

**City of Kenmore
Planning Commission Meeting Minutes
April 15, 2025 @ 7:00 PM**

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

Tracy Banaszynski, Chair
Dwight Thompson, Vice Chair
Mike Vanderlinde
Chris Olson
David Dorrian
Kara Macias
Edouard Lasalle

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Shannon Tipple-Leen, Planning Commission Clerk
Michelle Kang, Co-Clerk (virtual)

1. CALL TO ORDER

The meeting was called to order by Chair Banaszynski at 7:00 PM.

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

There was no Public Comment.

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from April 1, 2025, were approved by unanimous consent.

7. AGENDA ITEMS

Public Hearing - Middle Housing Regulations

The Public Hearing Opened at 7:03pm.

Nick Chen from Kimley-Horn presented.

Mike Stanger from ARCH presented.

Public Testimony was made by:

Caitlin Sullivan

Logan Schmidt

Robert Schwindt

Melissa Pendleton

ARCH staff responded to submitted public comment.

Chair Banaszynski made comment to the Commission.

The Public Hearing was closed at 7:28pm.

Questions/Comments:

Commissioner Vanderlinde – Very happy with proposal. Housing supply is an issue nationwide at all income levels. This is not the end of the discussion.

Commissioner Dorrian – If we don't tackle does that mean R4 & R6 can stay single family homes.

Staff response: no, the state mandate will go into effect.

Commissioner Olson - Are there any incentives for a developer beyond not paying the fee in lieu?

ARCH response: Yes there are multi-family tax exemption for rental housing. Also homeowner, but not very frequent; Kirkland is comparison for 4-9 units, almost always homeownership, threshold is .66 and 4-6 units pay fee in lieu, from 7 to 10 provides unit on site.

Commissioner Vanderlinde – Is there incentive to consolidate lots over time to build larger projects

ARCH Response: 2-4 lots, have seen that in Kirkland-Redmond Willows area to

create bigger projects.

Commissioner Dorrian - If homeowner purchased at 80% AMI, what is the cost? ARCH staff showed income limits and other assumptions for new affordable homes. Would be \$400K.

Commissioner Olson - If collection of fee in lieu at certificate of occupancy, what would that do?

Staff response: We will need to follow-up with Development Services.

Commissioner Olson - Ask if choice and potentially risk if cost increase on fee in lieu.

Commissioner Lasalle - If fee in lieu collection is delayed, can it be adjusted for inflation at Certificate of Occupancy? Understand fee in lieu will not fully fund affordable housing needs but a tool in the toolbox

Vice Chair Thompson - Delay the collection of fee takes away the ability to invest it. Agree there is a rise in costs and using the fee to buy affordable housing. What happens if project doesn't happen, won't have the fee; we do need more incentives to make that choice of building the affordable unit; need to increase # of units on lot and in order to have a meaningful impact for opportunities for a starter home (500-600K), the number of units per lot makes a difference; do we consider incentives to turn into rental property in 10-20 years; not sure if there are enough incentives to consider; incentives for rental units not just homeowner units.

Commissioner Macias - Struggle with process leading up to inclusionary zoning, does this fit Kenmore? Go back to decision we're making at the beginning, which is increasing middle housing, housing choice; we don't really know what inclusionary zoning looks like; capturing value with inclusionary housing but struggle with exemptions for missing middle; in the future there will be additional density so capture it then; if lose projects due to the requirements then stagnate building; Kenmore market is slow, it's not the right time.

Commissioner Lasalle - Need to increase density and also affordable housing. If we don't implement it now then we lose those fees; moderate impact, leverage it now.

Commissioner Olson - are we able to delay the timing of implementation beyond the end of the year?

Staff response: Will check. Reason for December was for current developers to be vested with projects.

Commissioner Vanderlinde - Discussion on incentives, there is no missing middle in Kenmore. What Middle Housing implementation does is provide the incentive, there is profit; there is value being created, should there be some public advantage (inclusionary zoning); want to capture some money.

Vice Chair Thompson - Inclusionary zoning is not a tax; increase in value should pay toward affordable housing; need to put inclusionary costs now, this is another way to do it vs. taxing residents for city to provide. Should there be a fee on a single family home as that takes away the value of building middle housing on an empty lot.

Commissioner Dorrian - Why is R12 not included?

