

**City of Kenmore
Planning Commission Meeting
October 1, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

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

Consultants & Staff

Lauri Anderson, Principal Planner
Jordan Woltjer, Planning Intern
Mike Stanger, ARCH
Maura Query, Administrative Assistant

1. CALL TO ORDER

The meeting was called to order by Chair Ohrenschall at 7:02 p.m.

2. CITIZEN COMMENTS

There were no citizen comments at this meeting.

3. APPROVAL OF MINUTES

There were no minutes to approve at this meeting.

4. AGENDA ITEMS

This meeting was regarding Accessory Dwelling Units (ADUs). The goal was to receive direction on the remaining questions so city staff could draft recommendations for the next meeting.

Attachment 1 was discussed. There were questions and discussions around whether the city is meeting housing targets. There is a distinction between general housing targets and affordable housing targets. The city is 1000+ units over the general housing targets but has not achieved affordable housing targets. There was discussion around potentially changing the wording of general housing targets to something else. Additional information regarding where the housing numbers came from was requested. City staff agreed to provide information on them.

Owner occupancy exceptions were discussed. City staff will come back with the actual code amendments that include the language for exceptions and the Planning Commission can review. Requests were made to include provisions for a power of attorney etc. City staff said some sort of agreement with the city can be explored for inclusion in the code amendments.

Attachment 2 was reviewed. There was a suggestion to pay for specific analysis of how many lots would be affected by the different changes. City staff indicated that the city would prefer not to pay the GIS consultant for that at this time and that the specific scenario's in this meetings presentation might provide adequate information.

Attachment 3 was reviewed. City staff indicated that the choices for scenarios are limitless, so the scenarios created were considering the potential worst cases of lots in different sizes in order to define pinch points or where to put lot size constraints.

There was a discussion around each scenario presented. The themes in the discussions were regarding set-backs, the number of stories an ADU should be allowed, attached vs detached ADU, and attached units within existing footprint. There was a request for more information regarding data on the number of stories in existing ADU's to get a sense of what is common. City staff commented that there is no data on this in Kenmore but that information regarding Portland's data could be provided at the next meeting. Comments were made on building up potentially allowing for larger setbacks and possibly being more affordable to build. However, there was discomfort with considering allowing a 3 story ADU. There was interest in knowing which might be least offensive – going up, or smaller setbacks. The maximum height was discussed, considering 25-35 foot maximum. The question of unnecessarily restricting the maximum height was raised – the thought was that realistically there wouldn't be 35ft ADU's being built and it wasn't necessary to include the restriction. There was discussion around having the requirement be that the ADU is no taller than the existing structure. City staff recommends a flat height regulation (25 or 35 feet), understanding that a 'no higher than existing' regulation will require a surveyor to measure topography and height each time. Consensus was reached that the requirement could be a 35-foot maximum with no more than two stories.

Square foot limits were discussed. A tiered limit on square footage was suggested. A footprint restriction might need to be considered.

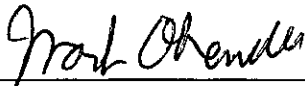
Requiring 1 parking stall for the ADU was suggested. There was a desire for 2 parking spots per primary residence and 1 parking spot per ADU to be required. There was a short discussion around the total number of unrelated people that could live on one property as it relates to parking.

City staff recommended a flat 1000 sq ft limitation on attached ADU's. There was a general consensus to implement some sort of limit on a square footage as it relates to an attached or detached ADU.

The October 15th meeting was cancelled due to the Housing Panel discussion and rescheduled for October 22nd so the first draft of the ADU code language could be reviewed. The November 5th meeting would be back to the PROS plan. The hope was to have the ADU public hearing no later than December.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:04 p.m.



Planning Commission

Approved by Planning Commission on: _____

