

# KENMORE QUARTERLY



OFFICIAL NEWSLETTER OF THE CITY OF KENMORE, WA | WINTER 2018

As we start our holiday season and approach the New Year, it's a great time to reflect on community and what it means to all of us. We all want to ensure our city is a safe place to live, where we can enjoy our homes, work, play and recreate.

As elected officials, our primary job is to serve our community and make life in Kenmore just a little bit better. As we plan for the growth and development of our city and consider different policies or programs - residents, families, and businesses are always on our minds.

We are especially pleased when the planning comes together. The Hangar in the heart of our downtown is bustling with knitting groups, book clubs, college students, playgroups, you name it. The City's plan to create a new downtown and Kenmore's very own "sense of place" just took another leap forward with the Seaplane Kitchen & Bar opening in Downtown Kenmore last month.

This restaurant is located on the west end of our new town square across from The Hangar - just as we planned and platted.

The FlyWay, a mixed-use building

between The LINQ and The Hangar, will be the next piece of Kenmore's downtown plan to come into place. It will have almost 6,000 sq ft total of street-level commercial space along 68th Ave NE. The building will have 27 residential units above new retail, with a daylight parking garage below. They expect to start construction in the coming months.

Planning for growth can be complex, as we need to meet so many competing needs. Our Lakepointe discussions recently stalled, but we know more now about what it will take for this site to develop in a way that will benefit the overall community.

We are so proud of the Planning Commission and City Council's recent efforts to thoroughly study our Mobile Home Park communities and evaluate ways to protect our residents, while also respecting property owner rights. We've also made strides to protect our environment in the last few months, passing an ordinance to reduce plastic bags and starting the process to further protect

wildlife habitat in natural areas and along our shorelines.

This time of year, our diverse community celebrates different cultures and faith in a variety of ways. It's what makes our city beautiful, colorful, and strong. You may enjoy more time with family, partake in traditions, or just relax with time off from work.

Above all, remember that Kenmore is about taking care of each other, going out of our way to be courteous, and enjoying our community! Happy Holidays!

Mayor David Baker

## Ideas for connecting with the community this holiday season:

- ✓ Reach out to a friend or neighbor who may live alone to see what they may need help with
- ✓ Share a cultural food dish or family tradition with a new neighbor
- ✓ Ask a neighbor if you can look after their house while they're out of town
- ✓ Consider donating to or volunteering for a local non-profit

# MEET YOUR CITY COUNCIL



Mayor  
David Baker



Deputy Mayor  
Nigel Herbig



Councilmember  
Milton Curtis



Councilmember  
Stacey Denuski



Councilmember  
Joe Marshall



Councilmember  
Brent Smith



Councilmember  
Debra Srebnik

City Council regular meetings are the 2nd, 3rd, and 4th Mondays of each month, unless otherwise posted. For more information, visit [www.kenmorewa.gov/council](http://www.kenmorewa.gov/council).

## CRITICAL AREAS AND SHORELINE UPDATE

### In Kenmore, we value our natural resources

and must periodically revise and adopt regulations in our Municipal Code to protect these areas and ensure public safety. Additionally, we must also meet federal and state laws.

The City is in the process of updating critical area regulations (CAR) and conducting a periodic review of its shoreline master program (SMP) to consider more recent environmental conditions, evolving science and changes to state laws.

A “gap analysis” has been completed that identified areas where the code could be amended.

Some topics Kenmore is considering include wetlands ratings per Ecology guidance, stream typing per guidance from the State Departments of Natural Resources and Fish & Wildlife, revised geologic hazardous area standards and practices, and regulations and procedures applicable to parks, roads, and other public infrastructure uses.

The City’s SMP was last updated in 2012 and the City is now conducting what is anticipated to be a minor periodic update as required by the Washington State Department of Ecology. The SMP will consider updated state laws and rules, ensure consistency with the

Comprehensive Plan and other development regulations, address local needs, and provide for consistent critical areas regulations within and outside the shoreline jurisdiction. Some topics being considered include review of Sammamish River dock and buffer standards.

