

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

Planning Commission Meeting

ON-SITE

TUESDAY, FEBRUARY 4, 2025 - 7:00 PM

In addition, we try to provide access to the meeting virtually:

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/83631397205>

Or Telephone: Dial US: +12532158782,,83631397205#
Webinar ID: 836 3139 7205

Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

If you have technical difficulties accessing the meeting virtually, please contact the Deputy City Clerk at mkang@kenmorewa.gov.

[Planning Commission Virtual Public Comment Request Form](#)

[Land Acknowledgement to Honor First Peoples](#)

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

- 1. CALL TO ORDER**
- 2. LAND ACKNOWLEDGEMENT**
- 3. FLAG SALUTE**
- 4. PUBLIC COMMENTS**

We welcome our community members to the Planning Commission meeting. In this forum, the Commission does not engage or dialogue with the public; the primary role is to listen. We will hear from our on-site guests first, followed by our pre-registered virtual guests. All guests must address comments to the Commission. The Clerk will acknowledge your request and call your name when it is your turn. Your time will start when we confirm that we can hear you. Please state your name and city of residence for the record and keep your comments to 3 minutes. We will not split your time with others or reset your time except by express approval of the Chair. You can submit materials to the Clerk in advance. This meeting is being recorded. Thank you for taking the time to express your comments.

VIRTUAL PARTICIPATION PROCESS: To provide public comments virtually, please fill

out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form closes at 12:00 Noon on the day of the meeting. You will be confirmed by the Clerk. If you are having difficulty, please reach out to the Clerk at mkang@kenmorewa.gov.

5. CONSENT AGENDA

Approval of Previous Meeting Minutes

[Planning Commission Meeting Minutes from January 7, 2025](#)

Planning Commissioner Excusals

- *none*

6. AGENDA ITEMS

Middle Housing Regulations: January 27 Joint Meeting with City Council, *Continued Discussion*

7. ADJOURNMENT

UPCOMING MEETING:

Tuesday, February 18, 2025 7:00 PM

- Planning Commission Meeting (Draft Middle Housing Regulations)

Tuesday, March 4, 2025 7:00 PM

- Planning Commission Meeting (Middle Housing Housing Regulations, continued discussions)

Tuesday, March 18, 2025 7:00 PM

- Planning Commission Meeting (Middle Housing Regulations Public Hearing, *tentative*)

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

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

Dwight Thompson
Mike Vanderlinde
Tracy Banaszynski
David Dorrian
Chris Olson
Edouard Lassalle
Kara Macias

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Michelle Kang, Planning Commission Clerk
Elly Gallo, Co-Clerk

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

3. FLAG SALUTE

The Flag Salute was done.

4. APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from October 15, 2024 were approved by unanimous consent.

5. ELECTION OF OFFICERS

Vice Chair Vanderlinde moved to nominate Commissioner Tracy Banaszynski as Chair of the Planning Commission for 2025. Commissioner Dorrian seconded the motion. Commissioner Banaszynski was elected as Chair by unanimous consent.

Vice Chair Vanderlinde moved to nominate Commissioner Dwight Thompson as Vice Chair. Commissioner Olson seconded the motion. Dwight Thompson was elected as Vice Chair by unanimous consent.

6. PUBLIC COMMENTS

Patrick O'Brien, Kenmore Resident
Jon Culver, Kenmore Resident/Councilmember
Elizabeth Mooney, Kenmore Resident
Jeremy Scott, Kenmore Resident (virtual)
Blaze Antrobus, Bothell Resident (virtual)
Stacey Valenzuela, Kenmore Resident (virtual)

7. INTRODUCTION OF NEW COMMISSIONERS

Commissioner Kara Macias and Edouard Lasalle introduced themselves to the Commission.

8. AGENDA ITEMS

Review of Draft 2025 Planning Commission Docket and Schedule

Director Debbie Bent and Principal Planner Todd Hall discussed the 2025 Planning Commission Docket and Schedule.

Questions/Comments:

Commissioner Thompson asked about the extent of work for Downtown Plan. Director Bent clarified that the Downtown Plan update will be an implementation plan. The ULI report set some framework, but staff have yet to scope out what the update would look like at this time. That should begin in 2026.

