

**City of Kenmore
City Council Meeting
Regular Meeting Minutes
Monday, July 15, 2024**

These minutes are created to capture Council action. This is not a verbatim transcript.
Meeting video and audio is available on the City YouTube channel.

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Melanie O’Cain
Councilmember Joe Marshall – Excused
Councilmember Debra Srebnik
Councilmember Valerie Sasson
Councilmember Jon Culver
Councilmember Nathan Loutsis

Staff: City Manager Rob Karlinsey
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Anastasiya Warhol
Deputy City Clerk Michelle Kang
Community Development Director Debbie Bent
Principal Planner Todd Hall

Speaking Guests: Donna Moddie, Urban Land Institute Panelist
Lesley Bain, Urban Land Institute Panelist
Cary Westerbeck, Urban Land Institute Panelist

Public Comments Speaking Guests:
Gretchen Nixon, Kenmore Resident
Patrick O’Brien, Kenmore Resident
Kara Macias, Kenmore Resident
Elizabeth Mooney, Kenmore Resident
Dakota Rash, Lake Forest Park Resident
Tracy Banaszynski, Kenmore Resident – Virtual
Stacey Valenzuela, Kenmore Resident – Virtual

Public Hearing Speaking Guests:

Patrick O'Brien, Kenmore Resident
Tracy Banaszynski, Kenmore Resident – Virtual
Stacey Valenzuela, Kenmore Resident – Virtual

Presentation Special Topic Public Comments Speaking Guests:

Kara Macias, Kenmore Resident

CALL REGULAR MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the flag salute.

AGENDA APPROVAL

The agenda was approved as presented.

WHERE'S THE FUN?

City Manager Rob Karlinsey shared highlights from two City events – the Fourth of July celebration and the first of the summer concert series featuring JigJam.

PUBLIC COMMENTS

The City Council took comments from the public.

Timestamped link here:

https://www.youtube.com/live/phbL5k4JTnc?si=E8GH_OGeBxYMfivm&t=236

PUBLIC HEARING

Proposed Ordinance No. 24-0612 Amending and Extending Interim Regulations for an Additional Six-Months for Certain Parcels close to Swamp Creek in proximity to SR 522 and 80th Ave NE, presented by Community Development Director Debbie Bent, *for Public Hearing*

[Agenda Bill - Extending Interim TOD Regulations July 2024](#)

[Attachment 1 - Proposed Ordinance No. 24-0612 Amending and Extending TOD Interim Regulations \(updated 7/15/24\)](#)

[Attachment 2 - Ordinance No. 24-0606](#)

[Attachment 3 - Ordinance No. 23-0586](#)

[Attachment 4 - Ordinance No. 23-0575](#)

[Attachment 5 - Ordinance No. 23-0569](#)

[Attachment 6 - Ordinance No. 22-0555](#)

[Attachment 7 - Ordinance No. 22-0543](#)

Community Development Director Debbie Bent explained that A Public Hearing is scheduled for 7/15/24 to hear public testimony on Ordinance 24-0612, which extends interim regulations for six months to certain parcels near Swamp Creek. The regulations prohibit townhome development and require properties to meet the underlying zone's base density and include at least 25% affordable units. The findings include a channel restoration assessment for ecological benefits.

Mayor Herbig opened the Public Hearing at approximately 7:27 PM

The City Council received testimony from the public.

Timestamped link here:

<https://www.youtube.com/live/phbL5k4JTnc?si=gn296wLNdQSPS5Um&t=1602>

Mayor Herbig closed the Public Hearing at approximately 7:33 PM.

