

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
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City of Kenmore Planning Commission Meeting Agenda

Thursday, November 4, 2021 @ 7:00 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 bar in your web browser:

<https://us02web.zoom.us/j/82291302896>

Or One tap mobile :

US: +12532158782,,82291302896# or +13462487799,,82291302896#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 822 9130 2896

International numbers available: <https://us02web.zoom.us/j/82291302896>

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 Thursday, November 4, 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.

3. APPROVAL OF MINUTES

[October 19, 2021 Planning Commission Meeting Minutes](#)

4. AGENDA ITEMS

Housing Element: Missing Middle

[Staff Memo 1](#)

[Attachment 1 - Draft Missing Middle Comprehensive Plan Amendments](#)

[Attachment 2 - R6_quarter_mile_transit_v2](#)

[Attachment 3 - Duplex Triplex Standards in Other Jurisdictions](#)

Discussion of Community Forum

[Staff Memo 2](#)

5. ADJOURNMENT

6. UPCOMING MEETINGS:

November 16, 2021, 6:00 p.m. - Community Forum on Housing

**City of Kenmore
Planning Commission Meeting
October 19, 2021 @ 7:00 p.m.**

Planning Commission Members – In Attendance (the meeting was held virtually using the Zoom online platform)

Mark Ohrenschall, Chair
Mike Vanderlinde, Vice Chair
Tracy Banaszynski
Suzanne Greathouse
Nathan Loutsis
Dennis Olson
Dwight Thompson

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Rita Moreno, Recreation Coordinator/ Admin. Assistant

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

Phyllis Finley – Commented that the expectation is that the city follows the Growth Management Act. Ms. Finley asked that commissioners refrain from implying and mischaracterizing that Kenmore residents who enjoy their chosen single-family neighborhoods and their own private backyards are rich, selfish, and greedy.

Siphia Mann – Supports affordable housing. Supports protecting single-family neighborhoods from allowing duplexes, triplexes, multi-unit housing and/or apartments. Ms. Mann raised a concern that wealthy investors could take over single-family neighborhoods which may result in making housing less affordable and causing homeowners particularly the elderly to leave their homes. Ms. Mann also asked how the City will reach out to neighborhoods with covenants and homeowner associations and how these neighborhoods could be impacted.

3. APPROVAL OF MINUTES

The October 5, 2021, Planning Commission Meeting Minutes - A motion to approve by unanimous consent was made by Commissioner Thompson. Commissioner Greathouse seconded the motion. The motion passed 5-0. Commissioner Thompson made a motion to move the scheduled 11/2/21 meeting to 11/3/21. Commissioner Greathouse seconded the motion. There was a friendly amendment to the motion to move the meeting to 11/4/21. Motion passed 7-0.

4. AGENDA ITEMS

- Housing Element- Missing Middle Housing

Staff noted that additional information would be provided on the 11/16/21 forum set-up at the 11/4/21 Planning Commission meeting. Commissioners discussed options presented in the 10/12/21 staff memo, regarding allowances for new duplexes and triplexes on vacant or redevelopable land. The preliminary commission direction was an incremental approach to allow new duplexes and triplexes in a specific area or zoning district (not including R1 or R4 zones) within ¼ mile of transit. Commission also noted that neighborhood compatibility needs to be addressed through a regulatory approach particularly in terms of size of units, parking allowances, surface water standards and consideration of environmental protection.

Commissioners raised several questions and concerns regarding new duplexes and triplexes including, how to protect the vibrancy of single-family residential communities while complying with the mandate to also consider missing middle housing. A concern is that the community perception of missing middle housing is that it would greatly impact and be incompatible with single-family neighborhoods. There is a general resistance to neighborhood change. A concern also was expressed about reducing parking allowances outside of areas close to transit. There was also discussion on how to balance what is best for the developer and what is best for the neighborhood. Commissioners also discussed the need for clarity in defining the purpose of missing middle housing. Commissioners discussed options presented in the 10/12/21 staff memo regarding cottage housing. After much discussion, the preliminary Commission direction was an incremental approach to allow cottage housing in specific areas away from critical areas in specific zones (not including R1 and R4) within ¼ mile of transit. A public review process for cottage housing was also a consideration that the Commission wanted to include. The Commission raised several concerns about cottage housing including gentrification and displacement within

neighborhoods and the need to help people understand what the developments would look like.