Commissioner Lassalle asked about the interdependencies between site-specific plans such as the Downtown Plan and other topics such as middle housing and plans such as the PROS Plan. Director Bent said that all plans link together but depend on their focus. Staff's job is to make sure they work together and there is consistency. Commissioner Lassalle followed up with what are the mental guidelines we should have when considering the citywide plans for the impact and consequence to those areas because of lack of time and resources we won't be able to delve into fully. Staff responded that when and how that occurs staff doesn't know until this occurs. However, there were several new policies that were added as part of the Comp Plan update. Principal Planner Hall also mentioned that

a delay in the update of the Downtown Plan also gives us time to see what King County will provide in terms of a checklist for the Countywide Growth Center.

Commissioner Vanderlinde mentioned the challenge of staff and the Commission making sure all the different elements and policies work together. He also commented to not underestimate the time it will take to review the Bastyr amendments and asked about what specific details are provided at this time. Director Bent provided some information that is known at this time, but more is to come.

Commissioner Dorrian expressed his disappointment about pushing the Housing Strategy Plan out another year. Also STEP housing.

Commissioner Macias understands the time constraints for this year but that we have to make sure that we carve out time for next year's docket so that we're not continuing to push items out, such as the Downtown Plan update.

Commissioner Olson also sympathizes with staff's workload. He asked if there are any public outreach or other activities the city is pursuing in 2025 to look for public feedback for future work on the Downtown Element or Housing Strategy Plan in advance of staff's and the Planning Commission's work next year. Director Bent reiterated that staff's time is limited in 2025 because of all the state mandated items and also discussed the list of future items for consideration on the docket list. Staff will be figuring out 2026 items in late summer/early fall 2025.

Commissioner Thompson reminded everyone of all the work that staff and ULI did to reach out to citizens, business owners, and other constituents. These were all significant opportunities for the community to get involved. He also asked about STEP. Director Bent provided further context on this, which is to allow for permanent supportive housing.

Commissioner Vanderlinde commented that there's more than enough work for staff. He encouraged staff when they look at the four docket items for Planning Commission, in particular to the first three which are state-mandated, to spend enough time on these and may need to rethink whether item 4 (Bastyr) should remain on this year workplan.

Chair Banaszynski commented that we wish we could accelerate some of the items that were left off for 2025, and if there was a new staff member to potentially accelerate some of items. She also expressed her concerns about having a separate committee for STEP housing. She also asked whether the items that were

submitted by residents for 2025 need to be resubmitted for a future docket. Director Bent said no, unless there's a significant change in what they requested.

Middle Housing/Accessory Dwelling Unit (ADU) Regulations

Principal Planner Hall provided a brief presentation on what's to come as part of the 2025 Middle Housing and ADU regulations updates.

Commissioner Dorrian asked if there was a formal vote for Tier 2 requirements or if it was just general direction. Director Bent stated that it was a more informal "head nod" in agreement. Commissioner Dorrian said that he has concerns about the R1 and potential alternative compliance. How do we make sure that the expanded housing types do not impact these areas. In particular, townhomes that are built immediately adjacent to critical areas.

Commissioner Lassalle commented that while middle housing elements might be well designed, there are impacts that affect everything. Need to find ways to make sure that all other items (e.g. waste management, parking, etc.) that are impacted get addressed while addressing the need that is middle housing.

Commissioner Macias asked about the sale of ADUs as condos and whether that's going to impact on what we're doing. Is there anything coming from the state or flexibility on working with this. Director Bent stated that the challenge is making sure that if we change one code that the other is consistent.

9. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:07 PM.

UPCOMING MEETINGS:

Tuesday, January 21, 2025, at 7:00 PM – Meeting cancelled unanimously
Monday, January 27, 2025, at 7:00 PM – Joint Meeting at City Council Meeting
Tuesday, February 4, 2025, at 7:00 PM – Planning Commission Meeting
Tuesday, February 18, 2025, at 7:00 PM – Planning Commission Meeting

Planning Commission Clerk

Approved by Planning Commission on: _____