An Open House was held on October 2, 2018 giving the community the opportunity to hear more about the updates and provide input. The Planning Commission is currently considering potential regulations and is expected to hold a Public Hearing in early 2019 before forwarding recommendations to City Council.



Photos by Kenmore Resident Dave Peterson

### Critical Areas

Wetlands, fish and wildlife habitat conservation areas, areas that might flood frequently and areas susceptible to erosion, sliding or earthquakes.



### Shoreline

Lake Washington, Sammamish River, Swamp Creek and associated wetlands.



### Next Steps

City Council will adopt the CAR and SMP updates before the required Shoreline Management Act deadline of June 30, 2019.

# Affordable Housing: A Regional Issue

## MANUFACTURED HOME PROJECT UPDATE

As home prices rise across the Puget Sound area, affordable housing is a challenge for all cities. In Kenmore, we are concerned that young families, first-time homebuyers, seniors, and vulnerable populations may not be able to find or keep affordable homes in our community.

In 2017, City Council adopted a Housing Strategy Plan and confirmed that maintaining existing affordable housing options was a top priority. The Council then asked the Planning Commission to study ways to preserve existing affordable housing, focusing on our six mobile home parks (MHP) which have about 250 homes.

MHPs offer a relatively affordable form of unsubsidized single family housing. However, across King County they are

being quickly redeveloped, often leaving residents and families without homes.

Presently, there are no regulations in the City that would prevent or mitigate closure of a MHP in Kenmore. The City does not own the MHP properties and the property owner could choose to convert a MHP into commercial or multifamily development.

The MHP property owners have varying timelines for potential redevelopment. Some are interested in preserving a MHP for the long-term. Others are interested in more immediate sale or redevelopment. State law requires a one-year written notice to residents if a park is going to be permanently closed.

To address some of this uncertainty, City Council adopted a

temporary moratorium on redevelopment of the mobile home parks, now extended until April 8, 2019. The temporary moratorium allows time for consideration and discussion of the issues surrounding the MHPs.

For the last year, the Planning Commission and City Council have been considering various strategies that would 1) prevent MHP closures, 2) make closure less likely, or 3) address the impacts of a closure. The Planning Commission presented their recommendations to City Council on July 9, 2018.

On September 17, 2018 the City Council provided preliminary direction for the mobile home parks and chose these two approaches:

### Lakewood, Lake Terrace, unnamed park on NE 181st Street, and Kenmore Village:

#### LIMITED-TERM PROTECTIVE ZONING WITH FUTURE UP-ZONE

- Place protective zoning over the MHP for 10 years
- After 10 years, upzone the property with affordability requirements
- Require a relocation plan

### Inglewood East and Lakewood Villa, both at NE 175th St:

#### LONG-TERM PRESERVATION THROUGH LAND VALUE EXCHANGES

- Place protective zoning and/or a preservation covenant over the mobile home park (MHP)
- Create a TDR (transfer of development rights) program for the landowner, and/or
- Create a fee-in-lieu option for the landowner, if affordability is ensured



[www.kenmorewa.gov/ManufacturedHousingCommunities](http://www.kenmorewa.gov/ManufacturedHousingCommunities)

Before City Council considers final Zoning Code amendments in early 2019, City Council recently adopted minor policy amendments to the City's Comprehensive Plan in November 2018 to support these two approaches. Along with general text changes related to the mobile home parks, the Comprehensive Plan map would be amended to show that the long-term land use designation for the two properties along NE 175th Street would become "Manufactured Housing Community."

# PUBLIC WORKS

## KENMORE MOVES SERVICES IN-HOUSE

You drive by them every day... but have you thought much about storm drains? Maybe one was blocked and your yard started to flood, but someone from the City came out to clear it. Did you ever wonder who responded and took care of that bee's nest right next to the slide at Log Boom Park? Who do you call when you can no longer see a stop sign, drive around the pot hole, or want to request flashing lights for a crosswalk?