Commissioners discussed options presented in the 10/12/21 staff memo regarding townhomes, whether to retain existing regulations or allow for a reduced public review process for smaller projects. The Commission direction was to retain existing regulations.

Commissioners discussed options presented in the 10/12/21 staff memo regarding smaller houses on smaller lots. The Commission's preliminary direction was to allow smaller houses on smaller lots, through the platting process. Commissioners raised concerns about environmental protection, tree density, and the need for sidewalks.

Staff asked for input from commissioners on whether existing duplexes and triplexes, that are currently considered nonconformances could be considered conforming structures. The preliminary direction of the Commission was that these properties should be grandfathered if they existed before the time of incorporation.

Other business – Staff reminded Commissioners that there are four planning commission terms expiring at the end of the year, and the advertisement will begin tomorrow. If current commissioners would like to serve another term, they would need to submit a letter of interest. Council is considering extending commission terms from a 3-year to a 4-year term.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:39 p.m.

Planning Commission
Approved by Planning Commission on: _____



City Of Kenmore, Washington

Memorandum

Date: October 29, 2021

To: Planning Commission

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

Regarding: Missing Middle Housing – Comprehensive Plan and Zoning Code Amendments

On October 19, you finished your discussion of possible scenarios for the various Missing Middle Housing (MMH) types. On November 16, a housing forum will be held to gather community input on preliminary approaches to MMH as well as to encourage public comments on the draft Vision Statement.

Proposed Comprehensive Plan Amendments

In preparation for the forum, staff has prepared draft Comprehensive Plan amendments to the Land Use and Housing Elements that would facilitate the scenarios you have developed (see Attachment 1). To review the existing Elements, please see <https://www.kenmorewa.gov/home/showdocument?id=1539&t=637469151985830000>

We also have prepared a map showing the general target areas for MMH housing: in the R-6 zoning district within ¼ mile of the City's two major transit corridors (see Attachment 2). The boundaries on this map will need refinement to, among other things, avoid splitting parcels, determine whether the transit corridor or individual transit stops should be used for the measurement, and address parcels located on the west side of the golf course.

The Commission should review the proposed amendments and determine the approaches that will be provided to the public. If the Commission has specific questions that attendees should be asked, those questions also should be identified on November 4 to give staff and the consultant time to prepare materials.

As a reminder, these draft amendments are not the sum of amendments to the Land Use and Housing Elements. Background information in the Elements will need to be updated. Additional policies will need to be changed as a result of other discussions (Lakepointe policies, for example). Checks for consistency between all Elements may also necessitate amendments.

Policy Direction for Missing Middle Housing Zoning Code Amendments

We previously have discussed the importance of providing general zoning standards that would move forward in tandem with the Comprehensive Plan amendments to help the public understand potential impacts of new housing types. Development of cottage housing and small lot/small house single family Zoning Code and Subdivision Code amendments will be

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deferred to a future docket (possibly 2022). However, staff is recommending that code amendments related to duplexes and triplexes move ahead at this time.

In preparation for developing the Zoning Code amendments, policy direction is needed. Attachment 3 provides information on duplex/triplex standards in other jurisdictions. Below, staff identifies several approaches for these MMH types. The Planning Commission should review these approaches and provide policy direction. Proposed amendments could then be drafted.

