



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
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City of Kenmore
REVISED City Council Special and Regular Meeting Agenda
5:30 p.m., Monday, September 18, 2017
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. 5:30 p.m. - CALL SPECIAL MEETING TO ORDER

II. RECESS TO EXECUTIVE SESSION

- A. Discuss Potential Litigation per RCW 42.30.110 (1) (i)

III. POSSIBLE ACTION RELATING TO EXECUTIVE SESSION

IV. 7:00 p.m. - CALL REGULAR MEETING TO ORDER

V. ROLL CALL

VI. FLAG SALUTE

VII. AGENDA APPROVAL

VIII. PROCLAMATION

- A. Diaper Need Awareness Week - September 25 - October 1, 2017
[Proclamation](#)

IX. PRESENTATION

- A. Introduce Bill Garza, Building and Maintenance Technician - Rob Karlinsey, City Manager

X. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

XI. BUSINESS AGENDA

- A. Joint Planning Commission Meeting - Presentation of Recommendations on the Neighborhood Business (NB) Rezoning Project - Debbie Bent, Community Development Director and Lauri Anderson, Senior Planner
[Agenda Item](#)
[Presentation](#)
- B. Funding Request from Northlake Lutheran Church Homeless Shelter - Bryan Hampson, Development Services Director
[Agenda Item](#)

XII. STAFF REPORT

XIII. COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

XIV. ADJOURNMENT

Upcoming Meetings:

Monday, September 25, 2017 Regular City Council Meeting

Monday, October 9, 2017 Regular City Council Meeting

Monday, October 16, 2017 Regular City Council Meeting

Monday, October 23, 2017 (5:45 to 6:45 p.m. Joint Meeting with the City of Shoreline) 7:30 p.m. Regular City Council Meeting

City of Kenmore, Washington Proclamation

WHEREAS, Diaper Need, the condition of not having a sufficient supply of clean diapers to ensure that infants and toddlers are clean, healthy and dry, can adversely affect the health and welfare of infants, toddlers and their families; and

WHEREAS, national surveys report that one in three mothers experiencing diaper need at some time while their children are less than three years of age and forty-eight percent of families delay changing a diaper to extend their supply; and

WHEREAS, the average infant or toddler requires an average of at least 50 diaper changes per week over three years; and

WHEREAS, there are no government assistance programs for the purchase or provision of diapers, and a monthly supply of diapers can cost as much as six percent of a full-time minimum wage worker's salary, therefore obtaining a sufficient supply of diapers can cause economic hardship to families; and

WHEREAS, a supply of diapers is generally an eligibility requirement for infant and toddlers to participate in childcare programs and quality early education programs; and

WHEREAS, the people of Kenmore recognize that addressing Diaper Need can lead to economic opportunity for the state's low-income families and can lead to improved health for families and their communities; and

WHEREAS, the City of Kenmore is proud to be home to various community organizations that recognize the importance of diapers in helping provide economic stability for families and distribute diapers to poor families through various channels; now

Therefore, I, David Baker, Mayor of the City of Kenmore do hereby proclaim the week of September 25th through October 1, 2017 as

DIAPER NEED AWARENESS WEEK

in the City of Kenmore and encourage the citizens of the City of Kenmore to donate generously to diaper banks, diaper drives, and those organizations that distribute diapers to families in need to help alleviate diaper need in the City of Kenmore and environs.

IN WITNESS WHEREOF, signed this 18th day of September, 2017.

Signed: _____
David Baker, Mayor

Attested: _____
Kelly Chelin, City Clerk





City Council Business Agenda Item City of Kenmore, WA

Subject/Topic: Planning Commission's presentation of recommendations on the Neighborhood Business (NB) rezoning project.

Proposed Council Action/Motion:

Review recommendations presented by the Planning Commission. Direct staff to move ahead with an ordinance and/or provide responses to questions.

For Council Meeting Agenda of: September 18, 2017

Department: Community Development

Prepared by: Debbie Bent, Community Development Director and Lauri Anderson, Senior Planner

Initial & Date

Approved by Department Head:

Approved by City Attorney:

Approved by Finance Director: ✓

Approved by City Manager:

Exhibits/Attachments:

1. Map of NB areas
2. NB aerials and photos of existing uses
3. Recommended Zoning Code amendments
4. Proposed Comprehensive Plan amendments
5. Summary of most significant changes

Expenditure Required \$0

Amount Budgeted: \$0

Appropriation Required \$0

INFORMATION/BACKGROUND: The City Council directed that the Planning Commission's 2017 docket include a review and updating of the Neighborhood Business (NB) zoning district. NB is the last holdover commercial zoning district from King County. The Commission has reviewed the NB zoning, held a public open house and public hearing, and is now ready to present their final recommendations.

The NB zone is not large—only 9 parcels—and is found at only two locations: NE 153rd Place and NE 170th Street, along Juanita Drive (see Attachment 1). Current land uses include a strip mall, restaurants, a veterinary clinic, personal services, a convenience store, and automotive service businesses, among others (see Attachment 2). The City's Comprehensive Plan states that the purpose of the NB zone is to "provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development."

As a first step in the NB zone review, the Planning Commission compared the zone with a similarly situated zone—the Community Business (CB) zone—another small-scale commercial zone which stretches along NE 181st Street near downtown. Ultimately the Planning Commission concluded that the two NB areas could and should be treated differently. They modeled the proposal for the area at NE 170th Street on the CB zone, renaming it the "CB zone Juanita subarea," while retaining many of the existing NB zoning standards for the area around NE 153rd Place. The Commission chose the CB zone designation as it was designed for locations within a walkable distance of downtown and regional transit—characteristics shared with the NB area at NE 170th Street.

The recommended code amendments are included as Attachment 3. Proposed Comprehensive Plan changes are included as Attachment 4. A summary of the more significant changes is included as Attachment 5, including new density incentives for providing affordable housing in the CB Juanita subarea and mixed use in the NB zoning district.

FISCAL CONSIDERATION:

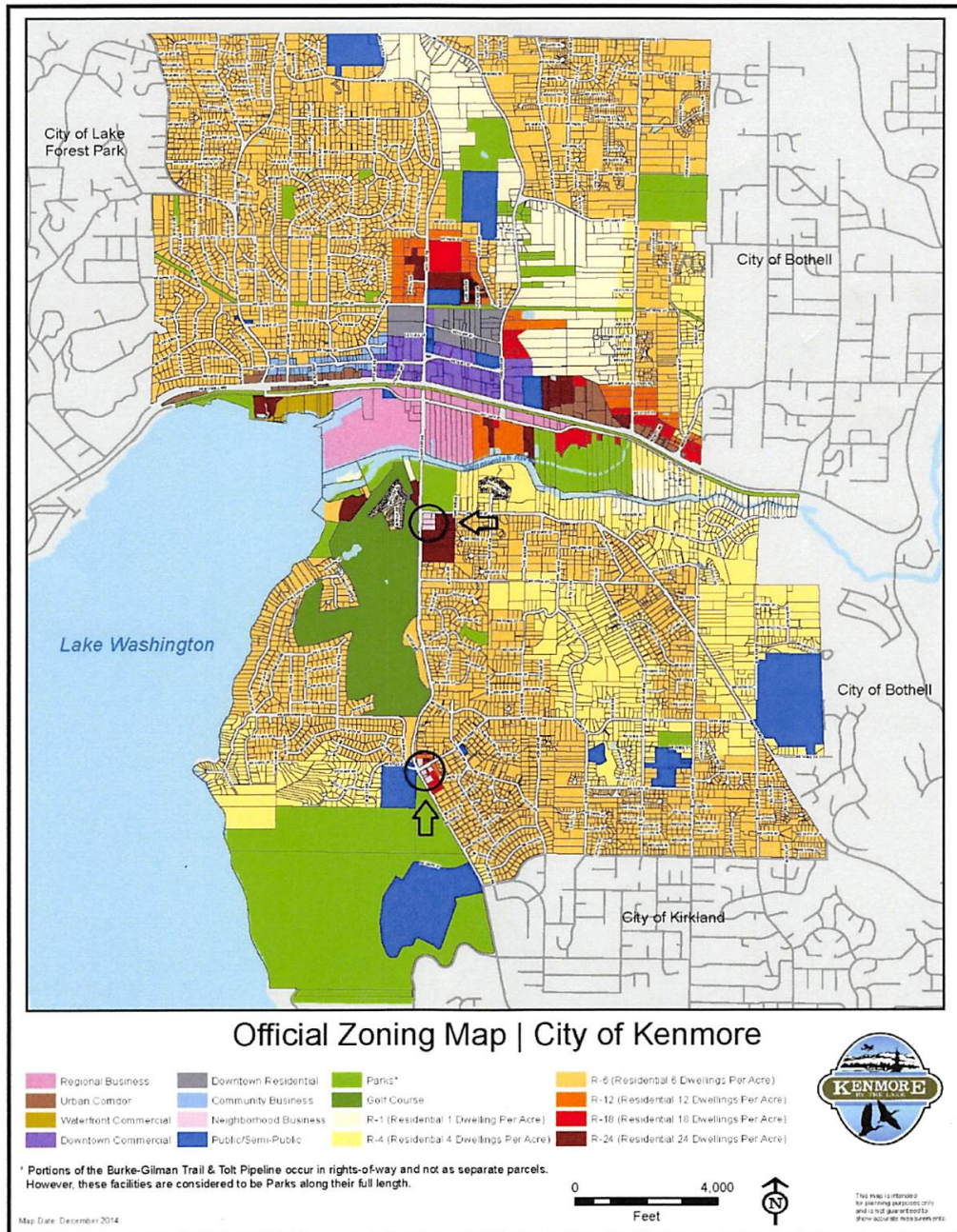
None at this time.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

- Comprehensive Plan Objective 2.2: "Prepare clear development regulations consistent with the Comprehensive Plan."
- 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."

