

City of Kenmore  
Planning Commission Special Meeting Minutes  
August 26, 2025 @ 7:00 PM

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

Tracy Banaszynski, Chair  
Dwight Thompson, Vice Chair  
Kara Macias  
Chris Olson  
David Dorrian

Absent

Edouard Lasalle  
Mike Vanderlinde

Staff

Todd Hall, Principal Planner  
Shannon Tipple-Leen, Planning Commission Clerk  
Sammie Rouen, Co-Clerk

Consultants with Beckwith Consulting

Tom Beckwith  
Julie Blasek (virtual)  
Missi Smith (virtual)

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Lasalle and Vanderlinde were excused from the meeting.

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

No Public comment was given.

## 6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from August 7, 2025, was approved. The consent agenda was accepted with unanimous consent.

## 7. AGENDA ITEMS

Tom Beckwith continued presentation on the updates to the Parks, Recreation and Open Space (PROS) Plan. In addition, Julie Blasek and Missi Smith from Beckwith Consulting were in attendance (virtual).

Questions/Comments:

Commissioner Dorrian - pg. 9, we have more information out Kenmore in our Economic Development Element, businesses, should include additional info from this element into the PROS plan.

Chair Banaszynski – what is percentage of work from home?

Beckwith response - only commute to work, but it would be easy to add more info, not sure how distributed but still a high percentage.

Commissioner Macias - looking at park service gaps, can we have a split page that shows schools

Beckwith response - . walk zones include the schools.

Vice Chair Thompson - some schools don't allow access before or after school, have an issue including schools.

Beckwith response - depends on what activities that we're looking at, some schools open/some aren't, can't get inside the school, but can access the fields.

Vice Chair Thompson - suggest a sentence or two that clarifies this regarding access.

Commissioner Olson - glad that you kept the walkability and heat index maps separate; seeing a connectivity issue, one that caused by Swamp Creek issue and other is by suburban development issues, not sure what solutions are, could have access to some of these points.

Beckwith response - regarding walkability, uses software to identify walking ability, but not quality of sidewalks, etc. It's tracking a map, not anything else.

Chair Banaszynski - pg. 21, regarding hilly terrain taken into walk map, is that taken into account?

Beckwith response - probably not, doesn't build in topography.

Chair Banaszynski - is there a way to take that into account where facilities are located?

Beckwith response - it's just one tool; on some maps there's topography with 10 foot contours.

Commissioner Olson - is there a way to have a separate relief map that shows?

Beckwith response- Amanda (GIS Analyst, City) may be able to show this.

Commissioner Macias - rental of shelter and income discounts; Staff found info from website and code and shared with Commission.

Commissioner Dorrian - pg 11, good to recognize that Kenmore is outside of central tendency of "single-family with children", but at same time we are aware there are different demographics (singles, elderly, etc.). From looking at these implications, the top 5 come across as obvious, but is there something that stands out as less table stakes but more area-specific, i.e., canoe, kayak, paddle board, we're higher than national, seeing some of these tops numbers doesn't really tell us about us; also, top code is not walking with a mobility device but walking or using a mobility device.

Beckwith response - columns are abbreviated, can't compare nationally as there aren't any national stats that are broken in the same way.

Commissioner Dorrian - understood, but is there any way to dig a bit deeper because sometimes those top numbers don't tell us anything about us

Chair Banaszynski - regarding pools, is the suggestion being that still might be one of Kenmore's top activities, that we would be going elsewhere?

Beckwith response - first on left is saying these are the variables we're going to put together, when looking at the annual volumes, it's how those three variables interact with the age groups in 2050, annual volumes are unique to Kenmore, also influence by how community is going to age.

Vice Chair Thompson - natural setting swimming, is going into Log Boom?

Beckwith response - yes

Vice Chair Thompson - is it discussed anywhere about the contamination of the lake?

Beckwith response – no, effects it but doesn't take into account.

Staff response - discussed differences between wading vs. swimming beach, which requires a lifeguard on duty.

Commissioner Dorrian - social equity implications section questions, regarding northwest Kenmore.

Chair Banaszynski - that point of Kenmore (Uplake) seems to be higher income, but doesn't represent the entire tract.

Beckwith response - keep in mind that housing stress doesn't correlate with lower income, just indicating where there's a higher concentration of incomes paying more than 30% for housing.

Commissioner Olson - there are folks that are renting, lower income, but agree that more higher incomes are housing stressed.

Beckwith response - Housing Element of Comprehensive Plan has a lot of this information.

Vice Chair Thompson - some people don't have a choice to remain in homes, housing stress.

Beckwith response - comes from Commerce, if you don't have a mortgage then don't come up in 30%.

Commissioner Macias – we need to be careful that we're not saying that we're not providing parks or access to locations because of a choice that people make, look at everyone in the city.

Commissioner Dorrian - not sure if those in northwest Kenmore are "severely stressed" and have "less disposable income" is true, just want to make sure this is accurately representative.

Beckwith response - went with Commerce definition of 30%, maybe reword this.

Commissioner Macias - what is the cost to Kenmore residents for Northshore Parks and Recreation Service Area (NPRSA) on the pool, when do we look at that very seriously, what are we gaining from that?

Beckwith response - not construction costs, its operating costs, need a multi-jurisdictional taxing ability to pay operations, most come up with location, and then how to fund it, if not in city then why should we fund it.

Vice Chair Thompson - board is having challenge of whether to go there, the issue is tax rate, no plan for O&M.