BUSINESS AGENDA

- A. Proposed Ordinance No. 24-0612 Amending and Extending Interim Regulations for an Additional Six-Months for Certain Parcels close to Swamp Creek in proximity to SR 522 and 80th Ave NE, presented by Community Development Director Debbie Bent, *for Public Hearing*

[Agenda Bill - Extending Interim TOD Regulations July 2024](#)

[Attachment 1 - Proposed Ordinance No. 24-0612 Amending and Extending TOD Interim Regulations \(updated 7/15/24\)](#)

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[Attachment 5 - Ordinance No. 23-0569](#)

[Attachment 6 - Ordinance No. 22-0555](#)

[Attachment 7 - Ordinance No. 22-0543](#)

MOTION: Deputy Mayor O'Cain moved to adopt Ordinance No. 24-0612, amending and extending interim regulations for an additional six-months for certain parcels close to Swamp Creek in proximity to SR 522 and 80th Ave NE. Councilmember Culver seconded the motion.

VOTE: 6 Yes – O'Cain, Culver, Loutsis, Sasson, Srebnik, Herbig; 0 No; 0 Abstain.

MOTION PASSES

PRESENTATION

Shoreline Fire Chief Matt Cowan presented to the Council information about the upcoming ballot measure, the levy lid lift, for the Northshore Fire Department, as well as information about the potential on forming a regional fire authority between Northshore

and Shoreline Fire Departments. If the RFA plan is approved, then a ballot measure is planned for February of 2025. The current ballot measure in discussion is Proposition 1, the 2024 Northshore Fire Levy Rate Ballot Measure.

[Presentation - Shoreline Fire Department](#)

Per RCW 42.17A.555(1), members of the public are afforded an approximately equal opportunity for the expression of an opposing view.

City Attorney Dawn Reitan explained that per RCW 42.17A.555, in general, no elected official may use any facilities for the purpose of promoting or opposing any ballot proposition. However, action taken at an open public meeting by the Council to support or oppose a ballot proposition may be taken so long as prior notice was provided to the public, including the title and number of the ballot proposition, and members of the public are afforded an approximately equal opportunity for the expression of an opposing view.

The City Council took comments from the public.

Timestamped link here:

<https://www.youtube.com/live/phbL5k4JTnc?si=UmSvZsCWN0ElefD3&t=4327>

MOTION: Councilmember Culver moved to direct the City Manager to prepare a resolution in support of Proposition 1, the 2024 Northshore Fire Levy Rate Ballot Measure, to appear at a meeting one week from today. Councilmember Srebnik seconded the motion.

VOTE: 6 Yes – O’Cain, Culver, Loutsis, Sasson, Srebnik, Herbig; 0 No; 0 Abstain.

MOTION PASSES

BUSINESS AGENDA (continued)

B. Urban Land Institute (ULI) Technical Assistance Panel (TAP) Final Report, presented by Community Development Director Debbie Bent and Principal Planner Todd Hall, *for Information and Discussion*

[Agenda Bill - ULI Final Report July 2024](#)

[Attachment 1 - Final Report Kenmore TAP](#)

[Attachment 2 - Presentation: ULI TAP Final Report](#)

Community Development Director Debbie Bent and Principal Planner Todd Hall introduced three panelists from the Urban Land Institute (ULI) Technical Assistance Panel (TAP) who presented their final report from the panel held back in March.

ULI is a non-profit real estate and land development organization with over 1,100 members in Washington and Oregon that support, connect, and build communities through local programs, educational activities, and research. The TAP provides comprehensive and strategic advice in response to a specific land use or development

assignment. Kenmore's TAP consisted of ten experts and 14 community partners of various backgrounds from business owners, property owners, and community organizations over the course of two days. The experts interviewed the community partners and asked them key questions such as:

- How can the City attract investments to make Kenmore residents proud, as well as draw others to Kenmore to share in what it has to offer?
- How can the City be made a destination, a place that gives the Kenmore community a reason to stay and spend time?

The TAP focused on Kenmore's downtown and created a SWOT: strengths, weaknesses, opportunities, threats. The TAP found Kenmore's strengths to be family-friendly, vibrant, connected community, and public realm improvements; weaknesses to be parking, walkability, and aesthetics; opportunities to be housing capacity/projects, SR-522 corridor, and public acquisition of land; and threats to be auto-oriented nature, small parcels difficult to redevelop, and SR-522 threatening walkability or sense of place. The TAP report focuses on three categories of infrastructure: social, physical, and economic.

