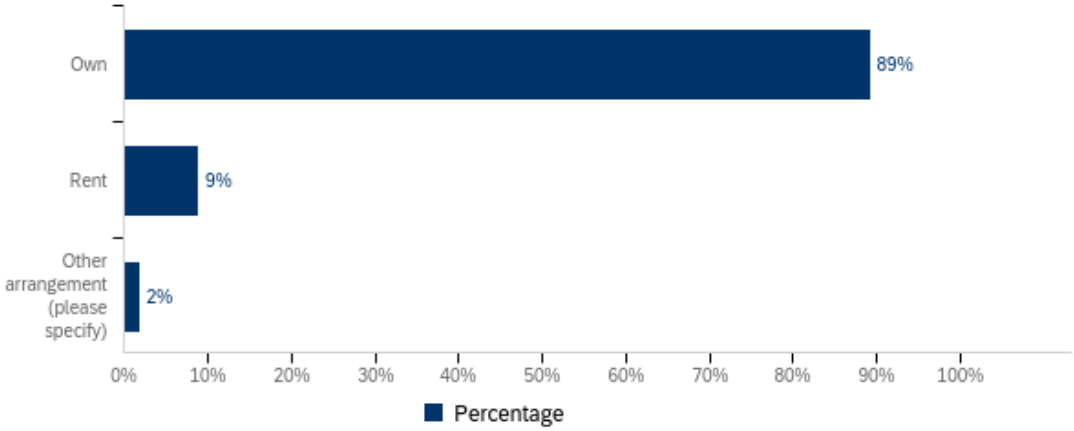
4.

Q11 - What best describes your home?



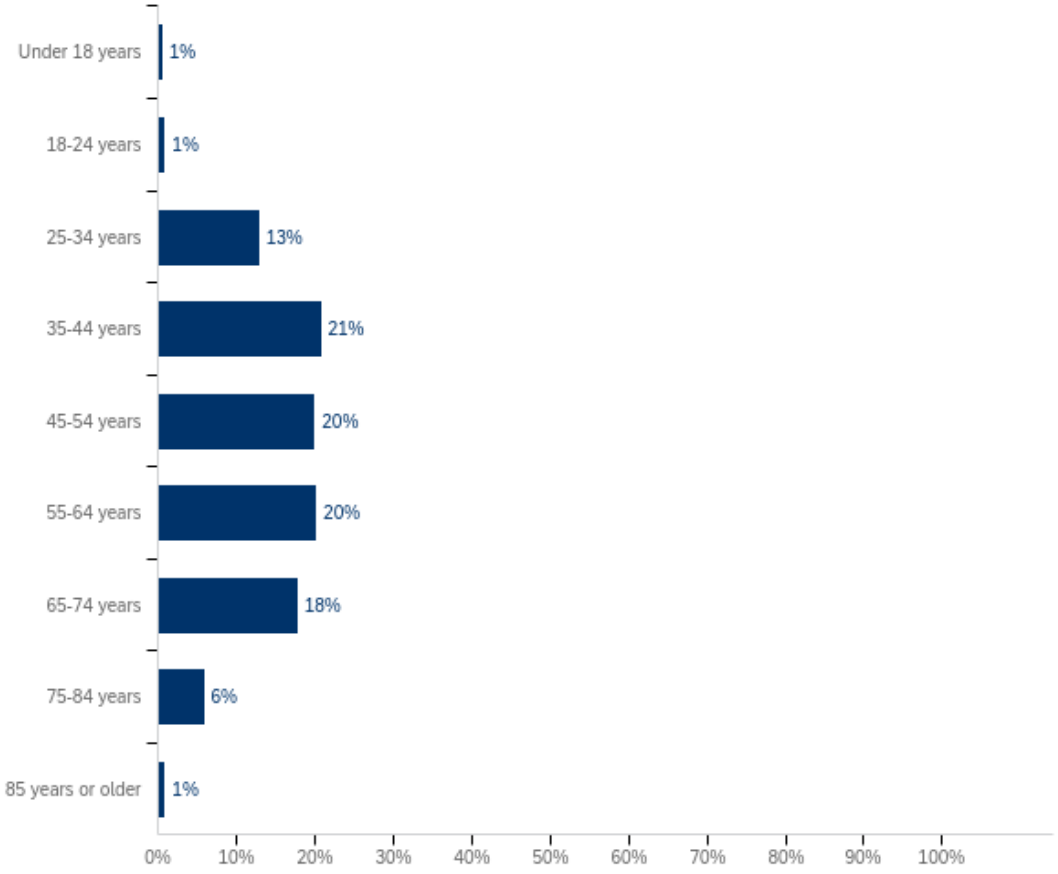
4.