Commissioner Olson - Kenmore amenities table, pg. 33, add "City of Kenmore."

Chair Banaszynski - does St. Edward Park skew the total since it's such a large state-owned park?

Beckwith response - nothing is absolute, Kenmore is not deficient, when we include all what's nearby, there are a lot of amenities.

## Review of Maps

Commissioner Dorrian - regarding off-road trail, from Log Boom to Lakepointe Trail, is this viable or use existing B-G Trail?

Beckwith response - WaterWalk was listed in existing plan, but not clearly defined, a lot of industrial but main impediment is Kenmore Air, but didn't lay anything out, instead showed through λ'axwadis (TI'awh-ah-dees) Park, but should show it.

Commissioner Dorrian – Rhododendron Park to λ'axwadis (TI'awh-ah-dees) Park, does that require a bridge?

Beckwith response – yes

Vice Chair Thompson- challenge with ownership, use and competition of land that are between them, why not use Burke-Gilman Trail as a concept to go from one end to the other, already there, proposing something new would take away from other opportunities.

Beckwith response - this is vision and what to keep everything/anything you desire in the plan, the Capital Facilities Plan (CFP) will be those the city will fund; better to be too optimistic in vision, CFP be realistic.

Commission Olson - path #8, more connections to east, such as outside of the trail, connection to Inglemoor.

Beckwith response - regarding crossing Bothell Way, will require overpass spanning Burke-Gilman Trail paid by WSDOT, but need to put in the plan.

Commissioner Olson - ped bridge downtown keep, but also overpass option also at 65th, seems more realistic.

Commissioner Olson - any restrictions on state grants for using as joint purpose?

Beckwith response – no, encouraged for collaboration.

## Natural areas map

Chair Banaszynski - doesn't have trails?

Beckwith response - no, this is just natural elements.

Chair Banaszynski - what are conservations.

Beckwith response - may not be correct term, might be public access.

Vice Chair Thompson - these are protected by the critical areas ordinance?

Beckwith response – yes.

Picnic tables and shelters map

Commissioner Macias - how do we roll in public restrooms?

Commissioner Dorrian - reference to mini-parks, do these exist or not?

Beckwith response - this is mini-park idea, which is picnic table and play feature.

Vice Chair Thompson - what about semi-public (i.e., Aqua Club or Inglewood)?

Chair Banaszynski - 12, Swamp Creek Wetland, not sure what opportunity there is for picnic tables because of this area floods, also need to be careful and listen to what the land is telling us what it needs, further study and analysis before proposing trail.

Park trails map

Chair Banaszynski - same comment for 12, Swamp Creek, require further study and analysis before proposing trail.

Proposed off-trails map

Commissioner Olson - alternative pathways through downtown toward east and 80th, but direct impacts, could we extend.

Vice Chair Thompson - concept of bridge over Swamp Creek to park, not sure how that would work.

Playgrounds map

Commissioner Dorrian - Swamp Creek playground?

Beckwith response - should be removed.

Vice Chair Thompson - look at putting a playground where the PW maintenance yard is proposed; Commissioner Olson also likes this idea.

Sport Courts map

Chair Banaszynski - no sports court at Wallace Creek.

Athletic Fields map

Vice Chair Thompson - can we mention anything at the university?

Staff response - No

Commissioner Olson - can we work with Bothell on Doug Allen?

Community Centers map

Commissioner Olson - there's no proposed community centers, correct?

Beckwith response – yes

Recreation Centers map

Commissioner Macias - where on the map is number 11, somewhere in city?

Beckwith - correct, TBD concept.

Commissioner Olson - what is a typical recreation center size?

Beckwith response – depends on jurisdiction.

Aquatic Centers map

No comments.

Cultural Centers map

Commissioner Macias- since Kenmore owns post office area, do we narrow it down for that area as wish list for cultural center?

Commissioner Olson - like that idea, especially for redevelopment for downtown core.

Special Event map

Commissioner Macias - can we do the same things with overlay similar to cultural center?

Staff response - yes

Vice Chair Thompson - what about university/St. Edward site similar to Lakepointe?

Staff response - yes

Dog Parks and off-leash areas map

Commissioner Olson - what is Bothell's idea for permanent location

Beckwith response - just a joint venture opportunity, no location determined.

Commissioner Macias - if we don't pair with Bothell, should still keep it on the list for Kenmore?

Beckwith response - yes

Artworks map

Commissioner Macias - love idea of rotating art, helps artists, supports both city and artists.

Commissioner Olson - would love to see any type of cultural event center somewhere in the city, possibly downtown.

Chair Banaszynski - supports idea, need to think about how art has been integrated into our parks, artwork, concrete stamps, but think about maintenance.

Vice Chair Thompson – think about maintaining murals in the city.

Landmarks map

Commissioner Olson - proposed TBD, what is that?

Beckwith response - just leaving it open.

Motion to extend to 10:15 All approved

Next Steps:

9/2 meeting: Additional Discussion (PROS Plan/Maps)

9/16 meeting: Additional Discussion (PROS Plan/PROS Element/Maps)

9/23 meeting: Additional Discussion (Final Comments on All Drafts)

10/7: Public Hearing/Make Recommendation for Oct. 7 City Council Meeting

10/20: Recommendation to City Council

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 10:10PM.

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Planning Commission Clerk

Approved by Planning Commission on: \_\_\_\_\_