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Kirkland Planning Commission February 27, 2025

1. CALL TO ORDER (6:00 PM)

2. ROLL CALL (6:01 PM)

Members Present: Rodney Rutherford - Chair, Aaron Jacobson, Gina Madeya, Scott Reusser, Justin Robbins, and Angela Rozmyn.

Members Absent: Bria Heiser - Vice Chair.

Staff Present: Adam Weinstein - Planning & Building Director, Allison Zike - Deputy Planning & Building Director, Scott Guter - Senior Planner, Martha Rubardt - Planner, Priya Vellaipandian - Planner, Nicholas Lopez - Planner, Bryan Cole - Administrative Assistant, Tyler Gurley - Program Specialist, and Jeannie Dines - Recording Secretary.

3. COMMENTS FROM THE AUDIENCE (6:01 PM)

1. Nicole MacKenzie, Kirkland, referenced her written comments and relayed concern with information not included in the packet. She suggested not allowing all nine middle housing types in all areas and commented on ADUs not counting toward density, and staff's indication that phase 2 will include changes to height and FAR.
2. Richard Carlson, Kirkland, relayed concern that the new regulations would result in developers replacing existing single-family homes with 6-12 small condominiums, creating a shortage of houses and increasing traffic.
3. Jeff Fogarty, Kirkland, described his background in development and construction. He commented on impacts of additional development on traffic and planning for utilities.
4. Josh Lysen, Kirkland, owner and president of Merritt Homes, described Merritt Homes construction of missing middle housing. He relayed concerns with the code amendment related to, 1) the affordable housing fee in lieu of, 2) penalizing developers of middle housing, and 3) ARCH's calculation regarding profits from affordable housing fees.
5. Ryan Gillis, owner of a real estate and development company that focuses on missing middle housing development, commented on feasibility requirements, ARCH's calculation regarding affordable housing fees, calculation of the fee in lieu of, and difficulty creating a desirable product at the state's maximum densities.
6. Scott Morris, Kirkland, spoke in favor of the city doing what is necessary to comply with state law but not going beyond that and to create incentives for affordable housing in established urban villages where services and public transit currently exist.
7. Jake Drake, DGR Development, described DGR Development's construction of middle housing and commented on the opportunity provided by HB 1110 to reshape the real estate industry in middle and low income markets, and the importance of carefully implementing policies and regulations.
8. Jill Stoddart, Kirkland, relayed concern with the City's proposed regulations exceeding the state's requirements and making single family homes extinct, and with charging affordability fees in lieu of on single family homes.
9. Veronica Shakotko, Master Builders Association of King and Snohomish Counties, commented

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that additional requirements increase the cost and time to bring housing to market. She encouraged caution when considering new requirements to avoid making projects financially infeasible, worsening the housing shortage or increasing the cost of housing. She urged the Commission to adopt Option 1.

4. SPECIAL PRESENTATIONS - N/A (6:31 PM)

5. STUDY SESSION (6:31 PM)

a. Briefing on Middle Housing Code State Compliance – File No. CAM24-00561

Deputy Planning & Building Director Allison Zike provided an introduction. Senior Planner Scott Guter presented regarding the Middle Housing Code Amendments Zoning Code Chapter 5 & 113. He provided an overview of HB 1110 requirements, and reviewed phased decision-making, what is being amended for minimum compliance, and what the City has heard from the public.

Mr. Guter reviewed a comparison of current, proposed and the state model code/requirements for density, building types, ADUs, maximum building type, parking, setbacks, maximum lot coverage, and floor area ratio. He reviewed state requirements related to density, housing types and ADUs; Kirkland's affordable housing need; state affordable housing requirements; inclusionary zoning option (Options 1-4); considerations for the Planning Commission; and next steps.

Mr. Guter, Ms. Zike and Planning & Building Director Adam Weinstein responded to Commission questions and Commissioners provided input.

6. PUBLIC HEARING - N/A (7:56 PM)

7. READING AND/OR APPROVAL OF MINUTES - N/A (7:56 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (7:56 PM)

a. Public Meeting Calendar Update

Ms. Zike reviewed items on upcoming meeting agendas. She advised the Planning Work Program will go to Council for consideration and adoption on March 18.

9. COMMENTS FROM THE AUDIENCE (7:58 PM)

10. Ken MacKenzie, Kirkland, commented on implementation of HB 1110 by July 1 and urged the City to focus on implementation of HB 1110 in Phase 1. He relayed concern with increasing density without adding parking.

11. Ryan Gillis commented on City's fees and requirements that impact the cost of construction, site constraints, missing middle housing types, elements homebuyers are interested in, and constraints related to the 1200 square foot maximum for DADUs/ADUs and suggested allowing an exemption for a garage.

12. Jake Drake echoed Mr. Gillis' comments about constraints related to 1200 square feet DADUs/ADUs including the challenge to fit three bedrooms or six units on small lots. He commented on vesting and thresholds for affordable housing,

13. Timothy Johnson, Kirkland, referred to incentives offered to builders to increase density and inquired about incentives for existing homeowners. He commented on the impacts of increased density including the loss of neighborhoods.

14. Liz Hunt, Kirkland, thanked staff for replying to the public's emails. She recognized the challenge created by the state when there are many different lot sizes in Kirkland. She referred to comparisons in the presentation to the state's model code instead of the requirements of HB 1110.

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10.ADJOURNMENT (8:09 PM)

Chair
Kirkland Planning Commission