Form and Scale

Staff has identified three approaches to address compatibility of duplex/triplex development with single-family residences in the new MMH area:

- a) Allow a duplex to build to the same standards as new single-family residences in the zoning district and use setbacks, lot coverage and height to control the size of the structure. A duplex or triplex, then, could be the same size as a new single-family residence. This is the approach taken in most of the jurisdictions surveyed.
- b) Assign a maximum size or floor area to new duplex or triplex development, not relying on existing setbacks or impervious surface restrictions to control building form. Standards might be different for a side-by-side duplex versus a stacked duplex. Staff recommends against allowing fully stacked triplexes as this building form is unlikely to be neighborhood compatible.
- c) Require that duplex size not exceed the average sizes of neighboring development—height and/or size. In this scenario, the applicant would have to provide footprint square footages and potentially height information for residential structures adjacent to the proposed duplex or triplex. A similar restriction applies in the City of Shoreline for setbacks. The City of Seattle has a similar restriction related to height.

Staff recommends option b) as it would control building size most effectively and would be the simplest to administer. Option c) would require detailed information from an applicant and could greatly restrict new duplex/triplex development if a small single-family residence was located next door.

Design Standards

The City presently does not have design standards for single-family development. Options for duplex/triplex development could include:

- a) As with single-family development, do not apply design standards.
- b) Apply minimal design standards, such as those related to garage placement or roof form.
- c) Apply comprehensive design standards such as those in Kirkland and Redmond. These rules govern many aspects of the new development, including façade modulation, entry features, materials, and window trim.

Again, staff recommends option b) as the simplest and most predictable approach. A limited number of basic design standards could address significant concerns without adding the complexities and staff time needed to complete a full design evaluation. Full design review could be a disincentive to new development.

Parking

As mentioned in earlier staff memos on MMH, staff recommends a parking reduction from the standard 2 spaces per single-family residence for duplex/triplex development. A reduction to .75 space per unit would be consistent with recent State legislation and an ordinance under consideration by the City Council that mandates this parking reduction for market rate multifamily housing units within ¼-mile of a transit stop. (An exception can be made if analysis shows that a particular unit is in an area with no street parking or other impediment.)

It is likely that, in practice, builders would choose to include 2 spaces per unit (garage plus driveway in front), but the reduction could provide an opportunity for reduced impervious surface on a lot as well as reduced project cost.

Attachments

Attachment 1: Draft Comprehensive Plan amendments related to MMH

Attachment 2: Proposed medium density housing locations

Attachment 3: Duplex/triplex development standards in other jurisdictions

Missing Middle Comprehensive Plan Amendments

Land Use Element

FUTURE LAND USE

When comparing **Figure LU-2**, Existing Land Use, and **Figure LU-3**, the Kenmore Land Use Plan (provided later in this Chapter), the future development pattern would show:

- ~~Protection/maintenance of single-family residential areas~~Neighborhoods offering a variety of residential housing types and densities ranging from low-density single-family areas to multi-family development in Downtown. This is a key concept of the Vision Statement is to protect single-family areas and concentrate most multi-family in Downtownsupport a diversity of housing types to provide accommodations affordable to all residents.

OBJECTIVE 1.3 Maintain and enhance ~~the character of existing single-family~~all residential neighborhoods by ~~allowing compatible housing,~~ improving infrastructure, and establishing appropriate site development standards.

- Policy LU-1.3.1Ensure that zoning regulations ~~emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods~~provide for a range of housing types and densities, including lower density single-family neighborhoods, medium density neighborhoods that combine single-family housing with duplexes, triplexes and cottage housing, and neighborhoods with larger-scale multifamily developments.
- Policy LU-1.3.2 Provide development standards that create a consistent and compatible pattern of development within residential neighborhoods. Development standards should address housing densities, lot dimensions, building setbacks and height, impervious surface limitations, access, parking, and other standards. Regulations addressing building size and design also may be appropriate in some locations.
- Policy LU-1.3.3 Provide regular and appropriate levels of investment in transportation, surface water and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities. Encourage special districts to provide services and maintain infrastructure within residential neighborhoods consistent with adopted service and capital improvement plans. (see Policy H-26.1.2)

Policy LU-2.1.2 Implement a range of residential, commercial, and public land use classifications:

- a. Table of ~~Districts and Densities~~Land Use Classifications and Implementing Districts. Utilize the following table to establish land use districts ~~and basic and maximum densities allowed~~ in the City.

