

**City of Kenmore
Planning Commission Meeting
October 19, 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
Dwight Thompson
Nathan Loutsis
Dennis Olson

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

Phyllis Finley – Commented on the expectation of the city to follow the Growth Management Act. Asked that the the commissioners refrain from the implication and mischaracterization that Kenmore residents who enjoy their chosen single-family neighborhoods and their own private backyards are rich, selfish, and greedy.

Siphia Mann – Supports affordable housing. Would like to see a boundary that protects single family property. Is against zoning all residential to building duplexes and triplexes multi-unit housing and or apartments. Doesn't want to see wealthy investors take over single resident neighborhoods with multi buildings mentioned before. End result is no longer affordable housing for hardworking people and will force elderly people out of their home because they can't afford it anymore. The question for the committee, how is Kenmore going o work with neighborhoods that have HOA's and covenants. How will covenants and HOA's be affected by housing and single-family home zone, what is the long term effect of rezoning all residents to multifamily unit duplexes and triplexes in the future

and how would the planning commission reach out to Kenmore residents about the rezoning issue to get more input from Kenmore residents.

3. APPROVAL OF MINUTES

The October 5, 2021, Planning Commission Meeting Minutes - A motion to approve by unanimous consent was made by Commissioner Thompson. Commissioner Greathouse seconded the motion. The motion passed 5-0. Commissioner Thompson made a motion to move the meeting to 11/3. Commissioner Greathouse seconded the motion. There was an amendment to the motion to move the meeting to 11/4. Motion passed 6-0

4. AGENDA ITEMS

- Housing Element- Missing Middle Housing

Staff gave an overview of where the commissioners left off at their last meeting discussing the possible scenarios for the various Missing Middle Housing types. Staff also gave an update on the community forum which will be held on November 16th. Commissioner Thompson asked for clarification on the forum set up. Staff clarified that this is an opportunity for the community to weigh in and give their reactions to some of the concepts before the Planning Commission develops their primary recommendation. There was also discussion on the set up of the zoom forum and community expectations. Staff then opened the discussion on duplexes and gave their recommendations. Commissioners had a discussion on the zoning of duplexes and concerns on developers coming in and building affordable housing.

There was also a question on the GMA and protecting the vibrancy of residential communities including single family homes and how that works with the mandate to also consider missing middle housing. Community perception of the MMH would destroy single family neighborhoods. How can commissioners address and how does it guide their decisions? Parking was also brought up as a concern. Concern about expanding the region to allow duplexes/triplexes outside of the transit areas while also reducing parking requirements could cause issues. Especially if on street corners. If parking requirements are kept the same as they are now, it drives down the attractiveness of duplexes and triplexes on corner properties. It was also noted that there is a resistance to a change in the neighborhoods. Commissioners are hoping to find a way that these changes would be small impacts on the community. There was also a conversation on

how to balance what is best for the developer and what is best for the neighborhood. Commissioners also talked about the purpose of missing middle housing and what it is. Staff clarified that It's a way to give housing choices in single family neighborhoods and it would be compatible with single family in terms of scale, parking and all the other issues. Staff went over the recommendations for duplexes/triplexes and asked the commissioners for their thoughts, preferences or direction on which approach to continue discussing. Commissioner Vanderlinde liked the idea of centering on major arterials a $\frac{1}{4}$ mile distance from transit. Commissioner Greathouse agreed. Commissioner Loutsis also agreed with Commissioner Vanderlinde and liked the idea of bringing in citizens to hear their comments as well would be good. Commissioner Thompson likes the duplex idea. Commissioner Banaszynski brought up some environmental concerns and would like to use different metrics to chose where duplexes/triplexes are placed. Commissioner Banaszynski would like to think about where is the lands telling us where we should be putting housing. Commissioner Olson likes the incremental approach and is supportive of the approach that the commission has been taking. Chair Ohrenschall likes the $\frac{1}{4}$ mile within transit and also likes the incremental approach. Staff clarified direction from Commissioners is new duplexes/triplexes in the same $\frac{1}{4}$ mile area. Not including R1 or R4 zoning areas and considering locations of critical areas that may be outside of R1 and R4. Cottage housing, Allow cottage housing in specific areas, away from critical areas and close to transit and services, $\frac{1}{2}$ mile. Commissioner Banaszynski spoke of using code and tight standards to help people understand what the developments will look like. Commissioner Banaszynski raised a concern of gentrification in certain areas and would not like to see people displaced because of upscale development. Commissioners like the idea of keeping it a the $\frac{1}{4}$ mile and the permit review process of having neighborhood review process. Townhouses were also discussed, and commissioners don't feel the need to open up the process. Townhouses seem to be doing ok in Kenmore. Commissioners brought up concerns on green storm water infrastructure. Commissioners asked if Richard Sawyer could provide a statement or come to a meeting to speak on the matter on these different types of developments. Smaller houses on smaller lots, allowing smaller houses on smaller lots through platting process. Commissioners had concerns on the environmental issues, tree density being one of them and sidewalks. Commissioners like the idea of the smaller housed on smaller lots and also agreed that sidewalk/pedestrian safety be addressed. Staff asked for input from commissioners on existing duplexes and triplexes, that are currently considered non conformances. Could they be made conforming structures? Commissioners feel that these properties should be grandfathered in if they existed before the time of incorporation. Commissioners were reminded that there are 4 planning commission terms that are expiring, and the advertisement will begin tomorrow. If current commissioners would like to serve

another term, they would need to submit a letter of interest. Planning commission terms will now be 4 years.

7. ADJOURNMENT

Chair Ohrenschall adjourned the meeting at 9:39 p.m.

Planning Commission

Approved by Planning Commission on: _____