

**City of Kenmore
Planning Commission Meeting
November 6, 2018 @ 7:00 p.m.**

Planning Commission Members – In Attendance

Mark Ohrenschall, Vice Chair
Carol Baker
Scott McDonald
Mike Mulcare
Dennis Olson
Mike Vanderlinde

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Senior Planner
Tela Whiteman, Permit Specialist
Amy Summe, Shannon & Wilson
Bill Laprade, Shannon & Wilson
Eliana Rey, Spanish Interpreter

1. CALL TO ORDER

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

2. CITIZEN COMMENTS

No citizens rendered comment.

3. APPROVAL OF MINUTES

Commissioner Vanderlinde motioned to approve the August 21, 2018 minutes which was seconded by Commissioner Olson. Vice Chair Ohrenschall amended the third sentence, replacing “what the City misstated” to “what the newspaper misstated”. The motion passed 6-0 with no abstentions.

Commissioner Vanderlinde motioned to approve the October 16, 2018 minutes which was seconded by Commissioner McDonald. The motion passed 6-0 with no abstentions.

3. PUBLIC HEARING

Lauri Anderson introduced the Public Hearing which covered the 2018 Comprehensive Plan Amendments addressing two topics; Mobile Home Parks (MHP) and Critical Areas Protections.

Jim Perkins, owner of 2 MHPs on 181st. He was comfortable with what he heard from the Planning Commission but then heard differences at the City Council. He feels that the "Highest and Best Use" is not happening at the MHP. The MHPs are not financially viable and will not survive preservation. The MHP homeowners in his park have not had their rents raised for some time. In his MHP there is less density and he may have to bail. He was on the committee that formed the City 20 years ago and couldn't believe what the City Council came up with.

Harry Perfater, 7002 NE 181st St #4, Kenmore, WA 98028 and has lived in Mr. Perkin's MHP for many years. He thanked the City of Kenmore for hearing the citizens. He stated that most of the residents, including himself are in low-income situations and/or disability and he won't be able to qualify for a place to live due to his credit history. People have lived in the MHP for a long time. Their investment will be gone and everyone would lose their equity.

Kylin Parks, 4515 176th SW #43, Lynnwood, WA 98037. She has been following the Planning Commission for the last year and dittos Harry's comments. She thanked the Planning Commission for their patience. She knows that this is a very difficult issue with many differences of opinions and would like to find a compromise. She feels that this process has been effective, and the City Council has formed their own opinions. She feels that the Comprehensive Plan Amendment gives temporary zoning that would provide an opportunity for homeowners to get themselves together. She also wanted to reiterate that this was a business decision that the MHP owners made. They chose not to take reserves from the rents, put them into the infrastructure and that is why the community is not viable. She feels that was a business choice and is uncertain why homeowners must suffer for a bad business decision.

4. AGENDA ITEMS

Lauri Anderson summarized the final recommendation for the Comprehensive Plan Amendments to deliver to the City Council on November 19, 2018. Commissioner McDonald motioned to shorten the Mobile Home Park preservation to 5 years which was not seconded. The motion failed. Commissioner Vanderlinde asked if the 5-year preservation comments could be brought up at the City Council Public Hearing in January. Commissioner Mulcare motioned to approve the final recommendation on the Comprehensive Plan Amendments which was seconded by Commissioner Vanderlinde. The motion passed 6-0. The Planning Commission unanimously agreed to rely on the staff to present these amendments to City Council.

Lauri Anderson, Amy Summe and Bill Laprade reviewed policy questions on critical areas and shoreline master program amendments. The first two policy questions were if the City should differentiate between levels of hazardous landslide areas (high and moderate) and prohibit development in hazardous areas or if the current

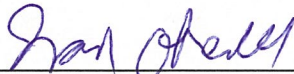
standard is sufficient to protect the public. Currently, there is no distinction in levels and development is prohibited in landslide areas unless there is a geotech report stating how the designed structure is going to be safe and will not create problems for others. Commissioner Vanderlinde motioned to direct staff to continue investigation of creating a new standard/approach for differentiating between high and moderate risk areas and report back once the additional mapping has been received. The motion was seconded by Commissioner Mulcare. The motion passed 6-0.

The Planning Commission unanimously agreed in favor to Question #3 regarding allowances for remodeling to existing homes. The Planning Commission also agreed to pursue the practicality of clustering (excluding remodeling) asked in Question #4.

The Planning Commission agreed to consider the changes by exception to the streams and fish & wildlife habitats section. They also agreed to add the word "native" fish in those sections.

5. ADJOURNMENT

Vice Chair Ohrenschall adjourned the meeting at 8:26 p.m.



Planning Commission
Approved by Planning Commission on: 12/4/2018