LAND USE/ DISTRICT ZONE CLASSIFICATION	BASE DENSITY/ MAXIMUM DENSITY WITH BONUS ¹ IMPLEMENTING ZONING DISTRICT
Residential 1 Dwelling Unit Per Acre (R-1) Low Density Residential	1 (4) ² R-1, R-4, R-6
Residential 4 Dwelling Units Per Acre (R-4)	4 (6)
Residential 6 Dwelling Units Per Acre (R-6)	6 (9)
Residential 8 Dwelling Units Per Acre (R-8)	8 (12)
Residential 12 Dwelling Units Per Acre (R-12) Medium Density Residential	12 (18) R-6, R-12
Residential 18 Dwelling Units Per Acre (R-18) High Density Residential	18 (27) R-18, R-24, R-48
Residential 24 Dwelling Units Per Acre (R-24)	24 (36)
Manufactured Housing Community (MHC)	12 to 29 MHC
Downtown Residential	48 to 72 (72) DR
Neighborhood Business (NB) Community Business (CB)	8 (24) NB 24 (36) CB
Waterfront Commercial (WC)	48 (72) WC
Urban Corridor (UC)	48 (72) UC
Regional Business (RB)	48 (72) RB
Downtown Commercial	48 to 72 (72) DC
Public and Private Facilities (PPF)	n/a PSP
Special Study Area	Special District n/a

- b. **District Land Use Classification** Descriptions. Utilize the following purpose statements to distinguish the land use **districts** classifications.

¹ Maximum density may be exceeded when a significant public benefit is provided. Examples include transit-oriented development, MHC preservation, or an approved development agreement.

² In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off site to a density-receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.

- Residential: The purposes of the Residential Districts Land Use Classifications are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services (including high-capacity transit), and energy. ~~In the R-4 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single detached dwelling units on lot sizes that vary according to district. In the R-12 through R-24 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary nonresidential uses that are compatible with residential communities may be allowed.~~
- Low Density Residential: In this classification, land uses are predominantly single detached dwelling units on lot sizes that vary according to district but with an overall base density of one to six dwelling units per acre. In the R-1 and R-4 districts, uses are clustered as appropriate in relation to environmental constraints.
- Medium Density Residential: In this classification, a diversity of compatible housing types is expected at base densities varying between six and 18 dwelling units per acre. Housing types may include single detached dwelling units, duplexes, triplexes, cottage housing, and small-scale apartment buildings.
- High Density Residential: In this classification, land uses are predominantly larger apartment buildings with a variety of densities according to district. Base densities generally exceed 18 dwelling units per acre.

Policy LU-2.1.3 Multi-family High density residential classifications should be applied as follows:

- Primarily located in or near the Downtown area in mixed use developments and in neighboring areas already containing multi-family uses;
- In or next to Regional, Community, or Neighborhood Business Centers; and,
- Where Existing or planned transportation capacity should be adequate to accommodate projected travel demand.

OBJECTIVE 2.3 Establish a system of densities and development standards that allows for efficient infrastructure and service delivery while protecting environmental resources, and acknowledging neighborhood character ensuring compatibility between different building types.

- Policy LU-2.3.1 Through future planning efforts over the next twenty years, seek to achieve an average zoning density of at least seven homes per acre in the City through a mix of densities and housing types, appropriately located. Higher density classifications should be applied primarily in and around the Downtown. Medium density classifications should be applied within a walkable distance to transit and services. Lower density classifications, generally no less than four dwelling units per acre, should be

applied to established single-family neighborhoods. A lower density zone may be used to recognize significant environmentally sensitive areas.

IMPLEMENTATION STRATEGIES

The Land Use policies would require new, continuing or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- An annual monitoring program for assessing, development trends, services and infrastructure
- Historic resource preservation funding
- Public arts programs
- Partnerships with historic groups and agencies.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies.