I:/City Clerk/Agenda Items/Templates

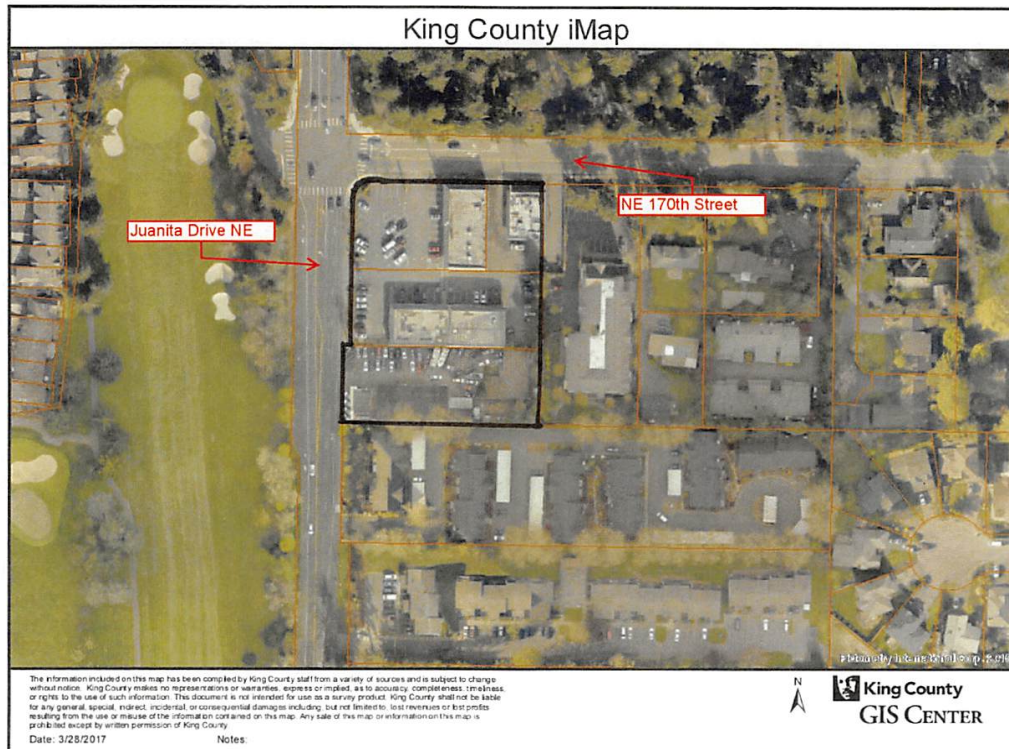
ATTACHMENT 1



Neighborhood Business Zone Locations

ATTACHMENT 2

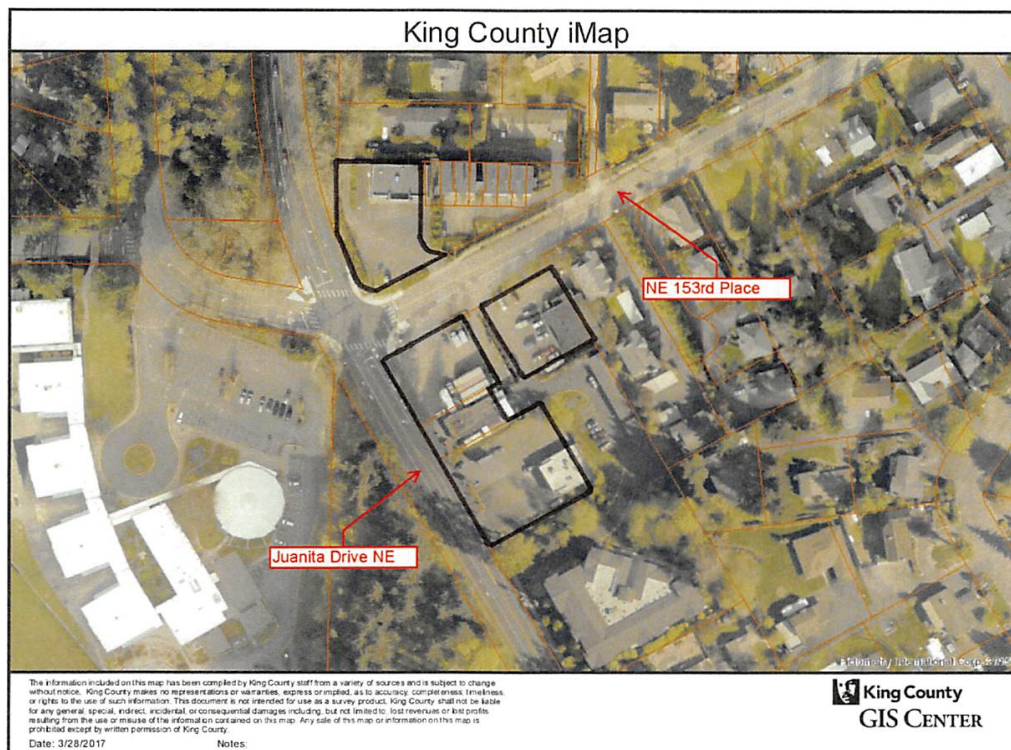
NB Zone: NE 170th Street and Juanita Drive



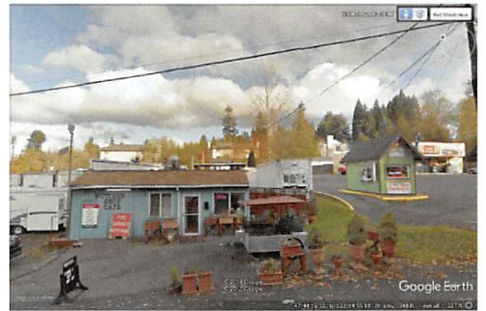
ATTACHMENT 2



NB Zone: NE 153rd Place and Juanita Drive



ATTACHMENT 2



ATTACHMENT 3A

**PROPOSED NEW ZONING FOR THE
NEIGHBORHOOD BUSINESS ZONE – NORTH AREA**
(NE 170th Street and Juanita Drive NE)

Now called the Community Business Zone Juanita subarea

18.15.050 Community business zone.

A. The purpose of the community business zone (CB) is to provide ~~convenience and comparison~~ retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, ~~and to provide retail and personal services in~~. These locations that are not appropriate for extensive *outdoor storage* or *auto-related* and industrial uses. *Automotive service businesses may be appropriate in the Juanita subarea of this zone subject to approval of a conditional use permit. In the west subarea, auto-related uses are not appropriate and are prohibited.* These purposes of the zone are accomplished by:

1. Providing for ~~limited small-scale~~ offices as well as a wider range of the ~~small-scale~~ retail, professional, governmental, ~~educational~~, and personal services ~~than are found in neighborhood business areas~~uses;
2. ~~Allowing residential use, with a focus on~~ *Allowing for mixed use* (housing and retail/service/office) developments; and
3. Excluding commercial uses with extensive *outdoor storage*, ~~or as well as automotive sales~~ *auto-related* and industrial uses.

B. Use of this zone is appropriate in areas that are designated by the comprehensive plan and that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services.

18.23.010 Intent.

A. The purpose of the community business zone (CB) is to provide pedestrian-friendly, *mixed use development* that both supports larger mixed use and commercial areas with its residential *development*, and provides small-scale retail, office and personal services for the local community. The CB zone also provides retail and personal services in locations that are not appropriate for extensive *outdoor storage* or *automotive sales* *auto-related* uses. These purposes are accomplished by:

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1. Providing for limited small-scale offices as well as a wide range of the small-scale retail, professional, governmental, educational, and personal services that are found in neighborhood business areas *uses*;
2. Encouraging *mixed use* (housing and retail/service/office) *developments*; and
3. Excluding commercial *uses* with extensive *outdoor storage*, *as well as automotive sales and auto-related uses*.

B. Use of this zone is appropriate in areas that are designated by the comprehensive plan that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services.

18.23.015 Subareas.

The community business zone is divided into two subareas: community business west and community business Juanita as depicted in Figure 18.23.015.1

* * *

18.22.01018.23.025 NeighborhoodCommunity business zone Juanita subarea – Use allowances.

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the neighborhoodcommunity business zone Juanita subarea:

Table A. NeighborhoodCommunity Business Zone Juanita Subarea Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Arts, entertainment, indoor ^{1,2}	Air transportation service ²¹	Adult entertainment business
Arts, entertainment, outdoor ³	College/university	Ambulatory surgery center
Automotive sales and service, marine ^{4,5}	Mobile food service	Animal kennel/shelter
Automotive sales and service, non-marine ^{4,5,6,7}	Recreational facility, indoor ^{2,22}	Auction house
Business service, standard	Regional land use ^{23,24}	Business service, intensive
Cemetery, columbarium or mausoleum ⁸	Secure facility ²⁵	Construction and trade
Community residential facility ⁹	Transportation ²⁶	Family child-care home
Day-care		Funeral home/crematory

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Eating and drinking place ^{2,10}		Hospital
Educational service ¹¹		Laboratory
Fire or police facility ¹²		Manufacturing, heavy
Health care and social assistance ^{13,14}		Manufacturing, light
Multiple family dwelling ¹⁵		Marijuana business
Office		Marijuana cooperative
Park		Mobile home park
Personal service		Recreational facility, outdoor
Religious institution		Resource land use
Retail sales ¹⁶		Retail sales, bulk
Standalone parking ¹⁷		Single detached dwelling unit
Supportive living facility ⁹		Vehicle or equipment rental
Temporary lodging ^{18,19}		Warehousing
Utility facility ²⁰		Wholesale trade
Vehicle refueling station		

1. Theaters are prohibited.

2. Social card games are prohibited.

3. Outdoor performance facilities and drive-in theaters are prohibited.

4. Repair or service shall only be performed in an enclosed building, with no outdoor storage of materials. Top, body, and upholstery repair shops and paint shops are prohibited.

5. Automotive sales are prohibited.

6. Heavy equipment and truck repair is prohibited.

7. Tire retreading is prohibited.

8. Limited to columbariums accessory to a religious institution, but required landscaping and parking shall not be reduced.

9. Only as part of a mixed use development subject to the conditions of Chapter 18.50 KMC.

10. Drinking places are prohibited.

11. Educational institutions (public or private), K – 12, are prohibited.

12. Police facility limited to “storefront” police offices. Such offices shall not have:

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- a. Holding cells; or
 - b. Long-term storage of stolen properties.
13. Veterinary clinics permitted subject to the following:
- a. No burning of refuse or dead animals is allowed;
 - b. The portion of the *building or structure* in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas for livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
 - c. The provisions of Chapter 18.70 KMC relative to animal keeping are met.
14. Social assistance permitted only as a re-use of a surplus nonresidential facility subject to Chapter 18.50 KMC.
15. Only as part of a *mixed use development* subject to the conditions of Chapter 18.50 KMC, except that stand-alone *townhouse developments* are permitted subject to KMC 17.20.125, 18.22.020, 18.30.130 and 18.50.050.
16. Building material stores, auto supply stores and used goods shops are prohibited.
17. Tow-in lots for damaged, abandoned or otherwise impounded vehicles are prohibited.
18. Bed and breakfast guesthouse only. All other *temporary lodging* is prohibited.
19. Bed and breakfast guesthouse shall be subject to the following conditions:
- a. The guesthouse shall be owner-occupied;
 - b. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;
 - c. Parking shall be provided as required by this title; and
 - d. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.
20. *Nonhydroelectric generation facility* requires a *conditional use permit*. *Hydroelectric generation facilities* are prohibited.
21. *Helistops* limited to *emergency* medical evacuation sites in conjunction with police, fire or health service facility.
22. Shooting ranges are prohibited.
23. Racetracks for motorized vehicles are prohibited.
24. Fairgrounds and stadiums/arenas are prohibited.
25. *SCTF* Siting. *Secure community transition facilities* as defined in RCW 71.09.020 are permitted by *conditional use permit* in the neighborhood business zone, subject to the following restrictions:
- a. Maximum Number of Residents. No *SCTF* shall house more than three persons, excluding resident staff.

