

**City of Kenmore
Planning Commission Meeting
September 21, 2021 @ 7:00 p.m.**

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

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

Consultants & Staff

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

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

3. APPROVAL OF MINUTES

The September 14, 2021, Planning Commission Meeting Minutes will be ready for review and approval at the October 5, 2021, Planning Commission Meeting.

4. AGENDA ITEMS

- Housing element Missing Middle housing

Staff shared a video about missing middle housing. Staff gave a brief overview of the growth management act, vision 2050 and the King County wide planning policies relating to missing middle housing. Staff also reviewed the community survey results. Chair Ohrenschall asked what percentage of Kenmore total land is in the R1, R4, R6 zone. Staff noted it is currently 95%. There was a discussion

on policy options and directions. The commission identified the following concerns about missing middle housing:

- Design, height, and lot size considerations
- Mixing different housing types in single family neighborhoods
- Traffic, parking, noise with multi-family developments/buildings
- Displacement of residents
- Cost of land might discourage developers from building missing middle housing
- Clarify the objective for missing middle housing
- Does missing middle mean starter homes and if so, what is the cost of a starter home
- Will trickle down housing work in our area with all the competition in the surrounding area
- Is there land available for cottage housing
- Tree preservation
- Impervious surfaces
- Protecting critical areas and wildlife corridors
- Infill with lack of infrastructure
- Access to transit
- Consider low impact “green” surface water design
- Should multi-family housing be an alternative to missing middle housing

The commission identified the following approaches and strategies that could minimize concerns about missing middle housing and maximize neighborhood compatibility:

- Identify a specific area for missing middle housing
- Consider locations with access close to transit
- Consider design standards for compatibility
- Consider locations with existing infrastructure
- Consider a pilot project or incremental approach (e.g., creating duplexes within an existing home footprint)
- Keep a public review process
- Small lots with small homes with consideration for design standards including scale, tree protection, and “green” surface water design

The commission reviewed the memo with outlined options for duplexes, triplexes, cottage housing, townhomes, and small lots for single-family homes. The discussion on tiny home villages was deferred to a future meeting. Staff will bring back options for commission consideration at a future meeting.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 8:55 p.m.

Planning Commission

Approved by Planning Commission on: _____