Types of regulations and rules that should be reviewed include:

- Permitted uses in ~~single-family~~ low and medium density residential zones
- Permitted uses in commercial zones
- Development standards addressing neighborhood character and compatibility with surrounding development
- Zoning categories – consistency with Comprehensive Plan
- Density bonuses, density transfer, and minimum density regulations
- Uniform Building Code review
- Infill development standards or incentives
- Permit procedures and fees.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

- Coordination with special districts and County regarding services
- Support of County historic resources programs
- Coordination with County/State agencies regarding historic/cultural resources during development review.

Housing Element

Purpose

This Housing Element is intended to promote and maintain residential neighborhoods, ensure a range of densities and housing types for all incomes, address special needs housing, and protect the quality of the residential environment. When the community was first incorporated, community visioning efforts showed some trends in housing preferences, including a preference for adding single family dwellings at about the same lot size as surrounding lots, and acceptance of accessory dwelling units. Also indicated was a desire to control the location of attached housing by placing it in Central Kenmore, and not dispersing small-scale attached dwellings in neighborhoods.

OBJECTIVE H-1.3 Plan appropriate land use designations and zoning categories to accommodate projected household growth.

Policy H-1.3.1 Plan for an adequate supply of land to accommodate projected growth, including but not limited to, affordable housing, multifamily housing, and special needs housing.

Policy H-1.3.2 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, small houses on small lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood character compatibility as well as housing needs when applying zones, land use, and development standards.

Policy H-1.3.3 Continue to consider opportunities to expand locations for medium density residential housing types, including duplexes, triplexes, cottage housing, and small houses on small lots.

OBJECTIVE H-3.2 Adopt programs and regulations that support housing affordable to extremely low, very low, low, and moderate-income households, comparable to the countywide need.³

Policy H-3.2.4 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to low- and moderate-income households.

Policy H-3.2.9 Evaluate tiny home villages as a way to address transitional homeless housing or provide an additional housing type.

OBJECTIVE H-3.3 Provide zoning and development standards that integrate affordable housing compatibly into the community.