Q12 - Do you rent or own your home?



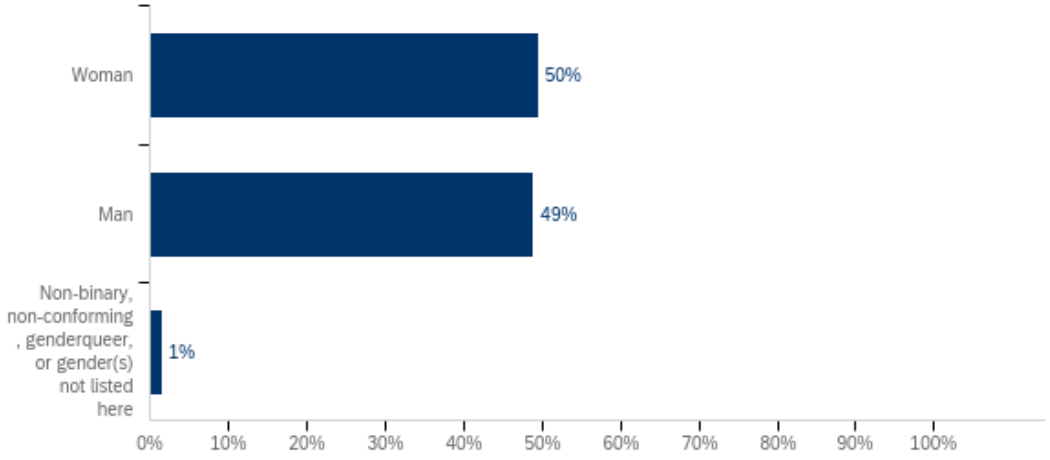
4.

Q13 - How old are you?



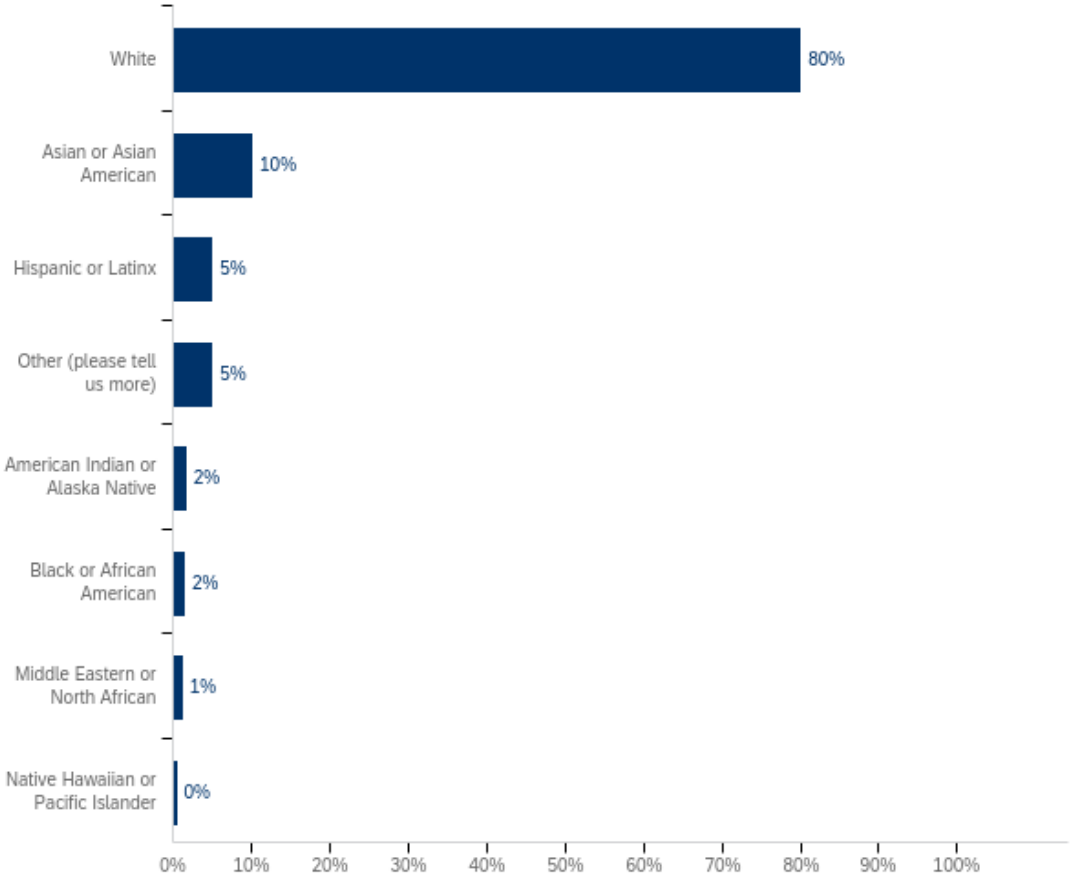
4.