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- b. ~~Siting Criteria.~~
- (1) ~~SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.~~
 - (2) ~~No SCTF shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:~~
 - A. ~~In or within 250 feet of any residential zone district, or any residentially zoned property;~~
 - B. ~~Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity" as defined in RCW 71.09.020, as amended, including, but not limited to, public and private schools; school bus stops; licensed day care and licensed preschool facilities; public parks, publicly dedicated trails and sports fields; recreational and community centers; playgrounds; religious institutions; and public libraries;~~
 - C. ~~One mile from any existing SCTF, work release, prerelease, or similar facility.~~
 - (3) ~~The distances specified in footnote 24(b)(2) of this section shall be measured by following a straight line from the nearest point of the property parcel upon which the SCTF is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.~~
- c. ~~On Site Facilities Required. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreational facilities to serve the residents.~~
- d. ~~Conditional Use Permit Application Process. A conditional use permit application for an SCTF shall be accompanied by the following:~~
- (1) ~~The siting process used for the SCTF, including alternative locations considered. At least three alternative locations must be considered.~~
 - (2) ~~An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no unreasonable impact on any one racial, cultural, or socio-economic group, and that there will not be a resulting concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.~~
 - (3) ~~Proposed mitigation measures including the use of extensive buffering from adjacent uses.~~
 - (4) ~~A detailed security plan for the facility and the residents.~~
 - (5) ~~Proposed operating rules for the facility.~~
 - (6) ~~A schedule and analysis of all public input solicited or to be solicited during the siting process.~~

26. ~~Taxi, trucking, courier service, and freight and cargo service are prohibited.~~

<u>Arts, entertainment, indoor¹</u>	<u>Ambulatory surgery center</u>	<u>Adult entertainment business</u>
<u>Business service, standard</u>	<u>Automotive sales and service, marine⁷</u>	<u>Air transportation service</u>
<u>Day-care</u>	<u>Automotive sales and service, non-marine⁷</u>	<u>Animal kennel/shelter</u>
<u>Eating and drinking place²</u>	<u>Community residential facility</u>	<u>Arts, entertainment, outdoor</u>

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<u>Educational service²</u>	<u>Fire or police facility</u>	<u>Auction house</u>
<u>Health care and social assistance³</u>	<u>Laboratory</u>	<u>Business service, intensive</u>
<u>Mobile food service⁴</u>	<u>Manufacturing, light</u>	<u>Cemetery, columbarium, or mausoleum</u>
<u>Multiple family dwelling⁵</u>	<u>Recreational facility, indoor</u>	<u>College/university</u>
<u>Office</u>	<u>Religious institution</u>	<u>Construction and trade</u>
<u>Park</u>	<u>Supportive living facility</u>	<u>Family child-care home</u>
<u>Personal service²</u>	<u>Vehicle refueling station</u>	<u>Funeral home/crematory</u>
<u>Retail sales²</u>		<u>Hospital</u>
<u>Standalone parking⁸</u>		<u>Manufacturing, heavy</u>
<u>Temporary lodging⁶</u>		<u>Marijuana business</u>
		<u>Marijuana cooperative</u>
		<u>Mobile home park</u>
		<u>Recreational facility, outdoor</u>
		<u>Regional land use</u>
		<u>Resource land use</u>
		<u>Retail sales, bulk</u>
		<u>Secure facility</u>
		<u>Single detached dwelling unit</u>
		<u>Transportation</u>
		<u>Utility facility</u>
		<u>Vehicle or equipment rental</u>
		<u>Warehousing</u>
		<u>Wholesale trade</u>

1. Artist studios are permitted. All other *indoor arts, entertainment uses* require a *conditional use permit*.

2. Each *use* is limited to maximum 5,000 square feet per *use* and 15,000 square feet total contiguous.

3. Veterinary clinics subject to the following:

- a. No outdoor kennels or facilities;
- b. No burning of refuse or dead animals is allowed;
- c. The portion of the *building* or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
- d. The provisions of Chapter 18.70 KMC relative to animal keeping are met.

4. *Mobile food service* is permitted subject to the following requirements:

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- a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site;
- b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;
- c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
- d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits;
- e. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC.
- f. If a stand:
 - 1) The stand shall be located on a sidewalk or near a storefront consistent with barrier-free regulations;
 - 2) The stand location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement.

5. Only as part of a *mixed use development* subject to the conditions of Chapter 18.50 KMC.

6. Bed and breakfast guesthouse only. *Hotels* and *motels* are prohibited.

7. Automotive sales is prohibited. Repair or service shall only be performed in an enclosed *building*, with no *outdoor storage* of materials. Top, body, and upholstery repair shops, paint shops, and tire retreading are prohibited, as is *heavy equipment and truck repair*.

8. Limited to *commuter parking lots* for users of transit, carpools or ride-share programs, provided the facilities are located on existing parking lots for *religious institutions*, schools, or other permitted *nonresidential uses* which have excess capacity available during commuting hours. All other *standalone parking uses* require a *conditional use permit*.

18.23.030 Accessory uses.

Accessory uses, when consistent with the definition in Chapter 18.20 KMC, are allowed as determined by the *city manager*.

~~18.22.020~~ 18.23.040 **Neighborhood Community business zone – Zoning Development standards.**

The following zone-specific development standards in Table B apply in the community business zone:

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Table B. Community Business Zone
Development Standards

	Z O N E	NEIGHBORHOOD BUSINESS
STANDARDS		NB
Base Density: <i>Dwelling Unit/Acre</i>		8 du/ac ¹
Maximum Density: <i>Dwelling Unit/Acre</i>		12 du/ac ²
Minimum <i>Street Setback</i>		10 ft. ³
Minimum <i>Interior Setback</i>		20 ft. ^{4,5}
Base Height ⁶		35 ft. 45 ft. ⁷
Maximum <i>Floor Area Ratio: Square Feet</i>		1/1 ⁸
Maximum <i>Impervious Surface: Percentage</i>		85%

¹ These densities are allowed only through the application of *mixed use development* standards and for stand-alone *townhouse development*.

² These densities may only be achieved through the application of residential density incentives or *transfer of density credits* in *mixed use developments* and for stand-alone *townhouse development*. See Chapter 18.80 KMC.

³ Gas station pump islands shall be placed no closer than 25 feet to *street front lines*.

⁴ Required on property lines adjoining residential zones.

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Required on property lines adjoining residential zones except when a stand-alone townhouse development is proposed to be located adjacent to property upon which an existing townhouse development is located.

Height limits may be increased when portions of the structure/building which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may exceed 75 feet only in mixed-use developments. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirement; provided, that the maximum height shall not exceed 75 feet.

This base height is allowed only for mixed-use developments and for stand-alone townhouse development.

The floor area ratio for mixed-use developments shall conform to Chapter 18.50 KMC.

The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

STANDARD	REQUIREMENT
Base Density: Dwelling Units/Gross Acre	24
Minimum Density: Dwelling Units/Gross Acre	18
Maximum Density: Dwelling Units/Gross Acre	36 for mixed-use development.
West subarea	36 for mixed use development.
Juanita subarea	36 if affordable housing or a fee-in-lieu is provided as described in KMC 18.23.055.
Minimum Street Setback ¹	10 feet; or 0 feet for a mixed use building with commercial on the ground floor or for any building with structured parking.

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STANDARD	REQUIREMENT
Minimum Interior <i>Setback</i> ¹	
<u>West subarea</u>	0 feet for commercial or <i>mixed use development</i> except for <i>interior lot lines</i> adjoining property zoned R-1 to R-6. 5 feet landscaped <i>setback</i> for residential except for <i>interior lot lines</i> adjoining property zoned R-1 to R-6. Native vegetation is encouraged. For all <i>interior lot lines</i> adjoining a property zoned R-1 to R-6 a 15-foot landscaped <i>setback</i> of native vegetation is required.
<u>Juanita subarea</u>	<u>20 feet²</u>
Base Height ³	<u>35 feet.</u>
<u>West subarea³</u>	<u>35 feet.</u>
<u>Juanita subarea</u>	<u>35 feet</u> <u>45 feet⁴</u>
Maximum <i>Impervious Surface</i> : Percentage	90%
Pedestrian Connections	Pedestrian connections are required to be provided in accordance with Chapter <u>18.52</u> KMC, Downtown Design Standards.

¹ Any portion of *development* that occurs underground is exempt from property line *setback* requirements of this code section.

² Required on property lines adjoining residential zones.

³ The exceptions to height limits listed in KMC 18.30.060 do not apply to the base height allowed in the CB ~~zonewest~~. Any *development* utilizing the exception to height limits for the CB zone between 61st Avenue NE and 65th Avenue NE shall dedicate 25 percent of the average lot width above 35 feet in height as a view corridor to Lake Washington.

Exceptions to height limitations for the base height in the CB ~~zonewest~~ shall be:

- a. Roof *structures* housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for *building* operations and maintenance may extend up to 10 feet above the 35-foot base height for a maximum of 25 percent of the average lot width.

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- b. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, crosses, spires, utility line towers and poles, and similar *structures* may extend up to three feet above the maximum base height of 35 feet.
- c. Roof details or features that are used to comply with the roof form requirements of KMC [18.52.220](#) may extend a maximum of 10 feet above the 35-foot base height.

⁴ This maximum height is allowed only for *mixed use developments*.

18.23.045 Drive-through service.

Drive-through service is prohibited in this zoning district.

18.23.048 Outdoor storage.

Outdoor storage is prohibited in this zoning district.

18.23.050 Wireless communication facilities.

Use allowances and development regulations for *wireless communication facilities* are located in Chapter [18.60](#) KMC.

18.23.055 Affordable Housing - Juanita Subarea.

A. For properties choosing to develop at higher residential densities in the CB Juanita subarea, affordable housing units shall be provided for any *development* exceeding the base density of 24 *dwelling units per acre* as follows:

1. For every four bonus units, one bonus *dwelling unit* shall be a moderate income affordable housing unit and three bonus *dwelling units* may be bonus market rate *dwelling units*.

2. The *applicant* may elect to satisfy this affordable housing requirement by making an in-lieu payment instead of constructing affordable *dwelling units* consistent with the provisions of KMC [18.23.055.C](#).

3. Each low income affordable housing unit provided counts as two moderate income affordable housing units for the purpose of satisfying the affordable unit requirement under subsection 1 of this section.

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4. Determination of Number of Affordable Housing Units Required – Rounding. See KMC 18.30.020(D) for method of rounding to determine the number of affordable housing units required.

Example: Proposed *development* would achieve 36 *dwelling units* on a 1-acre *site* for a density of 36 du/acre. This provides 12 “bonus” *dwelling units* above the 24 du/acre base density of the zone. Three of the 12 bonus units must be moderate income affordable housing units. Alternatively, the project could provide 2 low income affordable housing units (rounded).

5. Adjacent *developments* by the same or affiliated *developer* will be considered as a single *development* for the purpose of applying the thresholds for compliance.

B. Definitions. For purposes of the CB Juanita subarea, the following affordable housing definitions shall apply:

1. “Affordable housing unit” means housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed the percentage of median income types described in the subsections below, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing include rent and appropriate utility allowance.)

2. “Bonus units” means *dwelling units* achieved that exceed the number of units allowed by the base density of the CB Juanita subarea.

3. Moderate Income Affordable Housing. For rental housing, “moderate income affordable housing” is defined as affordable at 70 percent of median income, adjusted for household size. For ownership housing, “moderate income affordable housing” is defined as affordable at 80 percent of median income, adjusted for household size.