All of these issues, and countless others, are handled by your Public Works team, the largest department in City Hall! They are responsible for managing capital

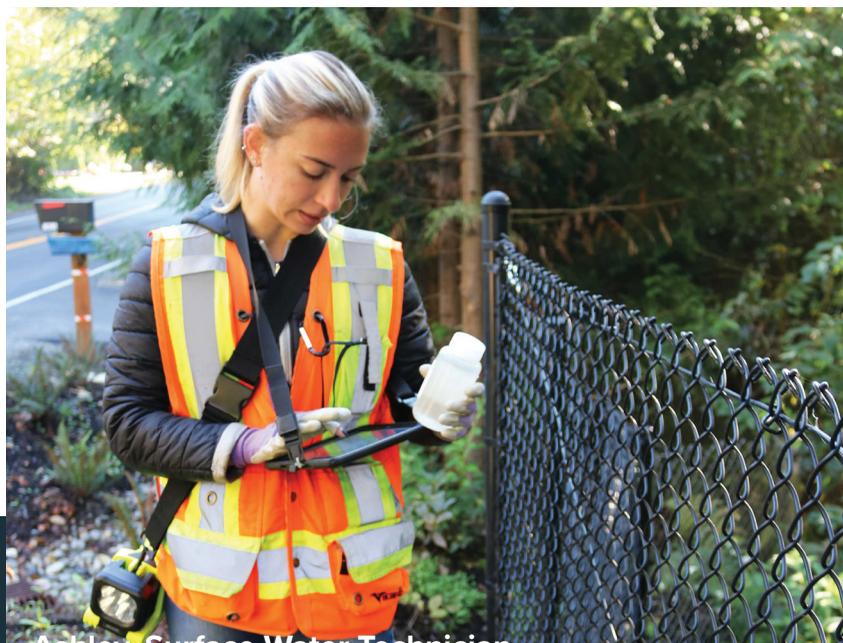
improvement projects, transportation improvements and surface water. They also manage the operation and maintenance of our infrastructure, including streets, traffic, surface water, and parks. And, they take care of City Hall and The Hangar too!

Right now, we partner with Lake Forest Park to provide Public Works service, a contractual agreement that has been in place since 2001. As a new city, this partnership was beneficial and cost-effective. But, as our city has grown and workloads have changed, we have outgrown the partnership!

Effective January 1st, 2019, City

of Kenmore city staff will begin providing Public Works operations services in-house. Providing excellent service and meeting our community public works needs is a top priority for city leadership and city staff. Moving services in-house gives us more local control over work order prioritization, and in-house staff can be more flexible and responsive to our own community needs. After careful study, we believe we can provide these services for the same or less cost, especially over the long term.

Check out just a few of our staff who work hard for you every day!



**Ashley, Surface Water Technician**  
Testing Water at Swamp Creek



**Bill, Facilities Maintenance**  
Taking care of The Hangar

## WHAT HAPPENS NEXT?

With this transition, we need to purchase equipment and find a 1.5 to 2-acre site for a permanent Public Works/Parks shop and yard. Interim public works facilities will be located at the city-owned, ½ acre property at the northwest corner of SR 522 and 67th Ave NE. Fencing will soon go up around this property.

In addition to the property on SR 522, we'll also be using the north half of the city-owned Post Office building at 6700 NE 181st St for indoor storage and working space for maintenance workers.

The Public Works department is being reorganized into three main areas: Operations, Surface Water, and Engineering.

We are hiring six new employees for Public Works operations. All will be funded by the savings that result from no longer contracting with Lake Forest Park.