The results from the ULI final report were based on just two days of the panel being in Kenmore and are meant to be suggested actions, tools, and partnerships the City could consider as the next phase of downtown planning. Based on the results, Staff has considered the high-level suggestions of the TAP in the draft of the downtown element of the Comprehensive Plan updates to come. The Council discussed and had questions for Staff and the panelists.

- C. Council Priorities for 2025-2026: Defining what Success Will Look Like, presented by City Manager Rob Karlinsey and Team, *for Discussion*
[Agenda Bill - 2025-2026 What Success Will Look Like](#)
[Attachment 1 - What Success Will Look Like for City Council Priorities in 2025 and 2026](#)

City Manager Rob Karlinsey reminded the Council that the 2025-2026 City Council Priorities were established at the City Council Retreat in April and formally adopted on June 24th, which includes the Preamble which discusses the City's core mission prior to listing the nine priorities for the biennium.

Staff have worked together to create this document called "What Success will Look Like for City Council Priorities in 2025 & 2026" to list deliverables based on the nine priorities. This document is new and important as we consider our upcoming biennium budget will be informed by what projects the City already has underway and what projects are forecasted based on priorities. These projects are working with existing resources. There are new projects based on the priorities listed in the document that may need additional

resources and those are bolded to emphasize that to meet certain goals set by the Council, more resources will need to be set aside to meet certain deliverables.

STAFF REPORTS

Update on Twin Springs Park Project, presented by Community Development Director Debbie Bent

[Staff Memorandum - Twin Springs Park Update July 2024](#)

[Attachment 1 - 2018 Twin Springs Adopted Master Plan](#)

Community Development Director Debbie Bent came to the Council seeking direction on what to do about Twin Springs Project phase one capital improvement project. This project has been a challenge through the permitting process and the increased costs. Staff recommend putting a halt on further work on the project from the last few years and scale down the efforts. Staff recommends proceeding with option #6, refurbishing the existing parking lot and access at the southern entrance (striping, wheel stops, ADA sign) only plus several other incidental changes not listed above in the memo. Staff does not recommend moving forward with options #1-5 on page 1 of the memo. More details are available in the memo provided by Staff. The Council directed Staff to proceed with the Staff recommendation.

City Manager Rob Karlinsey highlighted special events happening throughout Kenmore: the farmers market on Wednesday followed by movie night right after the farmers market where the City will show *Wonka* at 8:00 PM in the Town Square. And on Thursday, the City will have another Concert at St. Edward State Park. There will also be restriping on 170th in front of Rhododendron Park as well as on 68th in front of Super Supplements. This will happen at nighttime to avoid heavy traffic times.

COUNCILMEMBER REPORTS & COMMENTS

MOTION: Councilmember Culver moved to direct staff to proceed with option 6 (Regarding Twin Springs Park Project Memo - refurbishing the existing parking lot and access at the southern entrance (striping, wheel stops, ADA sign)) only plus several other incidental changes not listed above. Deputy Mayor O'Cain seconded the motion.

VOTE: 6 Yes – O'Cain, Culver, Loutsis, Sasson, Srebnik, Herbig; 1 No – Srebnik; 0 Abstain.

MOTION PASSES

Councilmember Culver will bring provide a Resolution for the Council to adopt at the next meeting to oppose the Kroger-Albertsons merger.

The Council directed Staff to draft a letter together for the Mayor's signature to send to WSDOT requesting a community forum to discuss SKANSKA.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 10:23 PM.



Anastasiya Warhol (Aug 19, 2024 17:01 PDT)

Anastasiya Warhol, City Clerk



Nigel G. Herbig (Aug 23, 2024 15:23 PDT)

Nigel Herbig, Mayor

City Council Regular Meeting Minutes from July 15, 2024

Final Audit Report

2024-08-23

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