4. Low Income Affordable Housing. For rental housing, “low income affordable housing” is defined as affordable at 50 percent of median income, adjusted for household size. For ownership housing, “low income affordable housing” is defined as affordable at 65 percent of median income, adjusted for household size.

5. “Median income” means the median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States

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Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" under this subsection A, rather than those stated in the definition of "low-income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.

C. **Alternative Compliance.** Cash payments in lieu of providing actual housing units may be proposed and will be used only for the subsequent provision of affordable housing units as approved by the City. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The payment obligation will be established at the time of issuance of building permits for the project.

D. **Affordability Agreement.** Prior to issuing any building permit, an agreement in a form approved by the city manager that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

E. **Implementation Provisions.** The following requirements shall be met for all affordable units:

1. **Duration.** Housing shall serve only income-eligible households for a minimum period of 50 years from the latter of the date when the affordability agreement between the housing owner and the City, as referenced in subsection D of this section, is recorded, or the date when the affordable housing becomes available for occupancy as determined by the City.

2. **Designation of Affordable Housing Units.** Prior to the issuance of any permit(s), the City shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

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a. Location. The location of the affordable housing units shall be approved by the *City*, with the intent that they generally be intermingled with all other *dwelling units* in the *development*.

b. Tenure. The tenure of the affordable housing units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the *development*.

c. Size (bedroom). The affordable housing units shall consist of a range of number of bedrooms that are comparable to units in the overall *development*.

d. Size (square footage). The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the *development*, shall be approved by the *city manager*. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the affordable housing units be less than 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit.

e. Design. The exterior design of the affordable housing units shall be compatible and comparable with the rest of the *dwelling units* in the *development* and shall comply with any applicable design standards. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the *City*.

3. Timing/Phasing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the *dwelling units* in the *development*.

F. Monitoring and Fees. The *City* reserves the right to establish, in the affordability agreement referred to in subsection D of this section, monitoring fees for the affordable housing unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the affordability agreement.

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**PROPOSED NEW ZONING FOR THE
NEIGHBORHOOD BUSINESS ZONE – SOUTH AREA
(NE 153rd Place and Juanita Drive NE)**

18.15.045 Neighborhood business zone.

A. The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area, and to minimize impacts of commercial activities on nearby properties, and to provide for limited residential *development*. These purposes are accomplished by:

1. Limiting nonresidential *uses* to those *retail or personal services uses* which can serve the everyday needs of a surrounding urban residential area;
2. Allowing for automotive service uses, subject to approval of a conditional use permit;
23. Allowing for *mixed use* (housing and retail/service) *developments* and for *townhouse developments* as a sole use on properties; and
34. Excluding industrial and *community*/regional business-scaled *uses*.

B. Use of this zone is appropriate in neighborhood business centers on *sites* which are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services.

18.22.010 Neighborhood business zone – Use allowances.

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the neighborhood business zone:

Table A. Neighborhood Business Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Arts, entertainment, indoor ^{1,2}	Air transportation service ²¹	Adult entertainment business
Arts, entertainment, outdoor ³	College/university	Ambulatory surgery center
Automotive sales and service, marine ^{4,5}	Mobile food service	Animal kennel/shelter
Automotive sales and service, non-marine ^{4,5,6,7}	Recreational facility, indoor ^{2,22}	Auction house
Business service, standard	Regional land use ^{23,24}	Business service, intensive
Cemetery, columbarium or mausoleum ⁸	Secure facility ²⁵	Construction and trade

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Community residential facility ⁹	Transportation ²⁶	Family child-care home
Day-care		Funeral home/crematory
Eating and drinking place ^{2,10,28}		Hospital
Educational service ^{11,28}		Laboratory
Fire or police facility ¹²	Manufacturing, light	Manufacturing, heavy
Health care and social assistance ^{13,14}	Automotive sales and service, marine ^{4,5}	Manufacturing, light
Multiple family dwelling ¹⁵	Automotive sales and service, non-marine ^{4,5,6,7}	Marijuana business
Office		Marijuana cooperative
Park		Mobile home park
Personal service ²⁸		Recreational facility, outdoor
Religious institution		Resource land use
Retail sales ^{16,28}		Retail sales, bulk
Standalone parking ¹⁷		Single detached dwelling unit
Supportive living facility ⁹		Vehicle or equipment rental
Temporary lodging ^{18,19}		Warehousing
Utility facility ²⁰		Wholesale trade
Vehicle refueling station		Cemetery, columbarium or mausoleum ⁸
Mobile food service ²⁷		Utility facility ²⁰
		Air transportation service ²¹
		Transportation ²⁶
		Arts, entertainment, outdoor ³
		Regional land use ^{23,24}
		Standalone parking ¹⁷
		College/university
		Secure facility ²⁵

1. ~~Theaters are prohibited.~~ Artist studios are permitted. All other indoor arts, entertainment uses require a conditional use permit.

2. Social card games are prohibited.

3. ~~Outdoor performance facilities and drive-in theaters are prohibited.~~

4. Repair or service shall only be performed in an enclosed building, with no outdoor storage of materials. Top, body, and upholstery repair shops and paint shops are prohibited.

5. Automotive sales are prohibited.

6. ~~Heavy equipment and truck repair is prohibited.~~

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~~7. Tire retreading is prohibited.~~

~~Automotive sales is prohibited. Repair or service shall only be performed in an enclosed *building*, with no *outdoor storage* of materials. Top, body, and upholstery repair shops, paint shops, and tire retreading are prohibited, as is *heavy equipment and truck repair*.~~

~~8. Limited to columbariums accessory to a *religious institution*, but required *landscaping* and parking shall not be reduced.~~

9. Only as part of a *mixed use development* subject to the conditions of Chapter 18.50 KMC.

10. Drinking places are prohibited.

~~11. Educational institutions (public or private), K – 12, are prohibited.~~

12. *Police facility* only and limited to “storefront” police offices. Such offices shall not have:

- a. Holding cells; or
- b. Long-term storage of stolen properties.

13. Veterinary clinics permitted subject to the following:

- a. No burning of refuse or dead animals is allowed;
- b. The portion of the *building* or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
- c. The provisions of Chapter 18.70 KMC relative to animal keeping are met.

14. Social assistance permitted only as a re-use of a surplus nonresidential facility subject to Chapter 18.50 KMC.

15. Only as part of a *mixed use development* subject to the conditions of Chapter 18.50 KMC, except that stand-alone *townhouse developments* are permitted subject to KMC 17.20.125, 18.22.020, 18.30.130 and 18.50.050.

16. ~~Building material stores, auto supply stores and u~~Used goods shops are prohibited.

~~17. Tow-in lots for damaged, abandoned or otherwise impounded vehicles are prohibited.~~

18. Bed and breakfast guesthouse only. All other *temporary lodging* is prohibited.

19. Bed and breakfast guesthouse shall be subject to the following conditions:

- a. The guesthouse shall be owner-occupied;
- b. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;
- c. Parking shall be provided as required by this title; and
- d. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.

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20. ~~Nonhydroelectric generation facility requires a conditional use permit. Hydroelectric generation facilities are prohibited.~~

21. ~~Helistops limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.~~

22. Shooting ranges are prohibited.

23. ~~Racetracks for motorized vehicles are prohibited.~~

24. ~~Fairgrounds and stadiums/arenas are prohibited.~~

25. ~~SCTF Siting. Secure community transition facilities as defined in RCW 71.09.020 are permitted by conditional use permit in the neighborhood business zone, subject to the following restrictions:~~

- ~~a. Maximum Number of Residents. No SCTF shall house more than three persons, excluding resident staff.~~
- ~~b. Siting Criteria.~~
 - ~~(1) SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.~~
 - ~~(2) No SCTF shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:~~
 - ~~A. In or within 250 feet of any residential zone district, or any residentially zoned property;~~
 - ~~B. Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity" as defined in RCW 71.09.020, as amended, including, but not limited to, public and private schools; school bus stops; licensed day care and licensed preschool facilities; public parks, publicly dedicated trails and sports fields; recreational and community centers; playgrounds; religious institutions; and public libraries;~~
 - ~~C. One mile from any existing SCTF, work release, prerelease, or similar facility.~~
 - ~~(3) The distances specified in footnote 24(b)(2) of this section shall be measured by following a straight line from the nearest point of the property parcel upon which the SCTF is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.~~
- ~~c. On Site Facilities Required. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreational facilities to serve the residents.~~
- ~~d. Conditional Use Permit Application Process. A conditional use permit application for an SCTF shall be accompanied by the following:~~
 - ~~(1) The siting process used for the SCTF, including alternative locations considered. At least three alternative locations must be considered.~~
 - ~~(2) An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no unreasonable impact on any one racial, cultural, or socio-economic group, and that there will not be a resulting~~

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concentration of similar facilities in a particular neighborhood, community, jurisdiction or region.

- (3) Proposed mitigation measures including the use of extensive buffering from adjacent uses.
- (4) A detailed security plan for the facility and the residents.
- (5) Proposed operating rules for the facility.
- (6) A schedule and analysis of all public input solicited or to be solicited during the siting process.

26. Taxi, trucking, courier service, and freight and cargo service are prohibited.

27. Mobile food service is permitted subject to the following requirements:

- a. No permanent fencing, walls, or other structures shall be installed which hinder removal of the structure from the site;
- b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;
- c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
- d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable permits;
- e. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC.
- f. If a stand:
 - 1) The stand shall be located on a sidewalk or near a storefront consistent with barrier-free regulations;
 - 2) The stand location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement.

28. Each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous.

18.22.015 Accessory uses.

Accessory uses, when consistent with the definition in Chapter 18.20 KMC, are allowed as determined by the city manager.

18.22.020 Neighborhood business zone – Development standards.

The following zone-specific development standards in Table B apply in the neighborhood business zone:

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Table B. Neighborhood Business Zone
Development Standards

	Z O N E	NEIGHBORHOOD BUSINESS
STANDARDS		NB
Base Density: <i>Dwelling</i> <i>Unit/Acre</i>		8 du/ac ¹
Maximum Density: <i>Dwelling</i> <i>Unit/Acre</i>		1224 du/ac ²
Minimum Street Setback		10 ft. ³ ; or 0 ft. for a mixed use building with commercial on the ground floor or for any building with structured parking
Minimum Interior Setback		20 ft. ^{4,5}
Base Height ⁶		35 ft. 45 ft. ⁷
Maximum Floor Area Ratio: Square Feet		1/1 ⁸
Maximum <i>Impervious</i>		85%

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Table B. Neighborhood Business Zone
Development Standards

	Z O N E	NEIGHBORHOOD BUSINESS
STANDARDS		NB
Surface: Percentage ⁹		

¹ These densities are allowed only through the application of *mixed use development* standards and for stand-alone *townhouse development*.

² These densities may only be achieved through *mixed use development* or through the application of residential density incentives or *transfer of density credits in mixed use developments* and for stand-alone *townhouse development*. See Chapter [18.80](#) KMC.

³ Gas station pump islands shall be placed no closer than 25 feet to *street* front lines.

⁴ Required on property lines adjoining residential zones.

