

City of Kenmore
Planning Commission Special Meeting Minutes
August 7, 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
Mike Vanderlinde
Chris Olson
Edouard Lasalle

Absent

David Dorrian

Staff

Debbie Bent, Community Development Director
Todd Hall, Principal Planner
Shannon Tipple-Leen, Planning Commission Clerk
Michelle Kang, Co-Clerk

Consultants with Beckwith Consulting

Tom Beckwith
Jennifer Kiusalaas
Julie Blasek
Missi Smith (virtual)

1. CALL TO ORDER

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

2. ROLL CALL

Commissioner Dorrian was 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 July 29, 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, Jennifer Kiusalaas, Julie Blasek and Missi Smith from Beckwith Consulting were in attendance.

Questions/Comments:

Park Sheets Presentation:

Linwood Park – no discussion

Swamp Creek Wetlands

Commissioner Lasalle - On Swamp Creek wetland park sheet, the photo needs to be swapped (currently Łaŋwadis (Tl' awh-ah-dees) Park photo)

Commissioner Vanderlinde - How could the trail be built?

Beckwith response - Typically like to see trails within the buffers but will need environmental review and agency review if in critical areas

Commissioner Olson- I think there has been a study done on this site for a boardwalk but is it possible to have a trail in outer area of buffer to avoid direct impacts.

Beckwith response – When you look at the Master Plan you can see what can and can't be done. There are restrictions but options.

Commissioner Macias- Trails thru buffers, what materials used?

Beckwith response – More of a bark mulch but ADA accessible. Crushed rock is considered an impermeable surface.

Commissioner Vanderlinde – If we were to make a recommendation for any of these parks would it be in the Master Plan?

Beckwith response – Ideally you wouldn't be straying away to much from the

PROS Plan.

Staff response – it could be in goals and objectives.

Commissioner Lasalle – Photo is from Wallace Park not Twing Springs, need to replace.

Chair Banaszynski – Several master plans are a decade or more old, do these have expiration dates?

Beckwith response – They can be updated and modified.

Commissioner Olson – Are there more opportunities for bike connections east to west and downtown. How difficult would it be to work with another city like Bothell to connect the trails?

Beckwith response – The Comprehensive Plan has an extensive bike plan and sidewalk plan. It does not have an off-road connection so that is where we are focusing. Bothell was very active in our workshops and there probably is room for connections.

Commissioner Lasalle – In reviewing these parks, there are 3 types of improvements (environmental, beautification, capability), prioritizing what we have, what are the gaps and what are the needs. Beckwith response – This is part of the financial plan discussion and prioritizing using benchmarks.

Vice Chair Thompson – is there a technical difference between a revision and an update

Beckwith response – no

Vice Chair Thompson – There is disparity between what is needed and what citizens want. Need to determine how much citizens are willing to invest. Does Kenmore have unique demographic characteristics?

Commissioner Macias – last week we discussed chapter 5 was assuming with Kenmore specific amenities and deficiencies, yes?

Beckwith response - correct Kenmore plus boundaries and facilities within market areas. Biggest gaps in indoor facilities.

Commissioner Vanderlinde – How do we anticipate the services and amenities for a larger population. We can focus on 6- and 20-year goals. The market area is small, but we don't want to artificially constrain ourselves.

City Hall and Skate Park

Chair Banaszynski – Love the skate park and there are no times that I drive by that there are not a group of teens there. I would never want to displace them.

Commissioner Macias - Bothell added a covered part and that just added to the users.

Commissioner Lasalle – Benches and shade

Commissioner Olson - Pump track at City Hall but keep mainly a skate park; pickleball or basketball court near the post office as interim use or where underutilized parking.

Staff response - problem is limited area of parking lot that the city owns near the post office site.

Chair Banaszynski - Is the driveway on the northside of City Hall necessary? For skate park property, maybe go out to the skate park and see what they would like; that area could benefit from shade.

Beckwith response - plan to survey high school students in the fall.

Log Boom Park

Commissioner Lasalle – Algae blooms are a problem at Log Boom.

Vice Chair Thompson – who owns the pier?

Staff response - City owns within the DNR leased area

Vice Chair Thompson -. The feasibility and liability issues are a worry.

Staff response– Feasibility and liability would be addressed at the project level.

Commissioner Vanderlinde – We have a 6–20-year horizon. What is the life of that pier. Do we need to be thinking about replacing that pier.

Staff response– Could include goal to assess feasibility and cost of replacement and/or or consider an interim project to improve accessibility.

Commissioner Lasalle – Want to understand the investment of the Commission in the Master Plans of these parks. What value can we provide for best use of time?

Beckwith response – We are establishing what is existing and what isn't.

Commissioner Lasalle – These are not in the PROS Plan. We don't want to be married to these just refer to these. Then I will need an updated chapter 5 to know what is possible. Chapter 5 should tell us where the gaps are.

Vice Chair Thompson - This Appendix A is what exists in the previous plan, correct?

Beckwith response - Yes.

Harbor Village Marina

Vice Chair Thompson - Marina is doing a dredging project and rebuilding

breakwater, could the city partner on joint bidding on Log Boom pier replacement?

Staff response – The pier replacement is a very expensive, complicated project.

Commissioner Olson - Public moorage on master plan document, is that for sailboats or other type of public activity?

Beckwith response - DNR has ALEA money for transient moorage.

Chair Banaszynski - Is log boom a swimming beach or not?

Staff response – (after confirmation) it is a wading beach.

Inglewood Wetlands

Chair Banaszynski - When were wetlands acquired and does public access exist?

Can parcel lines be shown on the map. Staff response - Wetlands were transferred to the City from King County when we got ʔaʔwadis (Tl' awh-ah-dees) Park property (2009)?

Vice Chair Thompson - Tennis Court owned by Condos. Possible trail from the courts with a connection to the wetlands.

Rhododendron Park and Senior Center

Beckwith - multigenerational facilities are much more preferred these days over a specific Senior Center.

Commissioner Macias – High priority for indoor facilities as there is a deficiency. Support use of multi-generational facilities.

Staff response - The Rhododendron Park Master Plan includes a community center but that may not be the right location.

Commissioner Olson - Given space constraints, potentially underground parking garage, doing this in combination with the Senior Center. Wayfinding signage to access the park from the trail.

Commissioner Macias – Did walkways and waterways come from the PROS Plan? Staff response – It came from community surveys and a need to connect to the water.

Chair Banaszynski – Wayfinding signs needed.

Staff response – Could add a policy to the PROS Plan.

Commissioner Macias – would love to see trailhead parking added to access the Burke Gilman trail.

Commissioner Olson – Frontage towards Simonds to pull people in (Rhody).

Vice Chair Thompson – Look into Kenmore Community Center. Another property that could be on the list.

Commissioner Macias – The Cultural Center would that be good at Post Office? An advantage on 175th would be it could be used for other uses.

Commissioner Vanderlinde - Already zoned a lot of multi-family, retail isn't going very well on bottom floors, what about bottom floors as community spaces; also, what we have for in lieu fee for affordable housing, what about doing something for community spaces.

Chair Banaszynski – Private development in conjunction would make it more feasible.

Wallace Swamp Creek Park

Chair Banaszynski – Wallace ballfield. Why is that being brought up. Was it in a previous master plan?

Staff response – it was brought up many years ago and was very controversial. To allow active use equivalent property would have to be purchased elsewhere. A ballfield is not in the plans.

Next Steps:

8/26 meeting: Draft PROS Plan

9/2 meeting: Additional Discussion

Additional September meetings tbd

Public hearing October

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:39 PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: September 2, 2025