Q14 - How do you identify?



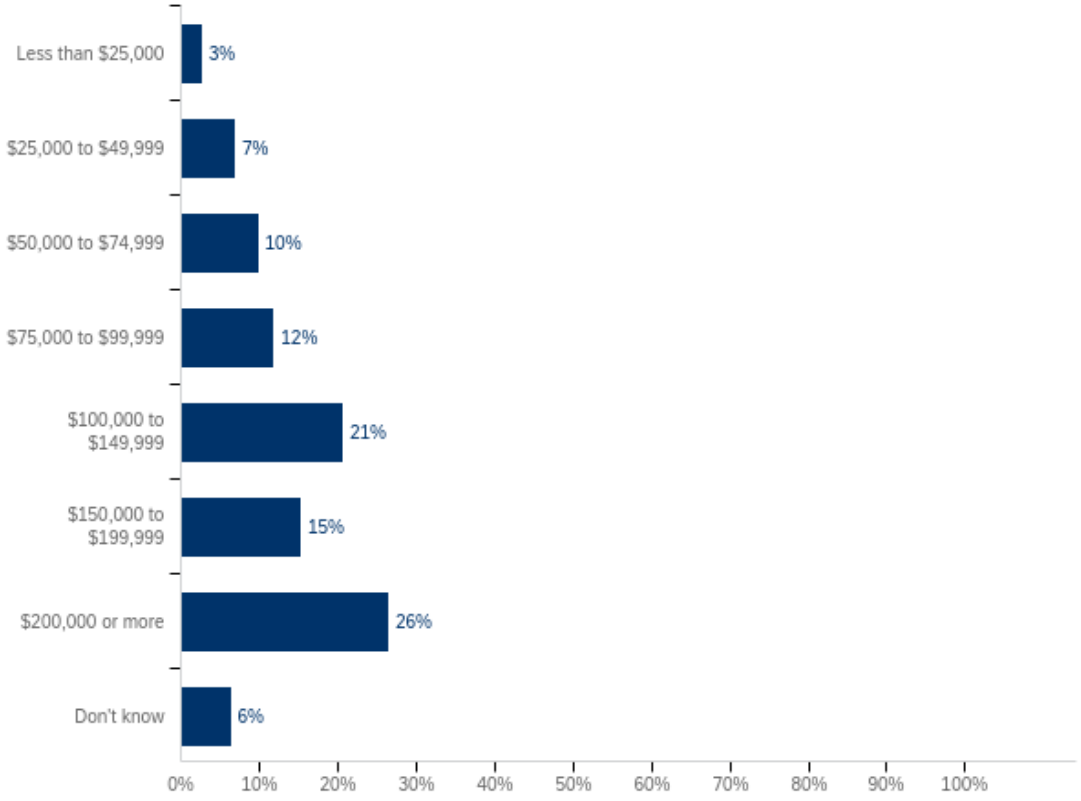
4.

Q15 - What is your race or ethnicity? Please select all that apply.



