

**City of Kenmore
Planning Commission Meeting
November 19, 2019 @ 7:00 p.m.**

Planning Commission Members – In Attendance

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

Consultants & Staff

Debbie Bent, Community Development Director
Lauri Anderson, Principal Planner
Maura Query, Administrative Assistant

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.

3. APPROVAL OF MINUTES

- September 17, 2019 Meeting Minutes: Motion to approve by Commissioner Loutsis, second by Commissioner Greathouse, passed unanimously.

4. PUBLIC HEARING - Accessory Dwelling Units

Overview of amendments being considered was provided by Lauri Anderson. The overview included a definition of ADU's, explanation of current regulations with regards to attached and detached ADU's, benefits of ADU's for families, description of why the regulations have been under review, and an over view of the specific changes being proposed.

Elda Moudy, Kenmore WA, is in the process of buying property with the intention of constructing an ADU for her aging mother to live in. She had questions about what it means to remove the kitchen from the ADU if no one is living in it anymore and whether an ADU can be a tiny movable house. At the Planning Commission's request, Lauri Anderson responded that the ADU could remain an ADU uninhabited as long as the primary home was still owner occupied; there just cannot be two

renters (one in the primary residence and one in the ADU). Lauri also commented that there are currently no provisions for tiny homes.

Neil Bavins, Kenmore WA, wants to convert his garage to an ADU for his low-income mother-in-law. He encourages the Planning Commission to embrace the ADU changes.

Brian Moudy, Kenmore WA, feels this proposed change allows him and his wife to grow in Kenmore and is very supportive of the changes.

5. AGENDA ITEMS – Final ADU recommendations

A formal motion to accept the ADU recommendations as presented by City Staff was made by Commissioner Greathouse and seconded by Commissioner Loutsis. The motion passed unanimously 5-0. With the motion passing, the next step is to present the recommendations to City Council in January.

The discussion moved to other non-land use adjustments that could be formalized to take to City Council.

The notion of pre-approved plans was discussed. The idea would be to develop plans already approved by the City for a detached ADU as a way to save money and expedite the permit review process. MyBuildingPermit.com is looking at this at a County level. Seattle and Kirkland are also looking at this. There are mixed reviews as to whether there is an advantage to this approach. There were comments from the Commission regarding concerns about proprietary plans and whether this would be tied to certain building firms. City staff commented that it would likely be a situation of proprietary plans that are released so any builder could use them. The Commissioners agreed that pre-approved plans as an option should be brought to City Council as something to consider.

Education on ADU's was discussed regarding the City taking a more proactive role in providing information on ADU's. The Commissioners made comments regarding how education could help interested parties speed things along and eliminate questions, and that the information should be kept neutral and fact based. There was a brief conversation regarding ensuring it is a guide on 'how to's' and not investment advice regarding financing.

The topic of amnesty was discussed. The concept would be to legalize existing ADU's that were built before the regulations even if they don't meet the current standards, as a means to pursue life and health safety. There was a discussion surrounding how to enforce illegal ADU's, the impact to City staff time, property taxation, and benefits to the homeowner if they reported their ADU. The Planning Commission decided it was worth bringing this topic to City Council. City staff commented that the pros, cons, and possible staff impact can be noted.

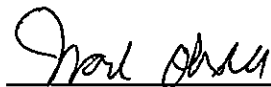
Financing options were discussed. The idea was that ARCH continue working with lenders to provide financial assistance for ADU construction. There was a short discussion around the benefits of working with ARCH and how this would be funded. There was agreement to bring this as an option to City Council.

The next steps were to determine how to present these recommendations to City Council, what roles the Commissioners will take, and how or if City staff will help.

City Council is considering the 2020 docket in January and then the Planning Commission will have their marching orders for the 2020 year. The PROS Plan is to be reviewed at the December 3rd meeting.

5. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 7:53 p.m.



Planning Commission

Approved by Planning Commission on:

