**City of Kenmore**
**Planning Commission Special Meeting Minutes**
**July 29, 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
David Dorrian
Kara Macias
Mike Vanderlinde
Chris Olson

**Absent**
Edouard Lasalle

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

**Consultant**
Tom Beckwith

## 1. CALL TO ORDER

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

## 2. ROLL CALL

Commissioner Lasalle was excused from the meeting.

## 3. LAND ACKNOWLEGDEMENT

The Land Acknowledgement was read.

## 4. FLAG SALUTE

The Flag Salute was done.

## 5. PUBLIC COMMENTS

No Public comment was made.

## 6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from July 1, 2025, and July 22, 2025, were 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.

**Questions/Comments:**

**Powerpoint Presentation:**

Mr. Beckwith reviewed Planning Commission meeting schedule for August. Reviewed park inventory; updated walkability map including facilities adjacent to Kenmore, how to provide facilities in areas (e.g. could be small type pocket parks); 2024 NRPA benchmark comparisons. Looking at all parks and potential for amenities and opportunities to increase capacity.

Commissioner Olson: Including public and private access?
Consultant response: This is only publicly accessible. Not private or fee based.

Vice Chair Thompson: Why is the golf course included?
Consultant response: That is designated as open space but can update.

Commissioner Macias: What category would trailhead access fit in? (e.g. no access to Burke Gilman).
Consultant response: Statistics for measurement not quality. Looking for opportunities for facilities.

Commissioner Olson: Neighborhood centers. Identifying places for the purpose of connectivity. Using that space on the ends for additional parks.
Consultant response: Area adjacent to SR522 increase density, may be need for pocket parks.

Commissioner Vanderlinde: Thinking about regional vs local park. What makes a regional park? Is it amenities and where does the money come from for those

because they are attracting people from outside the area. Do we want to maximize amenities for outside or do we want to increase small parks for local. Consultant response: You can ask Recreation and Conservation Office (RCO) for help with amenities. Determining a balance so that everyone can enjoy.

Chair Banaszynski: We could think about parks as a way to attract people to come and stay and spend money.

Commissioner Olson: How to connect gaps, difficult to provide facilities in infill areas, some larger opportunities like Lakepointe.

Commissioner Vanderlinde: How we are going to pay for amenities? It will create pressure on a very small city with a small budget.

Chair Banaszynski: The pocket parks will be important for us to develop and plan for especially with climate change and other issues that are facing our city.

**Review of Draft Plan Document:**

Background/Goals and Policies:

Chair Banaszynski: How were cities mentioned in the Plan selected?
Consultant response: We used cities had physical facilities including Mountlake Terrace even though it is not in the immediate area.

Vice Chair Thompson: Goals and polices are placeholder when will the PC be able to update them?

Commissioner Vanderlinde: New policy goals from 2019 is encouraging density so the goal would be to develop some of these large parks and share the cost of maintenance.

Commissioner Olson: Burke Gilman trail needs to increase in width to meet standards. Tolt Pipeline trail challenges of developing can explore opportunity at 61st Ave. NE

Staff response: The main purpose of that is a pipeline and when we development was brought up there was concern because it is a pipeline not a trail.

Commissioner Dorrian: What is the WaterWalk concept?
Staff response: Trying to connect Logboom to ƛ̓aǰʷadis (Tl' awh-ah-dees) Park. Recognizing that there are two public parks connected with a bunch of private

land so wouldn't it be cool to have a way to connect them? This was just an idea not more.

Commissioner Macias: Do you write into code that a development must include a pocket park?
Staff response: There is a provision for providing recreational space for development in the Kenmore Municipal Code. There are challenges to this. While the intent is good, the reality is not always good. Maybe this is something that could be addressed further.

Commissioner Olson: Can you require park development?
Staff response: Typically, if you are requiring improvements there needs to be some proportionality to the amount of private development vs public development. There are park impact fees that go into improvement with public amenities.
Commissioner Olson: If they invest in an incentive like a pocket park then maybe avoid an impact fee.

Chair Banaszynski: What was the mechanism for getting public access to the 25 Degrees multi-family housing park development?

Vice Chair Thompson: Increased density, not in favor of taxes, but how to plan for pocket parks.

Commissioner Vanderlinde: Need to look at how to consolidate funding to do meaningful projects.

Commissioner Olson: Address Middle Housing fee in lieu to help pay for a park. Challenge to find everything to get the parks that serve the most.

<u>Context:</u>

Commissioner Dorrian: History, need balance between settler and native American history, review land use element.

<u>Public Involvement:</u>

Chair Banaszynski: Can include City of Woodinville?

Vice Chair Thompson: Concerned that survey comments were taken without context. If you attend an event vs not attending things opinions change.

Methodology:

Commissioner Dorrian: Public involvement over the years, how will Love Where You Live comments be reflected?

Commissioner Macias: are schools required to have a certain amount of open space, do schools provide sports?
Consultant response: State provides acreage per schools standards but most school districts have intramurals and some have leagues. Now there are cutbacks in Northshore School District on sports.

Commissioner Olson: Heat islanding, opportunities for underutilized roadways ability to provide shade trees e.g. NE 181st farmers market, opportunity as part of a park program rather than street improvement.

Chair Banaszynski: Opportunities for "greening" downtown core, how to provide ecosystem improvements to also address social equity.

**Next Steps:**
8/7 meeting: Existing park facilities
8/26 meeting: draft
Sept meetings tbd
Public hearing October

## 8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 8:38PM.

Shannon Tipple-Leen
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Planning Commission Clerk
Approved by Planning Commission on: August 26, 2025