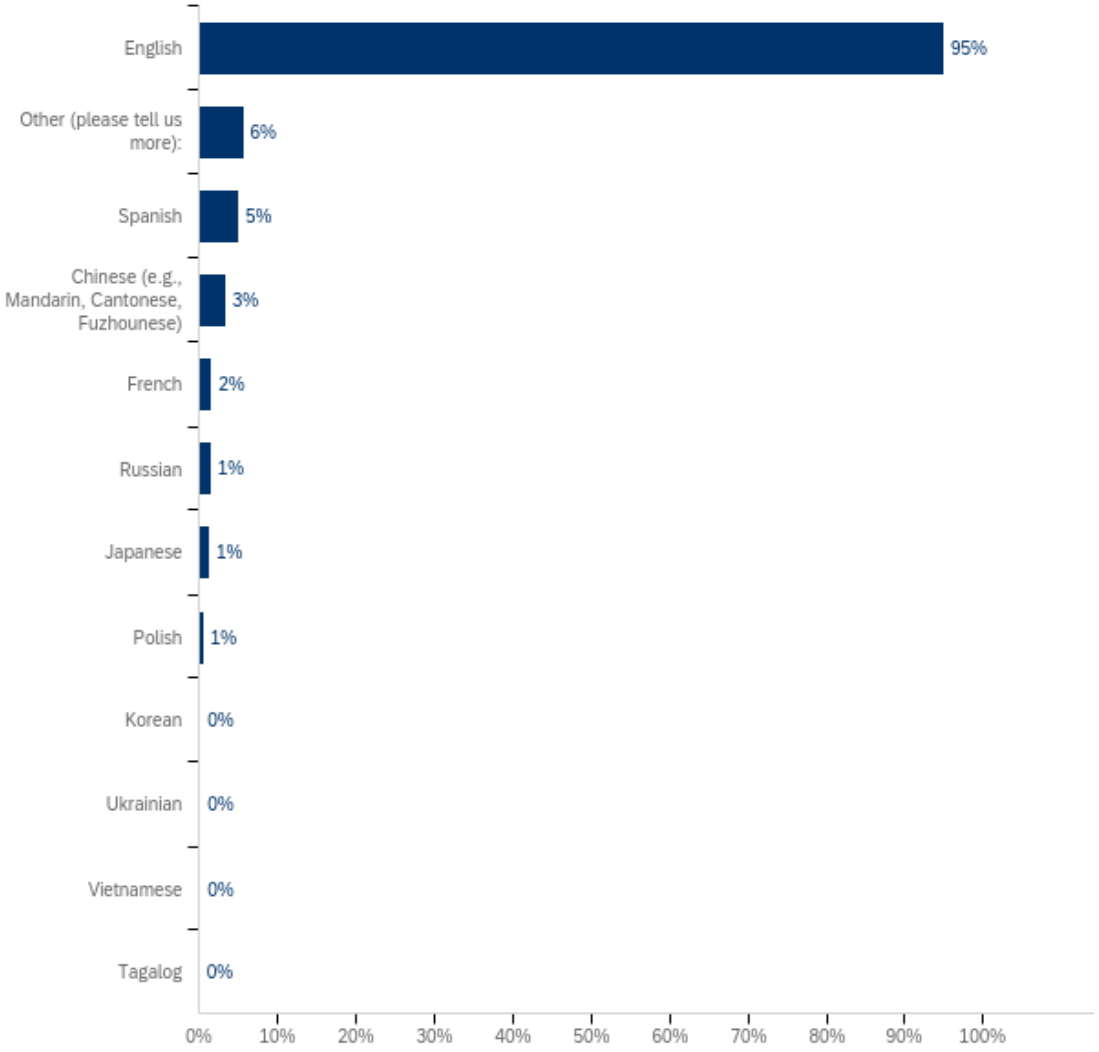
4.

Q16 - What was your household income before taxes in 2020?



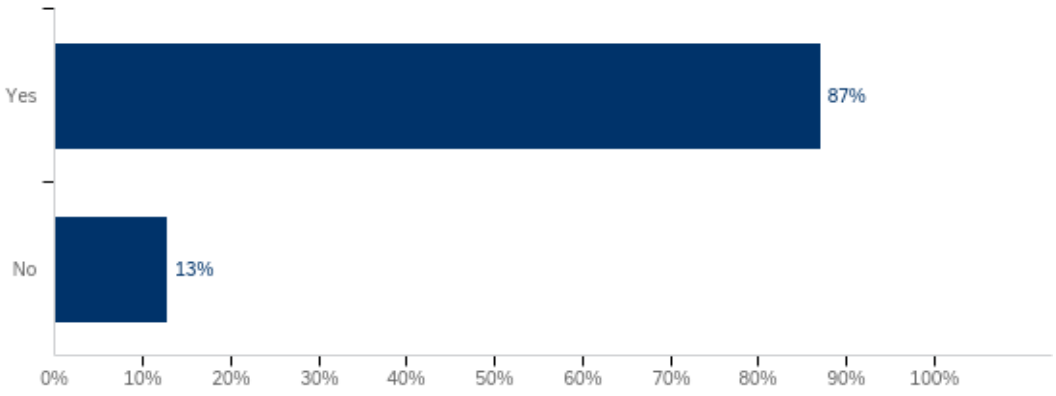
4.