⁵ Required on property lines adjoining residential zones except when a *stand-alone townhouse development* is proposed to be located adjacent to property upon which an existing *townhouse development* is located.

⁶ Height limits may be increased when portions of the *structure/building* which exceed the base height limit provide one additional foot of *street* and interior *setback* for each foot above the base height limit, provided the maximum height may exceed 75 feet only in *mixed use developments*. Netting or fencing and support *structures* for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior *setback* requirement; provided, that the maximum height shall not exceed 75 feet.

⁷ This base height is allowed only for *mixed use developments* and for stand-alone *townhouse development*.

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~~* The floor area ratio for mixed use developments shall conform to Chapter [18.50](#) KMC.~~

* The *impervious surface* area for any *lot* may be increased beyond the total amount permitted in this chapter subject to approval of a *conditional use permit*.

18.22.025 Drive-through service.

Drive-through service is permitted as an *accessory use*. *Drive-through service* shall be oriented to the side and/or rear of the *building*, and integrated into the exterior wall. Drive-through lanes shall not be located between the *street* and the main pedestrian access to the *buildings*. Modifications to these requirements may be reviewed through the site plan or building permit review process when meeting the intent of pedestrian orientation pursuant to Chapter 18.52 KMC, Downtown Design Standards.

18.22.028 Outdoor storage.

Outdoor storage is prohibited in this zoning district.

18.22.030 Wireless communication facilities.

Use allowances and development regulations for *wireless communication facilities* are located in Chapter [18.60](#) KMC.

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Other Code Sections needing amendment

Chapter 18.30, General Development Standards:

18.30.060 Height – Exceptions to limits.

The following *structures* may be erected above the height limits:

A. Roof *structures* housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for *building* operation and maintenance; and

B. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, crosses, spires, utility line towers and poles, and similar *structures*.

Development in the CB **west** zone (see KMC [18.23.040](#)) is specifically excluded from the exceptions to height limitations of this section. All height provisions and exceptions to height limitations for the CB **west** zone are found in KMC [18.23.040](#). [Ord. 16-0426 § 7 (Att. E); Ord. 11-0329 § 3 (Exh. 1).]

* * *

Chapter 18.42, Signs:

18.42.060 General sign requirements.

A. All *signs*, except *billboards*, *community bulletin boards*, *community identification signs*, *political signs*, temporary real estate "A-frame" *signs* and special event *signs*, shall be *on-premises signs*; provided, that *uses* located on *lots* without public *street frontage* in business and office zones may have one *off-premises directional sign* of no more than 16 square feet.

B. *Fuel price signs* shall not be included in *sign* area or number limitations of KMC [18.42.100](#) through [18.42.135](#), provided such *signs* do not exceed 20 square feet per *street frontage*.

C. Projecting and *awning signs* shall not be permitted for *uses* in the residential zones. *Signs* mounted on the sloping portion of roofs shall not be permitted in the residential, downtown residential, and downtown commercial zones. Allowances for projecting and *awning signs* in the downtown commercial zone are found in KMC [18.42.100](#). In other zones, projecting and *awning signs* and *signs* mounted on the sloping portion of roofs may be used in lieu of *wall signs*, provided:

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1. They maintain a minimum clearance of eight feet above finished grade;
2. They do not project more than six feet perpendicular from the supporting *building facade*;
3. They meet the standards of subsection J of this section if mounted on the roof of a *building*; and
4. They shall not exceed the number or size permitted for *wall signs* in a zone.

D. *Changing message center signs*, and *time and temperature signs*, which can be a wall or *freestanding sign*, shall not exceed the size permitted for a wall or *freestanding sign*, and shall be permitted only in the NB, CB **west**, UC, WC, and RB zones. *Changing message center signs* and *time and temperature signs* shall not exceed the maximum *sign* height permitted in the zone.

E. *Directional signs* shall not be included in the *sign* area or number limitation of KMC [18.42.080](#); provided, they shall not exceed six square feet in surface area and are limited to one for each entrance or exit to surface parking areas or parking structure.

F. *Sign Illumination and Glare*.

1. All *signs* in the NB, CB, UC, WC, RB or DC zone districts may be illuminated. *Signs* in all other zones may be indirectly illuminated, provided the light source for *indirectly illuminated signs* shall be no farther away from the *sign* than the height of the *sign*;
2. *Indirectly illuminated signs* shall be arranged so that no direct rays of light are projected from such artificial source into residences or any *street* right-of-way;
3. Electrical requirements for *signs* shall be governed by Chapter [19.28](#) RCW and WAC [296-46-910](#); and
4. *Signs* with an on/off operation shall be permitted only in the CB, UC, WC, and RB zones.

G. Maximum height for *wall signs* shall not extend above the highest exterior wall or *structure* upon which the *sign* is located, except in the DC zone which is governed by KMC [18.42.100](#).

H. Maximum height for *projecting signs* shall not extend above the highest exterior wall upon which the *projecting sign* is located.

I. Maximum height for *awning signs* shall not extend above the height of the awning upon which the *awning sign* is located.

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J. Any *sign* attached to the sloping surface of a roof shall be installed or erected in such a manner that there are no visible support structures, shall appear to be part of the *building* itself, and shall not extend above the roof ridge line of the portion of the roof upon which the *sign* is attached.

K. Except as otherwise permitted by this chapter, *off-premises directional signs* shall not exceed four square feet in *sign* area.

L. *Mixed use developments* or *multiple-family dwellings* in the NB, CB, DC UC, WC, or RB zones are permitted one permanent residential identification *sign* not exceeding 32 square feet in addition to the maximum *sign* area requirements in the zone where the *development* is located.

18.42.110 Neighborhood business and community business - Juanita subarea zone signs.

Signs in the NB and CB Juanita zones shall be limited as follows:

A. *Wall signs* are permitted, provided they do not total an area more than 10 percent of the *building facade* on which they are located;

B. *Freestanding Signs*.

1. One *freestanding sign* not exceeding 50 square feet is permitted for each *street frontage* of the *lot*, provided corner *lots* with a *street frontage* of less than 100 feet on each *street* shall be permitted only one *freestanding sign*;
2. Multiple-tenant *developments* that have more than 300 feet of *street frontage* on one *street* may have one additional *freestanding sign* for each 300 feet of *street frontage*, or portion thereof. Such *signs* shall be separated from one another by a minimum of 150 feet, if located on the same *street frontage*;
3. On *lots* where more than one *freestanding sign* is permitted, the *sign* area permitted for individual *freestanding signs* may be combined; provided the combined *sign* does not exceed 150 square feet; and
4. The maximum height for *freestanding signs* shall be 15 feet. [Ord. 11-0329 § 3 (Exh. 1).]

18.42.120 Community business - west subarea zone signs.

Signs in the CB west zones shall be limited as follows:

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A. *Wall signs* are permitted, provided they do not total an area more than 15 percent of the *building facade* on which they are located;

B. *Freestanding Signs*.

1. One *freestanding sign* not exceeding 85 square feet, plus an additional 20 square feet for each additional business in a multiple-tenant *structure* but not to exceed 145 square feet total, is permitted for each *street frontage* of the *lot*, provided corner *lots* with a *street frontage* of less than 100 feet on each *street* shall be permitted only one *freestanding sign*;
2. Multiple-tenant *developments* that have more than 300 feet of *street frontage* on one *street* may have one additional *freestanding sign* for each 300 feet of *street frontage*, or portion thereof. Such *signs* shall be separated from one another by a minimum of 150 feet, if located on the same *street frontage*;
3. On *lots* where more than one *freestanding sign* is permitted, the *sign* area permitted for individual *freestanding signs* may be combined, provided the combined *sign* area does not exceed 250 square feet; and
4. The maximum height for *freestanding signs* shall be 20 feet.

18.42.150 Billboards – Location and height standards.

A. All *billboard* alterations or relocations shall comply with the following location and design standards:

1. *Billboards* shall only be located on *sites* zoned CB west, UC, WC, or RB;
2. No more than five *billboard faces* shall be oriented toward and visible from the same direction of travel within one mile of the proposed relocation *site* as measured along the adjacent roadway;
3. *Billboards* shall be located at least 100 feet from any other *billboard*, provided side-by-side, v-type and back-to-back *billboard faces* shall be considered one *billboard* for purposes of this subsection only;
4. The zoning on the opposite side of the *street* from a proposed relocation *site* must also permit *billboards*;
5. Type II *billboards* shall be at least 100 feet from any residential zone. Type I *billboards* shall be at least 330 feet from any residential zone;

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6. No *billboard* shall extend beyond the property line of the *billboard site*;
7. No *billboard* shall be located more than 100 feet from any adjacent arterial;
8. *Billboards* shall observe the same *street setback* as all *buildings* within 50 feet of the proposed *billboard* location;
9. Type I *billboard faces* shall only be located adjacent to arterials developed with at least two primary travel lanes in each direction. In all other locations, *billboards* shall be limited to Type II *billboard faces*; and
10. No single *billboard structure* shall support a total of more than two Type I *billboard faces* or the equivalent, and no single *billboard structure* shall orient more than one Type I *billboard face* or the equivalent in any single direction.

B. Height. *Billboards* located in the CB west, UC, WC, or RB zone shall not exceed 15 feet above the average height of all *buildings* within 330 feet of the *billboard* or 35 feet, whichever is less. [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.42.170 Billboards – Special restrictions in the CB west zone.

A. In the event that a *billboard* owner elects to relocate CB west-zoned *billboards* outside of the CB west zone, the CB west zone designation shall be removed and that permit may not later be used to relocate a *billboard* in the CB west zone.

B. *Billboards* may be relocated only within the zone district identified on the valid *billboard* permit, except the number of *billboards* permitted within a non-CB west zone district may increase only as a result of *billboard* relocation from within the CB west zone district.

18.42.180 Billboards – Alteration or relocation limitations.

A. Except as provided in subsection D of this section, *billboards* shall not be altered with regard to size, shape, orientation, height, or location without the prior issuance of a *billboard* alteration or relocation permit. All such permits shall require full compliance with the provisions of KMC [18.42.150](#) through [18.42.200](#).

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B. There shall be no time limit on the eligibility to alter or relocate inventoried *billboards*; however, individual alteration and relocation permits shall expire if the approved modifications are not completed within one year of permit issuance. Any project not completed within this period shall be placed in a holding category until a new permit is issued by the *City*, and no further work on the subject *billboard* shall occur until a permit is issued.

C. Relocation of inventoried *billboards* shall also require the issuance of a demolition permit for the removal of the existing *billboard*. *Billboard* demolitions shall be completed within 90 days of permit issuance and prior to installation of the relocated *billboard*.

D. Ordinary and necessary repairs which do not change the size, shape, orientation, height, or location of an inventoried *billboard* shall not require alteration permits. *Billboard* copy replacement may occur at any time and is exempt from the requirement for alteration permits, provided:

1. New Type II *billboard faces* do not exceed the size of previously inventoried faces; or
2. New Type I *billboard faces* may only exceed the size of the previously inventoried face with temporary cut-out extensions if the *billboard* is otherwise conforming, and if the extensions do not exceed a total of 125 square feet. Any extension shall be removed with the next change of *billboard* copy.