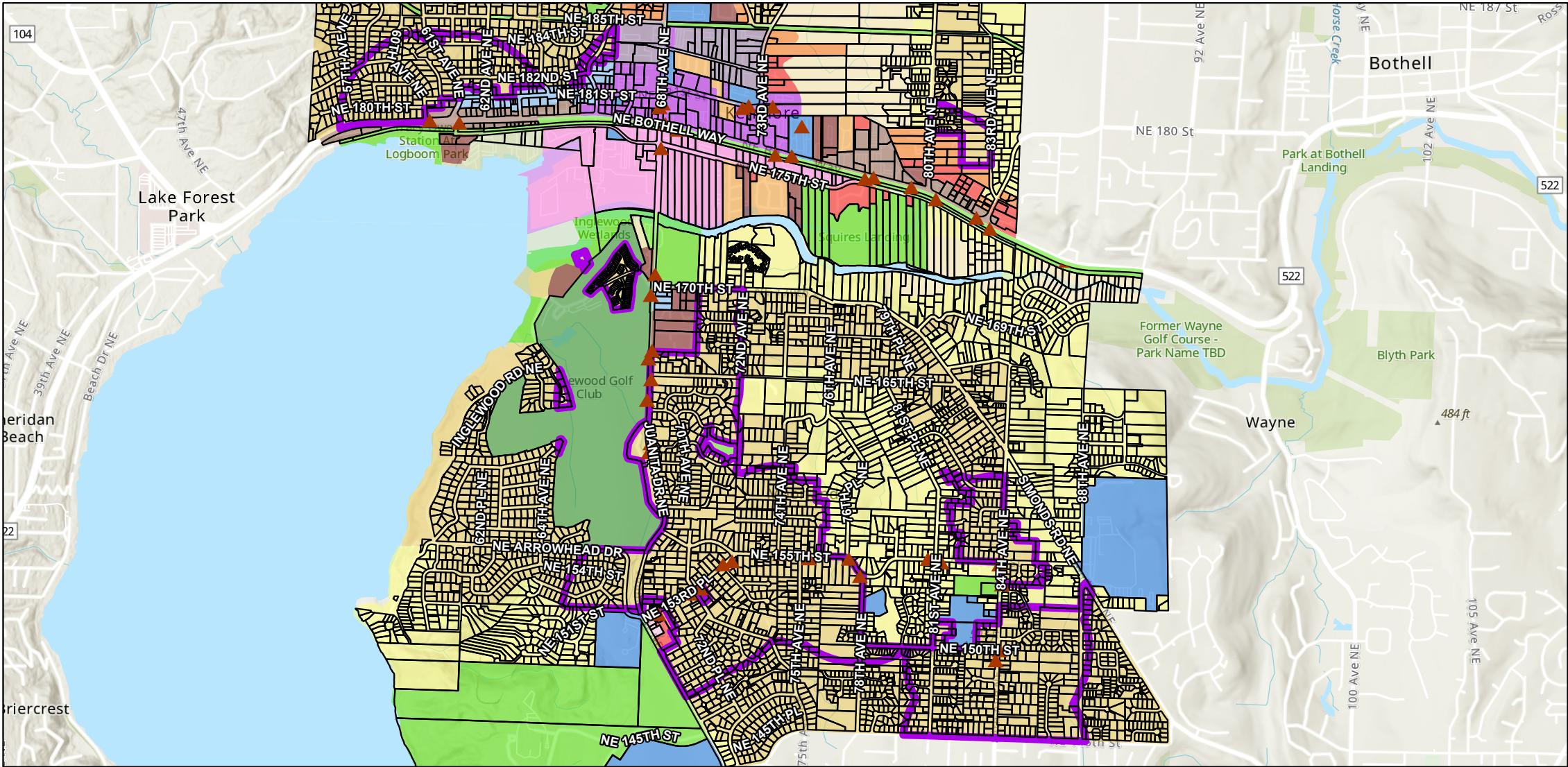
³ See Countywide Planning Policies

- | | |
|----------------|---|
| Policy H-3.3.1 | Allow designated manufactured homes built to state standards on single-family lots. |
| Policy H-3.3.2 | Allow and accommodate accessory dwelling units in <u>single-family, low and medium density residential</u> districts. |

IMPLEMENTATION STRATEGIES

To organize and carry out these goals, objectives and policies, as well as to prepare the City for the next Comprehensive Plan update, the City will undertake the following:

- Work with neighborhoods when new policies, plans or programs are proposed to ensure that their unique issues are considered.
- Adopt development standards for small houses on small lots and cottage housing.
- Continue to take an incremental approach to expanding medium density housing opportunities in the City.
- Continue to review the action steps and priorities from the Housing Strategy Plan.
- Implement the Strategy Plan in coordination with ARCH.
- Maintain communications with, or participation in, regional agencies and projects.
- Monitor housing needs and supply over time, especially data that indicate progress toward meeting a proportionate share of the countywide needs for affordable housing.
- Evaluate and report results of the Strategy Plan and how the goals, objectives, and policies of this Housing Element have been achieved. Housing Element have been achieved.
- Revise the Strategy Plan as needed to achieve more of the Housing Element's goals, objectives, and policies.