Q17 - What language(s) do you speak at home? Please select all that apply.



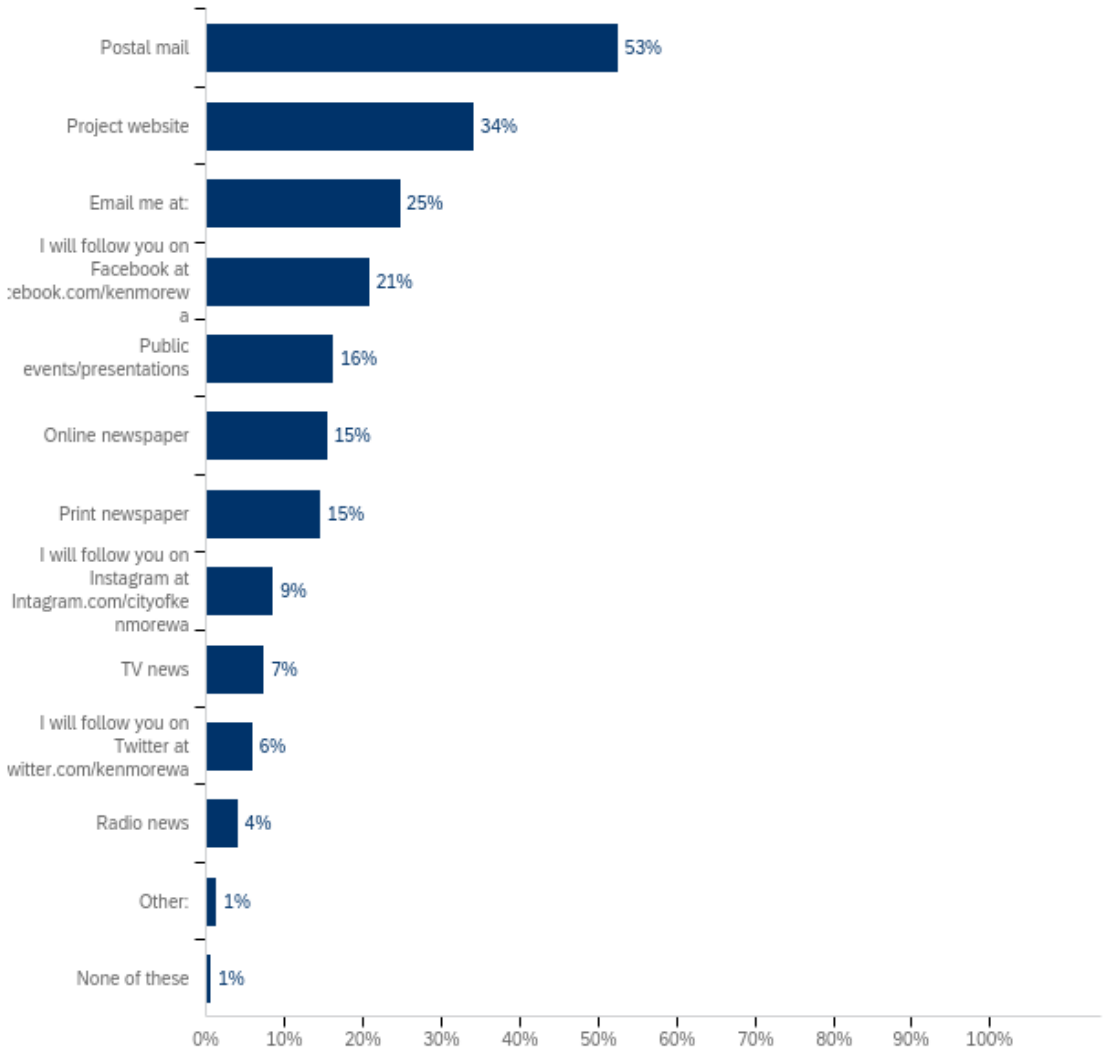
4.