E. Single Type I *billboard faces* may be replaced with two side-by-side Type II *billboard faces*, and likewise two side-by-side Type II *billboard faces* may be replaced with a single Type I *billboard face*, provided each resulting *billboard face* complies with the location and height standards of KMC [18.42.150](#).

F. Any location or orientation alteration of *billboards* conforming to the provisions of KMC [18.42.150](#) through [18.42.200](#) shall be accompanied by the alteration or relocation of an equal number of *billboards* under the control of the same *applicant* which do not fully conform to these provisions, if any nonconforming *billboards* exist. Whenever more than one nonconforming *billboard* exists under a single ownership, they shall be made conforming in the following order:

1. *Billboards* deemed nonconforming pursuant to KMC [18.42.190](#);
2. *Billboards* located in zones which do not allow *billboards*;
3. *Billboards* located in *billboard* free areas;
4. *Billboards* located in the CB west zone district; and

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5. Any other nonconforming *billboard*.

Chapter 18.50, Design Requirements for Specific Uses:

18.50.090 Mixed use development – Percentages of residential uses.

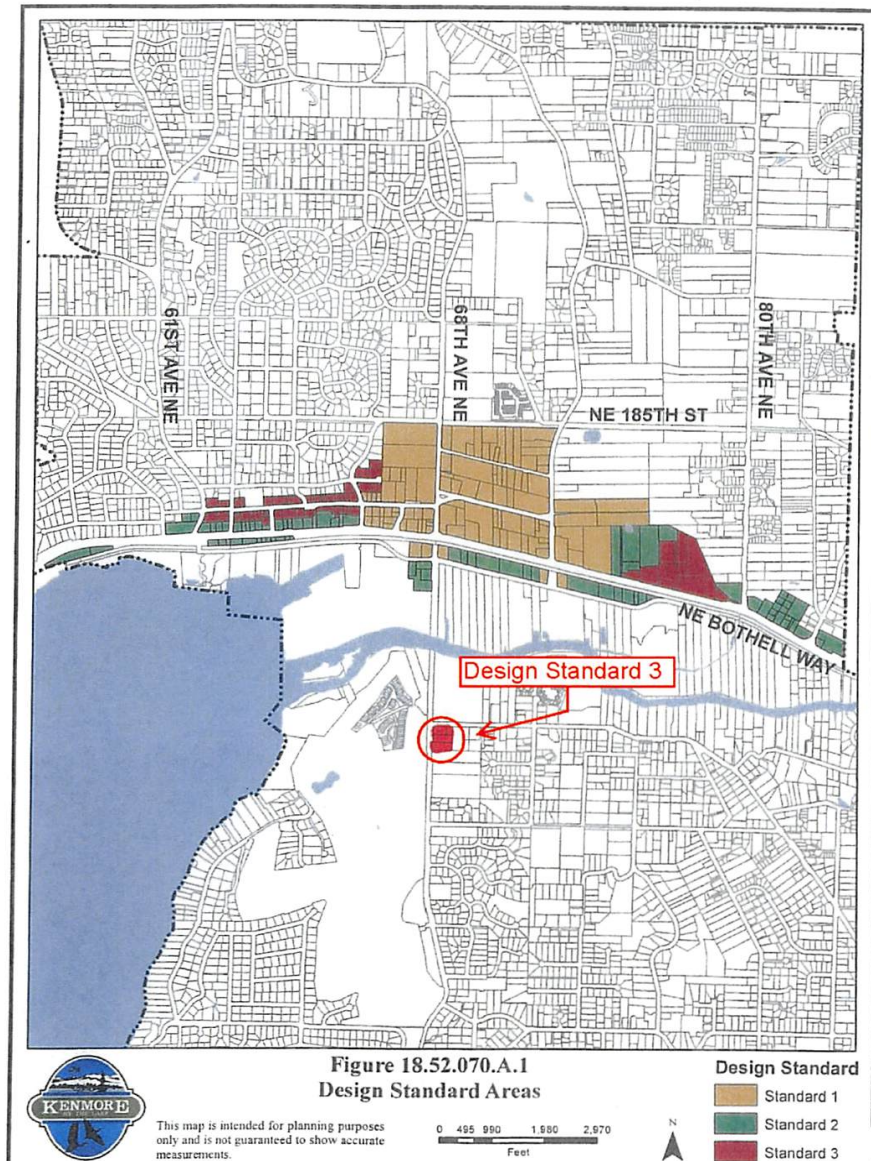
Residential *uses* in *mixed use developments* shall be ~~subject to the following limits:~~

~~A. A maximum of 50 percent of the total built floor area when located in NB zones; and~~

~~B. A limited to a~~ maximum of 75 percent of the total built floor area when located in ~~NB~~, CB, UC, WC, RB and DC zones; provided, that the total percentage may be increased by an additional 10 percent with the approval of the *city manager*.

Chapter 18.52, Downtown Design Standards:

ATTACHMENT 3C



ATTACHMENT 3C

Chapter 18.60, Wireless Communication Facilities:**18.60.050 Wireless communication facility review processes and maximum allowable heights.**

P – Permitted Use

C – Conditional Use – reviewed through Type 2 process outlined in KMC [19.25.020](#).X – Prohibited Use⁵

Type of wireless communication facility	Residential zones R-1 through R-6	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB , Juanita , and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
Antenna collocation on an existing conforming tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower	P Maximum height: same as existing tower
Rooftop antenna	X, C ^{1,2} , P ^{1,7} Maximum height: 15' above the roof height at the antenna location	P Maximum height: 15' above the roof height at the antenna location	P Maximum height: 15' above the roof height at the antenna location	X	P Maximum height: 15' above the roof height at the antenna location
Facade antenna	X, C ^{1,2} , P ^{1,7} Maximum height: 2' above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall	P Maximum height: May not extend above the roofline or parapet wall	P Maximum height: 2' above the roofline or parapet wall

ATTACHMENT 3C

Type of wireless communication facility	Residential zones R-1 through R-6	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB , Juanita , and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
Amateur (ham) radio facilities	P Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	P Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	P Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location	P Maximum height: 35'	P Maximum height ³ : Ground-mounted facility – 65'. Rooftop facility – 30' above the roof height at the antenna location
Antennas on utility or light poles. (Nearest abutting zone is used to determine process if in the right-of-way.)	C ² , P ⁷ Maximum height: 55'	P Maximum height: 55'	P Maximum height: 55'	C ² , P ⁷ Maximum height: up to the building height limit as specified in the underlying zoning district	P Maximum height: 55'
Satellite dish	C ² if no more than 2 meters (6.6') in diameter; otherwise X Maximum height: Ground-	P if no more than 2 meters (6.6') in diameter and limited to a maximum of 1 dish per <i>site</i> ; otherwise C ²	P if no more than 2 meters (6.6') in diameter and limited to a maximum of 3 dishes per <i>site</i> ; otherwise C ²	P if ground-mounted; otherwise X Maximum height: Ground-mounted dishes – 15'	C ² Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location

ATTACHMENT 3C

Type of wireless communication facility	Residential zones R-1 through R-6	Residential zones R-12 through R-24, and DR	Nonresidential zones RB, UC east, DC, CB , Juanita , and NB	Nonresidential zones UC west, WC, and CB west (view zones)	Other nonresidential zones PSP, P, and GC
	mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location	Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location	Maximum height: Ground-mounted dishes – 15'. Rooftop dishes – 15' above the roof height at the dish location		
Tower ⁶	X	X	X in the DC zone; otherwise C ^{2,4} Maximum height: up to the building height limit as specified in the underlying zoning district	X	C ^{2,4} Maximum height: up to the building height limit as specified in the underlying zoning district

¹If on a nonresidential *building* such as a *religious institution*, school, or *utility facility*, or on a multifamily or mixed use *building*.

²In addition to satisfying the criteria listed in KMC [18.115.040](#), the *conditional use permit* shall be granted by the *City* only if the *applicant* also demonstrates that:

- a. Alternative *sites*, or facilities with less impact to the community have been considered and have been determined to be not feasible per KMC [18.60.080](#); and
- b. Visual impacts of the facility are minimized and the proposal does not significantly impact views to Lake Washington.

ATTACHMENT 3C

³*Amateur (ham) radio facilities* exceeding 65 feet in height may be permitted only through a *conditional use permit*. In addition to satisfying the criteria listed in KMC [18.115.040](#), the *conditional use permit* shall be granted by the *City* only if the *applicant* also demonstrates that:

- a. The proposal in the proposed location is necessary to support *emergency* radio operations in Kenmore; and
- b. Smaller facilities, with less impact to the community, have been considered and have been determined to be infeasible per KMC [18.60.080](#); and
- c. Visual impacts of the facility are minimized and the proposal does not significantly impact views to Lake Washington.

⁴Prohibited on properties within the jurisdiction of the Shoreline Management Act as set forth in KMC Title [16](#), Division 1.

⁵Unless a major adjustment has been granted pursuant to KMC [18.60.200](#).

⁶*Lattice towers* shall not be permitted.

⁷*Small cells* only.

18.60.040 Locational priorities.

Wireless communication facilities shall be sited according to the following siting hierarchy, with (1) being the highest (most preferable) ranking *site* and (9) being the lowest (least preferable) ranking *site*. A new *wireless communication facility*, with the exception of *amateur (ham) radio facilities*, must be located on the highest ranking *site* unless the *applicant* can demonstrate, through relevant information, including but not limited to, the report of a qualified radio frequency engineer, that the highest ranking *site* is not feasible (see KMC [18.60.080](#)). In order of ranking, from highest to lowest, the *sites* are:

1. *Collocation* on an existing conforming *tower*.
2. Rooftop *antenna* in a nonresidential zone.
3. Facade *antenna* in a nonresidential zone.
4. *Antenna* on a utility/light pole in a nonresidential zone.

ATTACHMENT 3C

5. New *tower* in a nonresidential zone, except in the UC west, WC and CB **west** zones (view zones).
6. Attachment of an *antenna* to a nonresidential *building* in a residential zone.
7. Attachment of an *antenna* to a utility/light pole in a residential zone.
8. New *tower* in a residential zone.
9. New *tower* in the UC west, WC or CB **west** zones (view zones).

The *applicant* shall provide a map showing all existing *towers* or other suitable *alternative transmission support structures* located within one-quarter mile of the proposed *site* with consideration given to engineering and structural requirements. No new *wireless communication facility* shall be permitted if an existing *structure* in a higher priority location, suitable for attachment of an *antenna* or *collocation*, is located within one-quarter mile, unless the *applicant* demonstrates that these alternative locations are not feasible.

18.60.190 Minor adjustment to requirements.

A. A *wireless communication facility* minor adjustment is a Type 2 land use decision under KMC [19.25.020](#). A minor adjustment shall only apply to a request to modify the following standards:

1. *Setback* requirements established in KMC [18.60.100](#);
2. *Landscaping* requirements established in KMC [18.60.110](#);
3. Requests for up to five feet in additional facility height above the maximum allowable height, except in the UC west, WC and CB **west** zones (view zones); or
4. Replacement of nonconforming *antennas*, communication equipment and/or cabling on a replacement utility or light pole, only if the replacement *antennas*, communication equipment and/or cabling have the same dimensions (height, width, etc.) as the existing *antennas*, communication equipment and/or cabling, or as nearly practicable given the dimensions of the replacement utility or light pole.