4 - Maintenance Workers

1 - Maintenance Lead

1 - Admin Assistant



Jennifer Gordon  
OPERATIONS

Park Maintenance  
Street Maintenance  
Facilities Maintenance

Richard Sawyer  
SURFACE WATER

Water Quality Monitoring  
Surface Water Systems  
Maintenance & Inspections  
Environmental Protections

John Vicente  
ENGINEERING

Traffic Engineering  
Capital Projects  
Right of Way Use Permits  
Engineering Review  
of New Development

# OPERATIONS • SURFACE WATER • ENGINEERING



Terri, Engineering  
Inspecting a new project



Quinn, Park Maintenance  
Landscaping at Rhody Park

## SURFACE WATER UTILITY RATES

Surface Water Management works hard to keep our residents, property, and environment safe from flooding, erosion, habitat loss, and poor water quality. To manage our man-made and natural surface water systems, each parcel in our city is charged an annual service charge fee. Residential parcels are all charged the same flat fee, currently \$167.40, shown on your property tax bill. Non-residential parcel fees vary and are based on their amount of impervious surface (areas where water cannot enter back into the ground).

These fees pay for handling rainwater runoff, flood control, and improving the water quality and wildlife habitat of our rivers and streams. With new state requirements and standards, our costs are going up and we will need to raise rates in 2019 - 2020; rates have not increased since 2012.



## HELP PREVENT HOLIDAY CRIME

Packages that are delivered and left unattended are easy targets for criminals! These thefts commonly occur during normal working hours, since many people are not at home.

- If your employer allows it, have packages delivered to your office.
- Request the shipper hold your package at their pick-up facility
- Consider shipping to a UPS or Amazon locker near you.
- Request your package be delivered to a local branch of the store so you can pick it up in person at your convenience.
- Have packages delivered where they can be received in person (home of a neighbor who is home during the day, or a retired relative).
- Request a specific delivery date and time when you know you will be home.
- Provide delivery instructions to the shipper so packages can be left at a safe location at your home, one out of sight from the street.
- Sign up for delivery alerts (text messages or emails) from the shipper, then call a trusted neighbor to take your package inside for safekeeping.
- Be on the lookout for unusual vehicles and unknown people on your street. See someone following delivery trucks? Call 911 to report suspicious activity!

# PLASTIC BAG ORDINANCE

## Starts in Kenmore January 1st, 2019

Many plastic bags that aren't recycled end up in natural areas, including rivers, streams, and ultimately the ocean. In July 2018, Kenmore City Council adopted a new plastic bag ordinance to encourage the use of reusable carryout bags. The ordinance takes effect on January 1st, 2019 and stores in the City of Kenmore will no longer be able to provide single-use plastic bags to

customers at checkout and will charge a 5-cent fee for each recycled paper bag supplied, with some exemptions. Need a reusable tote bag? Visit Kenmore City Hall lobby weekdays from 9am - 5pm to pick up a free reflective tote bag! More details and a link to the full ordinance can be found at [kenmorewa.gov/plasticbags](http://kenmorewa.gov/plasticbags). Questions? Call us at 425.398.8900.



# CITY LAUNCHES NEW VIDEO LIVE STREAMING



**We heard you!** We have heard from many in our community that our video streaming software was clunky, not easy to navigate and it took too long to post videos of important public meetings. This system was also not efficient for staff to use.

So, we are happy to announce the City has launched a new high definition video streaming platform for public meetings through iCompass. With our new system, City Council and Planning Commission meeting videos are still live streamed, immediately available, and much easier to view and navigate. A new portal on our website links a time-stamped video frame window to meeting agendas and packet materials, making it much easier to instantly advance the video to a certain item in the meeting.

Additionally, the video is now integrated with the City of Kenmore YouTube account, which offers Youtube Text Closed Captioning, making the videos more accessible.

The portal will be easily accessible from our website and can also found at <https://kenmore.civicweb.net>. Eventually all historical videos will also be in iCompass. Questions? Contact City Clerk Kelly Chelin, [kchelin@kenmorewa.gov](mailto:kchelin@kenmorewa.gov).