- Transit Stops
- R-6 within 1/4-mile of Transit
- Parcels

Zoning

- Regional Business
- Urban Corridor
- Waterfront Commercial
- Downtown Commercial
- Downtown Residential

- Community Business
- Neighborhood Business
- Public/Semi-Public
- Parks*
- Golf Course
- R-1 (Residential 1 Dwelling Per Acre)

- R-4 (Residential 4 Dwellings Per Acre)
- R-6 (Residential 6 Dwellings Per Acre)
- Manufactured Housing Community
- R-12 (Residential 12 Dwellings Per Acre)
- R-18 (Residential 18 Dwellings Per Acre)
- R-24 (Residential 24 Dwellings Per Acre)



R-6 Zoning within 1/4-mile of Transit Stops

0 0.25 0.5 1 Miles

Duplex/Triplex Standards in Other Jurisdictions

Jurisdiction	Size/Location	Height	Design Standards	Parking	Other
Bothell	Duplexes allowed only on corner lots. Building coverage can be increased by 10%	Same as single-family	No	Can reduce to 1 space if close to transit or a regional trail	
Kirkland	No maximum size unless in a zone with an FAR restriction (same as single-family). Generally FAR is .50	Same as single-family	Yes ¹	1 to 1.5 spaces depending on size and proximity to transit	2x the density allowed in the underlying zone
Redmond	Same standards as single-family, but larger lots required	25-35'. Less in the "innovation" zone	Yes ²	2 spaces	On larger sites, providing 20% smaller units is a requirement. In some areas there is a dispersion requirement
Shoreline	Same standards as single-family	Same as single-family	Yes. Standards affect building placement, garage location, etc.	2 spaces with some opportunities for reduction	Special design standards don't apply to a duplex with one unit over another
Olympia	Corner lots allowed in all single-family zoning districts. Other zones allow outright. May have different lot size/lot width standards	Same as single-family	Yes	2 spaces per unit for duplex; 5 spaces for triplex	

¹ a. To maintain and reflect the traditional character of single-family dwelling units, projects shall include the following design elements: (1) Façade modulation (2) Entry features that are dominant elements facing the street; and (3) Utilization of a variety of high-quality materials reflected in the surrounding neighborhood. b. In addition to the three (3) required design elements, applicants shall choose two (2) other design options from the following list: (1) Architectural articulation in walls and roofs; (2) Covered entry porch; (3) Second story step back or modulation; and (4) Minimize the appearance of garages on the front façade by (5) Providing garages in the rear yard; (6) Recessing the garage from the remainder of the façade; (7) Employing roof forms compatible with surrounding single-family residences. c. Garages and Surface Parking Design. 1) Garages and driveways for two/three-unit homes shall meet the standards established in KZC 115.43 and 115.115(5). In addition, no more than three (3) garage doors may be visible on any facade of the structure. 2) Surface parking shall be limited to groups of no more than three (3) stalls. Parking areas with more than two (2) stalls must be visually separated by at least a distance of 10 feet from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.

² i. Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys. ii. Be consistent in height, bulk, scale and style with nearby single-family residential uses. iii. No side-by-side mirror image duplex designs shall be permitted. iv. Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.



City Of Kenmore, Washington

Memorandum

Date: October 29, 2021

To: Planning Commission

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

Regarding: Community Forum on Housing

City staff is coordinating a virtual Community Forum on Housing on November 16 using the Zoom online platform. The event will run from 6 p.m. to 8 p.m. and will be in an open house format with periodic background presentations. We are trying to mimic the experience of an in-person community open house for attendees.

The forum has been advertised as a Planning Commission meeting, so all Commissioners are encouraged to attend and listen to the conversations.

There will be five “rooms” in the forum:

- Welcome area, with directions for how to move between rooms (staffed by PRR)
- Vision Statement discussion and feedback (staffing to be determined)
- Presentation of Kenmore housing data—describing existing conditions and regional expectations (staffing to be determined)
- Description of “Missing Middle” housing and preliminary Planning Commission scenarios (staffed by the City)
- Spanish language room, providing an opportunity for people who use Spanish to have a mono-lingual conversation about any of the topics from the other rooms (staffed by PRR)

Advertising will begin the week of November 1. We plan to have information on our City webpage, send an email invitation to the extensive Planning Commission mailing list, post on social media, send a press release, work with community-based organizations to reach their constituencies, and post an invitational flyer around town.

Help us spread the word by inviting your contacts in the community!

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