B. Criteria. An application for a *wireless communication facility* minor adjustment shall be approved only if all of the following criteria are met:

ATTACHMENT 3C

1. The adjustment is necessary because of the unique characteristics of the *wireless communication facility* or its location;
2. The adjustment is the minimum necessary to grant relief to the *applicant*;
3. The *applicant* has demonstrated that any impacts associated with the adjustment have been minimized to the maximum extent possible through the use of existing *site* characteristics, including, but not limited to, existing vegetation, topography, or natural features; or through the use of other techniques, such as concealment elements, to improve compatibility with adjacent and nearby existing and permitted land *uses*; and
4. Approval of the adjustment will result in a better outcome for the community than would strict adherence to the existing standards.

Chapter 18.73, Accessory Dwelling Units, Home Occupation, Home Industry:

18.73.120 Home industry.

In all zones except R-12, R-18, R-24, **CB Juanita subarea**, and NB, a resident may establish a *home industry* as an accessory activity, provided:

* * *

ATTACHMENT 4

Proposed Comprehensive Plan Amendments

Following are proposed amendments to Comprehensive Plan text resulting from the Planning Commission's NB area discussions:

Future Land Use Section

FUTURE LAND USE *(no changes recommended)*

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:

* * *

- **Concentration of commercial and business uses locations where they are currently located or in areas targeted for conversion.** New commercial development would primarily occur in the form of redevelopment in Downtown to minimize intrusion into single-family areas and to effectively concentrate these uses where alternative transportation modes are or will be available. The Community Business district provides additional opportunities for mixed use development to support Downtown and the local community.

Land Use Element:

OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.

Policy LU-2.1.1 Designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as **Figure LU-3**. *Figure LU-3 would be revised.*

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

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

LAND USE/ZONE DISTRICT	BASE DENSITY/ MAXIMUM
Residential 1 Dwelling Unit Per Acre (R-1)	1 (4) ¹
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)	12 (18)

ATTACHMENT 4

Residential 18 Dwelling Units Per Acre (R-18)	18 (27)
Residential 24 Dwelling Units Per Acre (R-24)	24 (36)
Downtown Residential	48 to 72 (72)
Neighborhood Business (NB)	8 (12) (24)
Community Business (CB)	24 (36)
Waterfront Commercial (WC)	48 (72)
Urban Corridor (UC)	48 (72)
Regional Business (RB)	48 (72)
Downtown Commercial	48 to 72 (72)
Public and Private Facilities (PPE)	n/a
Special Study Area	Special District

¹ 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.

b. District Descriptions. Utilize the following purpose statements to distinguish the land use districts.

* * *

- Neighborhood Business: The purposes of the Neighborhood Business District are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.

- Community Business: The purpose of the Community Business District is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale retail, office, educational, and personal services uses, and offices, for the local community. Allowable uses include a wide range of retail, professional, governmental, and personal services than are found in Neighborhood Business districts, as well as limited small-scale office uses, and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage or auto-related and industrial uses would be discouraged in the Community Business District.

* * *

ATTACHMENT 5

Significant Amendments

CB Juanita subarea (NE 170th Street and Juanita Drive)

Some of the newly prohibited uses:

- Outdoor arts, entertainment
- Secure facility
- Standalone townhomes

Some of the newly permitted uses:

- Drinking place
- Educational service – all types (some types previously not permitted)
- Retail sales – all types (some types previously not permitted)
- Social assistance (no longer required to be in a “surplus nonresidential facility”)

Some of the uses proposed to require a conditional use permit:

- Ambulatory surgery center
- Indoor arts, entertainment (except artist studios which are permitted outright)
- Automotive service, marine and non-marine (automotive sales continues to be prohibited except as an accessory use)
- Light manufacturing
- Vehicle refueling station

Other changes:

- Retail sales, personal service, educational service, and eating and drinking place are limited in size to 5,000 sq.ft. per use, with a total of 15,000 sq.ft. contiguous.
- Multifamily permitted only as part of a mixed use development.
- Maximum allowable residential density significantly increased (from 8-12 dwelling units per acre to 24-36 dwelling units per acre).
- Affordable housing required in order to achieve the maximum allowable density.
- Street setbacks reduced.
- Opportunity to build up to 75' in height with additional setbacks eliminated.
- New design standards applied to encourage a pedestrian orientation.
- Maximum floor area of residential uses in mixed use developments is increased from 50% to 75%.

NB (NE 153rd Place and Juanita Drive)

Some of the newly prohibited uses:

- Outdoor arts, entertainment
- Secure facility
- Standalone parking

Some of the newly permitted uses:

- Educational service – all types (some types previously not permitted)
- Retail sales -- most types (some types previously not permitted)

Some of the uses proposed to require a conditional use permit:

ATTACHMENT 5

- Indoor arts, entertainment (except artist studios which are permitted outright)
- Automotive service, marine and non-marine (automotive sales continues to be prohibited except as an accessory use)
- Light manufacturing

Other changes:

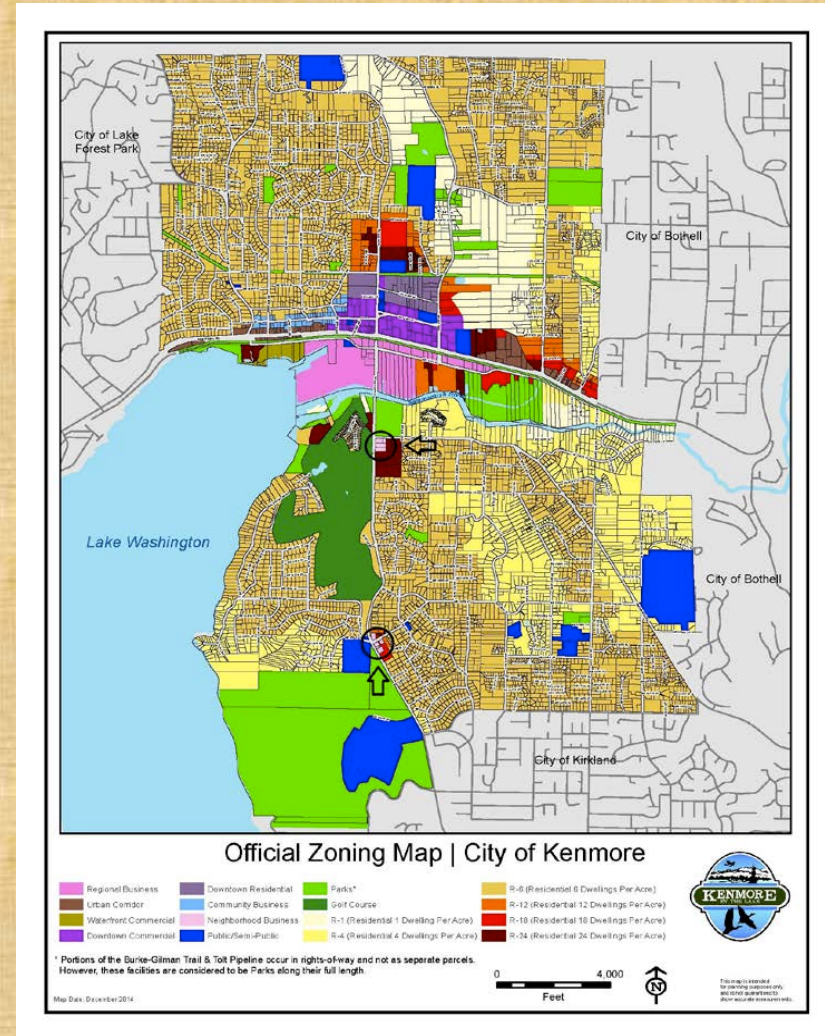
- Retail sales, personal service, educational service, and eating and drinking place are limited in size to 5,000 sq.ft. per use, with a total of 15,000 sq.ft. contiguous.
- Maximum allowable residential density increased to more closely reflect neighboring development (from 8-12 dwelling units per acre to 8-24 dwelling units per acre). Neighboring properties are zoned for multifamily development at densities ranging from 12-18 dwelling units per acre.
- No affordable housing requirements are applied. However, maximum density only can be achieved by building a mixed use development.
- Opportunity to build up to 75' in height with additional setbacks eliminated.
- Street setback reduced for mixed use buildings or structured parking.
- Floor area ratio (FAR) restrictions eliminated to let height and setbacks control building form.

Neighborhood Business Zone

September 18, 2017

Where is the NB Zone?

- There are two nodes of NB zoning—one at NE 153rd Place and the other at NE 170th Street, both along Juanita Drive



What are the existing uses at NE 153rd Place?

- 5 parcels



What are the existing uses at NE 170th Street?

- 4 parcels



Vision for the NB Zone

Comprehensive Plan: “The purposes of the Neighborhood Business District are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.”

Treating the north NB area differently from the south NB area

- Recommendation that the north NB area (NE 170th Street) become a Community Business (CB) zoning district subarea called the Community Business Juanita Subarea.
- Comprehensive Plan: “The purpose of the Community Business District is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale (uses) for the local community.”
- Both the NB and CB zones had their land use terminology amended as part of the streamlining project and the new list of land uses is being used.

Community Business Juanita Subarea

Some of the newly prohibited uses:

- Outdoor arts, entertainment
- Secure facility
- Standalone townhomes

Some of the newly permitted uses:

- Drinking place (part of the general land use term: “eating and drinking place”)
- Educational service – all types (some types previously not permitted)
- Retail sales -- all types (some types previously not permitted)
- Social assistance (no longer required to be in a “surplus nonresidential facility”)

Some of the uses proposed to require a conditional use permit:

- Ambulatory surgery center
- Indoor arts, entertainment (except artist studios which are permitted outright)
- Automotive service, marine and non-marine (automotive sales continue to be prohibited except as an accessory use)
- Light manufacturing
- Vehicle refueling station

Other changes:

- Retail sales, personal service, educational service, and eating and drinking place are limited in size to 5,000 sq.ft. per use, with a total of 15,000 sq.ft. contiguous.
- Multifamily permitted only as part of a mixed use development.

Neighborhood Business zone

Some of the newly prohibited uses:

- Outdoor arts, entertainment
- Secure facility
- Standalone parking

Some of the newly permitted uses:

- Educational service – all types (some types previously not permitted)
- Retail sales -- most types (some types previously not permitted)

Some of the uses proposed to require a conditional use permit:

- Indoor arts, entertainment (except artist studios which are permitted outright)
- Automotive service, marine and non-marine (automotive sales continue to be prohibited except as an accessory use)
- Light manufacturing

Other changes:

- Retail sales, personal service, educational service, and eating and drinking place are limited in size to 5,000 sq.ft. per use, with a total of 15,000 sq.ft. contiguous.

