

**City of Kenmore
Planning Commission Meeting
September 17, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

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

Consultants & Staff

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

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

- August 6, 2019 Planning Commission Meeting Minutes – Motion to approve by Dennis Olson, 2nd by Nathan Loutsis. Passed 7-0 with the caveat to update the minutes to reflect that Commissioner Ohrenschall was present for the meeting.

4. AGENDA ITEMS

The meeting was a policy discussion and continuance in the conversation around ADUs. Questions from the meetings in August were answered.

Attachment 1 addressed responses to the four (4) specific policy items discussed in prior meetings. There was continued discussion, questions, and answers regarding height requirements, multiple ADUs on a single property, ADUs within the same

footprint of the original home, ADUs for businesses, what other cities currently have as ADU policies, and primary use/reason for ADUs (affordability, multi-generational housing etc.). A primary theme in the conversation was centered around allowing more than one ADU per lot and the impacts this would have on single-family neighborhoods. Clarity on housing goals was provided: The City has met the housing units goal, but not the affordable housing goal. There was then discussion around ADUs not necessarily being the avenue to address all housing issues. A decision regarding how to move forward with one vs. two ADUs per lot was hard to come by. Mike Mulcare made a motion to change the preliminary recommendation in #5 to include one (1) attached ADU and one (1) detached ADU, but only two (2) total, and not two (2) detached. Dennis Olson seconded the motion. There was additional discussion and clarification on the motion; concerns regarding existing lot size limitations were expressed and it was suggested by Lauri Anderson to limit the motion to attached/detached and determine lot size requirements later. The motion was restated by Mike Mulcare as an allowance for both one (1) attached and one (1) detached ADU on a lot. Dennis Olson seconded the restated motion. The motion passed 4-3.

Attachment 2 was a response to the questions from the last ADU meeting and was reviewed. A return on the homeowner's investment was discussed from the perspective of the City recouping revenue. Increased tax assessment was thought to be a potential way to recoup.

The four remaining questions from the memo were discussed. The topic of an increased lot size was discussed. The thought was if the City moves towards 2 ADUs per lot, the size would need to be increased. Lauri suggested flushing out scenarios for various zones and what they would look like for ADUs. There was also a suggestion to revisit rear setbacks in some zones as they could be very limiting in allowing a detached ADU. Entrances to the unit were discussed. Currently Kenmore only allows one (1) entrance to face the street. There was conversation around design standards. Design standards do not exist in single-family neighborhoods now. There seemed to be agreement among the Commissioners that there would be no issue with a second street-facing door if one was hidden behind a vegetative screen or otherwise disguised. Short-term rental regulations were discussed. Commissioner Loutsis mentioned that a restriction on short-term rentals in ADUs with owner occupancy requirements in place might poke holes in some of the themes guiding the Commissioners, such as family members who need short term stays to get through hard times. Carol Baker made a motion that short-term rentals should not be prohibited for ADUs. Suzanne Greathouse seconded the motion. Motion passed 5-2.

The remaining items for discussion were ADU height and owner occupancy exemptions. The decision was made to not discuss ADU height until the Commission was ready to discuss lot size after reviewing the scenarios the City would be drafting. After another brief discussion on owner occupancy exemptions Lauri stated her understanding of how the Commissioners were leaning as being ok

with considering exceptions to owner occupancy with controls, but no short-term rentals during the time the owner was away.

Further conversation was deferred due to time.

Looking forward at upcoming meetings, October 1st the City would return with scenarios and draft code language. The October 15th regular Planning Commission meeting was cancelled for the Missing Middle Housing Panel. Parks PROS Plan information would be covered in the first November meeting, possibly also a bit more ADU information as well. The second meeting in November would be looking at refined language for ADUs or a public hearing if the Commission and City are at that point.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:08 p.m.

Nal Ohrenschall

Planning Commission

Approved by Planning Commission on:

11/19/2019