

**City of Kenmore
Planning Commission Meeting
August 6, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mike Ohrenschall, Chair
Mike Mulcare
Dennis Olson
Nathan Loutsis
Mike Vanderlinde
Suzanne Greathouse

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Jordan Woltjer, Planning Intern
Janina Meeks, Administrative Assistant
Maura Query, Administrative Assistant
Mike Stanger, ARCH

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:01 p.m.

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

Approval of minutes was deferred to the August 20th meeting as they were not in the packet.

4. AGENDA ITEMS

Jordan Woltjer presented information regarding Accessory Dwelling Units (ADUs) as a possible solution to providing more affordable housing in Kenmore. Some key benefits of ADUs were outlined. These included: allowing the elderly to age in place, affordability, racial equity and socioeconomic accessibility, and environmental sustainability. Barriers to entry were discussed. These included: information barriers (recent legalization is not well known), regulatory barriers (owner occupancy, off-street parking, minimum lot size, single ADU per lot, & short-term rental prohibitions), and financial barriers (majority are funded by cash savings and there is a lack of financing options). Concerns and unintended effects were

discussed. These included: a potential uncontrolled wave of development, disruption of pre-existing neighborhood character, street congestion, and impacts to property values.

There were many questions asked by the commissioners. Many of these questions were answered in the meeting but a number of them were given as take-aways for the City to provide more information on at the August 20th meeting.

There was a lengthy discussion regarding whether the expansion of permitting ADUs fits into the direction Kenmore wants to go. Some concerns brought up included enforcing against regulatory rule breaking; neighborhood response; tenant/landlord relationships or conflict; and balancing the affordable housing market, multi-generational housing and growth with developer or owner profit interests.

Staff agreed to return with additional information at the August 20th meeting for the Planning Commission to review.

5. **ADJOURNMENT**

Chair Orenscha  adjourned the meeting at 8:06 p.m.



Planning Commission

Approved by Planning Commission on:

Sept. 17, 2019