Development Standards

Some of the Community Business Juanita Subarea changes:

- Significantly increase allowable residential density from 8 dwelling units per acre to 24 dwelling units per acre. 36 dwelling units per acre is achievable if affordable housing or a fee is provided.
- Reduce street setbacks and eliminate the opportunity to go up to 75' in height with additional setbacks.
- Apply new design standards to encourage a pedestrian orientation.
- Increase maximum floor area of residential uses in mixed use developments from 50% to 75%.

Some of the Neighborhood Business Zone changes:

- Increase allowable densities to more closely reflect neighboring development (from 8 dwelling units per acre to 24 dwelling units per acre if mixed use is developed). Neighboring properties are zoned for multifamily development at densities ranging from 12-18 dwelling units per acre.
- Eliminate the opportunity to go up to 75' in height with additional setbacks.
- Eliminate floor area ratio (FAR) restrictions and let height and setbacks control building form.

Comprehensive Plan Amendments

- The Land Use Map would be revised.
- Densities would be increased.
- Descriptions of the districts would be refined.

Affordable Housing

- Considered two possible approaches for the CB Juanita subarea: mandatory (10% of new units) or optional (provide affordable housing to obtain higher density above the base density).
- Chose the incentive approach.
- Moderate income units would be provided, but the number could be reduced if low income units are provided.
- Option to do a fee in-lieu rather than constructing units. This option would be exercised by the developer. The City would not have approval authority.



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Northlake Lutheran Church Homeless Shelter	For Council Meeting Agenda of: <u>September 18, 2017</u> Department: <u>Development Services</u> Prepared by: <u>Bryan Hampson</u> Proposed Council Action/Motion: Discussion and possible action on requested funding. Initial & Date Approved by Department Head: <u>BA 9/14/17</u> Approved by City Attorney: _____ Approved by Finance Director: _____ Approved by City Manager: <u>PGR</u> Exhibits/Attachments: 1. Kenmore Bothell Interfaith Group (KBIG), Handout from September 11, 2017 Council Meeting	
Expenditure Required \$2,000	Amount Budgeted \$0	Appropriation Required \$2,000
<u>INFORMATION/BACKGROUND:</u> In December of 2016, Northlake Lutheran Church requested a pre-application meeting with the City to discuss the possibility of having a temporary homeless shelter at their church. Northlake Lutheran Church is in the R-12 zone (Residential 12 Dwelling Units per Acre). Temporary emergency shelters are not a permitted use or prohibited use in this zone. As such, a mechanism for the City to permit seasonal or transient uses not otherwise permitted is a Temporary Use Permit. Temporary Use Permits allow the City to place conditions on the approval. Following the pre-application meeting with City staff, the Police Chief, and the Fire Marshal, on June 23, 2017, Northlake Lutheran Church filed a Temporary Use Permit to use a portion of their church as an emergency cold weather homeless shelter. The proposal initially was to provide up to 30 days of emergency shelter for the homeless in the greater Kenmore/Bothell area between October 1st and March 31st. The project was reviewed as such and correction letters were sent to the applicant on August 30, 2017. We have not received a response from the applicant based on the review comments sent. The permit has not been approved. We recently learned the project has changed. Based on the changes, a new review from City staff, the Police Chief, and the Fire Marshal will be required. Approval of the new proposal has not yet been determined. As presented at the September 11, 2017 Council meeting, Kenmore Bothell Interfaith Group, in partnership with Lake City Partners and the Salvation Army, are proposing to use Northlake Lutheran Church for the month of October as a regional homeless shelter and are requesting \$2,000 from the City of Kenmore to fund transportation of their homeless guests and to purchase kitchen appliances.		

Handout at 9/11
mtg

KENMORE BOTHELL INTERFAITH GROUP ("KBIG")

September 11, 2017

Dear Members of the Kenmore City Council:

My name is Robert Luke. I am a resident of Kenmore, and I am here this evening as a representative of KENMORE BOTHELL INTERFAITH GROUP ("KBIG"). KBIG is an ad hoc group of some 16 or so churches in the Northshore area. One of KBIG's missions is to promote and provide service to the Community.

We are all aware, from the news of late, that the rising homeless population in the Greater Seattle area has become almost epidemic. Some of those people who are without homes are right here in Kenmore. For example, a recent Northshore School District survey found that over 200 children in the District self-identify as homeless!

KBIG has been trying for the last few years to find ways to help the Community's homeless:

- 1) We will be supporting and assisting MARY'S PLACE; and
- 2) We have partnered with the SALVATION ARMY and LAKE CITY PARTNERS ENDING HOMELESSNESS in supporting local emergency shelters in the area that are for those that MARY's PLACE can't take.

The SALVATION ARMY and LAKE CITY PARTNERS ENDING HOMELESSNESS have for the last few years provided Emergency Shelters in the Lake City and Shoreline area, with a monthly rotating site of up to 30 beds for adult men or women.

Commencing October 1st, 2017, and for the month of October, one of KBIG's participants, NORTHLAKE LUTHERAN CHURCH, 6620 NE 185TH Street, will host the Emergency Shelter. The SALVATION ARMY will staff the Emergency Shelter with experienced workers, and will also offer case management for the guests. The goal is not only to allow people a place to sleep inside, but the guests must also work towards removing their barriers to homelessness. Consistent nightly stays will allow relationships to be built with those needing shelter and will create an intended outcome of an investment in and with the local Community. Meals will be provided by volunteers in the Community.

Funding for the staff and expenses of the Emergency Shelter has come, in part, from the City of Seattle, the City of Shoreline, King County and other faith communities throughout the area. Application for funds has been submitted to the City of Bothell. And tonight, we request funding assistance from the City of Kenmore in the amount of \$2,000.00.

Unique to the Emergency Shelter in Kenmore is the need to provide transportation from the bus stop to the Shelter at Northlake Lutheran. The provided transportation is an attempt to address neighborhood concerns. We must train and provide a way for excess liability insurance for drivers who will do this. VOLUNTEER SERVICES (CATHOLIC COMMUNITY SERVICES) is the organization that will offer such training. In addition, we must pay the driver a stipend in order to obtain the commitment that is needed for the application, training, and schedule that is required. This will add a cost of \$1,240.00. The other transportation cost is bus tickets between Kenmore and Lake City. This is \$1.25 per ticket for up to 30 guests, 2 directions for a potential cost of \$2,325 for the month of October.

Another cost unique to the Emergency Shelter in Kenmore is the need for a dishwasher. We anticipate this cost to be \$620. Volunteers from the faith communities will be providing meals each night and morning, and serve as greeters.

Based on the benefit and support to the area of Kenmore, the ability to benefit the surrounding Community, the offering of a humane solution to the Police and Parks employees who face homeless residents, and the unique needs of this Shelter, we believe our request of \$2000 from the City of Kenmore is justified and needed.

Please address any questions, or requests for further information, to Pastor Anja Helmon, Deaconess Kristin Joyner, or Bob Luke. (Contact information is attached)

Thank you for your consideration,

KBIG Winter Shelter Subcommittee

Partner Information:

Lake City Partners to End Homelessness is an established 501c3 that is facilitated out of the **Seattle Mennonite Church** in Lake City that was started to help fund the projects of the Lake City Task Force on Homelessness. Current projects are the Lake City Emergency Winter Shelter, JustHealth Recuperative Care, and JustJava training and employment project. It hosts a Homeless Persons Center in Seattle, Washington. The board chairperson is Katherine Dobson, retired MSRN. Other members include several healthcare professionals, working and retired, an estate attorney, a funds development person, and a retired college dean. The Executive Director is Melanie Neufeld.

Lake City Partners Ending Homelessness has been operating a shelter like this for 5 years. In addition to meals and case management, the staff is trained and provides training in cultural competencies and shelter situations. Bus tickets are provided to allow the guests to access **God's Little Acre** in Lake City for showers, laundry and day use facilities. After meeting with several other shelter providers and different models, we are confident in the structure of this model.

The Salvation Army has been serving those in need in King County since 1887. Its initial services – meeting basic needs for food, shelter, and clothing – still form the core of its programming today. In 2015, TSA served over 135,000 clients in King County.

Seattle Social Services (SSS) helps Seattle's the most vulnerable and disadvantaged residents meet their basic human needs for safety, food, and shelter. SSS offers a comprehensive suite of social services that address homelessness, hunger, and domestic violence (DV). Its programs are designed to meet clients' immediate needs, then encourage and support them on a path toward self-sufficiency.

SSS headquarters, located near downtown Seattle, maintains seven program areas: three DV programs, a food bank, an emergency financial assistance program, and a congregate overnight shelter for unaccompanied adult women. In 2015, among its three DV programs, The Salvation Army answered 3,417 crisis calls, moved 87 households into permanent housing, and served 431 households directly through housing, financial, legal, and case management services.

Additionally, SSS oversees the William Booth Center in SODO, which The Salvation Army opened in 1992 to serve as its primary shelter and transitional housing facility for homeless men. The William Booth Center also has 43 Single Room Occupancy (SRO) beds that comprise the Bridge Housing Program. Clients who wish to access more lengthy case management and would like to have more time ensuring the proper transition into housing may apply for a SRO while in the shelter program. In recent years, William Booth Center has begun operating off-site shelters. Each year, William Booth Center and its associated programs provide 174,000 bed nights and offers meals, hygiene facilities, and case management to its clients. In 2016, the William Booth Center and the Offsite Shelter Program moved 156 clients in to permanent or permanent supportive housing.

Kenmore Bothell Interfaith Group ("KBIG") has been in existence since 2013. See attached list of participants.

KBIG's mission: An interfaith effort, including through educational efforts:

- (1) to promote and provide service to the community,
- (2) to connect the faith groups in shared community service, and
- (3) to further the spiritual strength of the community.

**ATTENDEES/PARTICIPANTS OF
THE KENMORE-BOTHELL INTERFAITH GROUP ("KBIG")**
(updated 9-11-17)

Pastor Darren Twa	pastor@lifefellowship.us	425 483 2222
LIFE FELLOWSHIP (www.lifefellowship.us)		
Dave Lowe	dave@lowridgetech.com	425 750 4922
CHURCH OF CHRIST, SCIENTIST		
Rev. DJ del Rosario	dj@bothellumc.org	_____
Pastor Joseph Kim	pastorjoe@bothellumc.org	_____
Celeste Deveney, Program Minister	celeste@bothellumc.org	425 486 7132
Deaconess Kristin Joyner,		
Local Missions Chair	joynusall@comcast.net	206 898 7227
BOTHELL UNITED METHODIST CHURCH		
Pastor Tor Berg	tberg@flcbothell.org	425 486 2314
FIRST LUTHERAN CHURCH OF BOTHELL		
Pastor Anja Helmon	pastoranja@northlakelutheran.org	425 486 6977
NORTHLAKE LUTHERAN CHURCH, KENMORE		
Sister Liz Colver, Deaconess	colver.liz@gmail.com	206 391 2117
CATACOMB CHURCHES, NWWA Synod of ELCA		
Pastor Dave Rohrer	daver@epcbothell.org	425 486 6388
Carrell Tysver (Aid)	lars.tysver@frontier.com	_____
EMMANUEL PRESBYTERIAN CHURCH, BOTHELL		
Harjinder "Pal" Sandhawalia	Singh.pal@hotmail.com	425 773 3193
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