Kimley-Horn response: R12 already allows for multi-family.

Commissioner Dorrian: Would the regulations mean likelihood of creating three unit projects? Luxury townhomes currently being built, need incentive for smaller square footage below 1500 sq. ft. Concern about gentrification. 4 units per lot requires one affordable unit but sale price may not be affordable.

Commissioner Olson - Concerned we'll incentivize more luxury townhomes and won't see affordable townhomes. The fixed costs for building is high which leads to larger size homes. Every unit added there are additional costs such as utility connections and facilities; trying to incentivize, should there be an exemption for unit size, 1,500 sf?; cottage housing increase size to 1,300 sf below the threshold; no incentive to build affordable housing; why can't charge fee in lieu as well as other incentives for 0-9 units.

Commissioner Lasalle - consensus middle housing part. Affordable housing requirement could be a disincentive. Exemptions are to support existing unit on a lot being able to densify to three units. SB5184 how does relate to parking minimums.

Kimley-Horn response: Can address separately.

Chair Banaszynski - Concern on getting more larger luxury style townhomes. Can we look toward other east side communities and what has been built.

Kimley-Horn response: In NE Seattle, there are a variety of types, single family and ADUs, stacked flats.

Chair asked if the commission was ready to move to a vote.

Commissioner Olson - What other types of development are you seeing in the region?

Kimley-Horn response: There are some townhouse developments, four/five plex,

primarily smaller lots are single family and ADU, some duplexes, have a code that allows creativity is best way to get unit type mixture.

Chair Banaszynski - If a developer chose to develop triplex they could make more money than building a single family, can you speak to whether there will be one or the other?

Kimley-Horn response: It's really what the market demand is and depends on characteristics of what is being built.

The Commission took a 10 minute break.

Commissioner Macias - if we're looking at smaller footprints, is there a square footage that make sense to exempt like 1,500?

Kimley-Horn response: Anecdotal 1,500 square foot? Would cottage housing fit into 1,500 sf or comparable to manufactured homes?

K-H response: Manufacturing are different product, comparable to cottage housing.

Chair Banaszynski - We exempted 4 units but not size; ask what problem are we trying to solve, exempting under 4 units solves problem of not requiring homeowner who might want to develop their home into a duplex or add DADU in addition. Cottage housing developers would be less likely to be negatively impacted by inclusionary fee.

Commissioner Olson - Is there a reason why we can't add middle housing to other zones?

Staff response: We can always consider that at a later date.

Commissioner Lasalle - R12 covers maybe 10-12 parcels of the entire city.

MOTION: A motion was made and seconded to extend the meeting to 10:15pm. Passed unanimously.

MOTION: Commissioner Vanderlinde moved to send to the City Council the amendments to the City code. Vice Chair Thompson seconded.

It was discussed whether the original motion should be amended to separate the Middle Housing and ADU code Amendments from the Affordable Housing code Amendments by Commissioner Dorrian.

MOTION: Commissioner Olson motioned to amend the code by increasing the cottage housing square footage to 1,350. Commissioner Dorrian discussed why it was kept smaller. Commissioner Machias seconded. **VOTE:** 2 For, 5 Against, 0

Abstain. Amendment on the motion failed.

Vote on original **MOTION: VOTE:** 4 For, 3 Against, 0 Abstain. Motion passed.

Council Presentation

Commissioner Lasalle presented a Power Point that could be brought to Council to illustrate the Planning Commission work.

There was discussion on the Power Point and corrections and comments on the slides were made.

It was decided that:

Commissioner Macias will speak to Council on cottage housing.
Commissioner Olson will speak to Council on neighborhood benefits.
Vice Chair Thompson will speak to Council on the environment.
Commissioner Vanderlinde will to Council speak on livability.
Commissioner Lassalle will speak to Council on affordability.

Commissioner Macias brought forth the option of filing a Minority Report from the three dissenting votes on the motion to bring the amendments to Council as a whole. There was additional discussion on that.

MOTION: A motion was made and seconded to extend the meeting to 10:30pm. Passed unanimously.

MOTION: Vice Chair Thompson motioned to cancel the May 6th Planning Commission meeting to allow staff to prepare new materials. Commissioner Dorrian seconded. All in favor. Motion passes.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 10:25PM.

Planning Commission Clerk

Approved by Planning Commission on: _____