## BE SAFE. BE SEEN.

We can all do something to be more safe during our rainy and dark season! Let's all be patient and cautious on our roads.

- ✔ Be on the lookout for pedestrians and cyclists.
- ✔ Get your car "rain" ready and check out those tire treads and windshield wipers.
- ✔ Add lights to your bike.
- ✔ Pick out a brightly colored rain jacket.
- ✔ Pick up a free reflective flashing light or reflective tote bag at City Hall any weekday from 9am - 5pm.

## Where in Kenmore? FLIP FOR ANSWERS!



left to right: Electric car charging station in Downtown Kenmore, utility box by Northshore Fire District Station 51, art gallery inside The Guesthouse restaurant

## MEETING & OTHER INFORMATION

Kenmore City Council regular meetings are held at 7:00 p.m. on the second, third, and fourth Mondays of the month at Kenmore City Hall, and are open to the public. Live stream and on-demand Council meeting videos can be found at [www.kenmorewa.gov/council](http://www.kenmorewa.gov/council).

**Coffee with Council** is held the first Monday at 7:30 a.m. and third Saturday at 8:00 a.m. of each month at Diva Espresso in the Hangar, 6728 NE 181<sup>st</sup> Street.

**Kenmore Planning Commission** meetings are held at 7:00 p.m. on the first and third Tuesdays of the month at Kenmore City Hall. Meeting agendas and schedules are available online at [www.kenmorewa.gov/planningcommission](http://www.kenmorewa.gov/planningcommission).

**Kenmore Business Alliance** meets the first Thursday of each month from 8:30 a.m. - 10:00 a.m. at Kenmore City Hall.

**The Arts of Kenmore Gallery @ Kenmore City Hall** is currently exhibiting the 6th Annual Youth Art Exhibition, featuring 40 magnificent works by artists age 5 - 18. The show runs until January 23, 2019 and is open to the public weekdays from 9am - 5pm, and any other time City Hall is open. More info at: [www.artsofkenmore.org](http://www.artsofkenmore.org).

Licensing your pet gives your pet an inexpensive insurance policy for its safety and protection and is legally required.

[www.kenmorewa.gov/animalservices](http://www.kenmorewa.gov/animalservices).



### NUMBERS TO KNOW

Flooding/Drainage (after hours)	206-296-8100
Northshore Fire Department	425-354-1780
Kenmore City Hall	425-398-8900
Kenmore Library	425-486-8747
Regional Animal Services of King Co.	206-296-PETS
Northshore Utility District	425-398-4400
PAWS (animal shelter)	425-787-2500
Police/Fire Emergency	911
Police Nonemergency Dispatch	206-296-3311
Puget Sound Energy	888-225-5773
Republic Services	206-682-9730
Street Concerns (after hours)	206-296-8100
Spills/Illicit Discharge (after hours)	206-296-8100

**CITY OF KENMORE**  
18120 68<sup>th</sup> Ave NE  
Kenmore, WA 98028

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**Web address:** [www.kenmorewa.gov](http://www.kenmorewa.gov)  
**Facebook:** [www.facebook.com/kenmorewa](http://www.facebook.com/kenmorewa)  
**Twitter:** @kenmorewa  
**Instagram:** @WhyILoveKenmore  
**Hashtags:** #kenmorewa #WhyILoveKenmore

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## Thank You Sponsors!

Thanks to the generous support from our local partners, the City was able to host 14 free community events in 2018. More than 12,000 people enjoyed family-friendly activities, fireworks, live music, dance performances, local food, movies, and access to free health and community resources.



Bothell-Kenmore Reporter  
BowWow Fun Towne  
Buyers' Choice  
Cooley Smiles  
Eastside Natural Medicine, LLC  
Kenmore Camera  
Kenmore Grocery Outlet  
Kenmore Pediatric Dentistry  
Kenmore Veterinary Hospital  
Maser's Grooming and Pet Boutique  
Minahan Dental  
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