Q18 - Do you want to be informed about the Kenmore Comprehensive Plan?



4.

Q19 - As plans continue to develop, what are the best ways to keep you updated?



4.

City Of Kenmore, Washington

Memorandum

Date: July 27, 2021

To: Planning Commission

From: Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner

Regarding: Comprehensive Plan Vision Statement

The Kenmore 20-Year Vision is the framework around which the Comprehensive Plan is developed. It was most recently amended in 2015 as part of the last major Plan update. The Vision Statement sets out community hopes and expectations for the 20-year planning period.

Attachment 1 includes amendments to the Vision Statement recommended by staff. The addition of clauses about climate action, high-capacity transit, and financial sustainability reflects new directions from Vision 2050, the Countywide Planning Policies and/or Kenmore's own efforts around these issues. Phrases about affordable housing and diversity have been strengthened in response to recent City Council priorities. The order of the phrases also has been adjusted.

In the clause about downtown, "identifiable" has been eliminated as placemaking efforts over the past six years have been very successful and Kenmore now has a recognizable downtown. Although downtown development will continue over the planning period, the Vision Statement reflects the end result—a walkable downtown. In that same clause, the term "multifamily" was removed to recognize that other housing types (the manufactured housing communities) are present downtown.

Phrases about "supporting the character of single-family neighborhoods" and being a "family friendly" community with a "small town feeling" have been omitted as they are ill-defined and could be read as exclusionary. Historically, many single-family neighborhoods were designed to exclude persons of color and those with lower incomes. Being a "family friendly" community implies that those without families may not be welcome. At best, a "small town feeling" may refer to friendliness, courtesy and other values that are captured elsewhere in the Vision Statement. However, a "small town feeling" also could imply insularity and that new residents won't fit in.

Throughout the Vision Statement, staff recommends that the term "citizens" be replaced with "residents" to acknowledge that Kenmore residents are not necessarily citizens.

At your August 3 meeting, the Commission should discuss the Vision Statement and make preliminary recommendations. Adjustments to the Vision Statement may be needed throughout the Comprehensive Plan update process, but an initial draft will frame the discussion of proposed Land Use and Housing Element amendments.

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KENMORE 20-YEAR VISION

As we look into the future, we see Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, ~~and that~~ offer~~s~~ing a high quality of life to live, raise children, shop, work, recreate, and socialize. In 20~~35~~44, we see Kenmore as a fun, vibrant waterfront community that

- offers ~~a diversity of housing types to provide a choice of~~ attractive, affordable ~~living accommodations~~ housing for all residents regardless of income
- protects natural and environmentally sensitive areas, significant open space, trees, and air and water quality
- has contributed to efforts to slow climate change and address its impacts
- is inclusive, ~~and family friendly, with a small town feeling, that~~ supporting diversity and foster~~s~~ing a sense of belonging and pride in all residents
- is connected both visually and physically to its waterfront, recognizing it as a significant local and regional asset
- supports recreation and health through well-maintained parks, trails, and open spaces
- provides a safe, reliable and effective system of streets, sidewalks, bike-ways, trails, and transit routes, linking significant local and regional destinations
- embraces its role as a high-capacity transit community, supporting bus rapid transit, a cross-lake ferry and the Kenmore Air Harbor
- supports ~~the character of~~ its ~~single family~~ residential neighborhoods and provides opportunities for residents to meet their daily needs without driving
- has its own sense of place and ~~a~~an identifiable, walkable downtown offering commercial, civic, cultural and park spaces, integrated with ~~multifamily~~ housing
- has an economic base that provides a range of goods and services, offers quality employment opportunities, and supports local businesses
- has clear design standards creating attractive, functional, and enduring buildings and places
- encourages volunteerism and public involvement and works as a good partner with ~~citizen~~residents and governments throughout the region
- supports the safety, health, and welfare of all of its ~~citizens~~residents
- supports and encourages education and quality schools
- supports local arts, culture and history
- is financially sustainable

To achieve this vision, responsible commitments in planning and resources will be made. We share and support this vision for Kenmore.

Note that the clauses have been reordered to reflect Council's 2021 priorities.