



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, June 17, 2025 - 7:00 PM

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

ZOOM LINK: <https://kenmorewa-gov.zoom.us/j/82721170997>

Or Telephone: Dial US: +1 253 215 8782 US (Tacoma)

Callers please dial *9 to Raise/Lower Hand

Webinar ID: 827 2117 0997

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. ROLL CALL**
- 3. LAND ACKNOWLEDGEMENT**
- 4. FLAG SALUTE**
- 5. 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 stippleleen@kenmorewa.gov.

6. CONSENT AGENDA

Meeting Minutes for June 10th meeting not available yet.

Planning Commissioner Excusals

7. AGENDA ITEMS

Bastyr Master Plan

[Staff Memo](#)
[Presentation](#)

8. ADJOURNMENT

UPCOMING MEETINGS:

July 1, 2025, 7pm



City Of Kenmore, Washington

Memorandum

Date: June 10, 2025

To: Planning Commission

From: Debbie Bent, Community Development Director
Todd Hall, Principal Planner

Regarding: Bastyr University Master Plan Update, Comprehensive Plan Amendments & Zoning Amendments

At the June 17, 2025, Planning Commission meeting, Staff will provide a briefing regarding the Bastyr University Master Plan Update, Comprehensive Plan Amendments & Zoning Amendments. A PowerPoint presentation will be provided and staff will answer questions regarding the project and review process. Note that because the application is currently under review stages, and the City is awaiting a response from the applicant, what we'll be able to respond to may be limited.

All information regarding the Bastyr Master Plan project may be found on the City's [Bastyr Master Plan webpage](#). This includes project updates, application materials submitted by the applicant, as well as [Samantha Loyuk's \(Dev. Services Director\) letter](#) sent to the applicant on May 16 requesting additional information.

The applicant is requesting a [comp plan amendment](#) and an update to the existing Master Plan. Because of the extent of the information necessary for City staff to move forward with project and environmental (SEPA) review, there will be some decisions to be made by the University and their project team.

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CITY OF KENMORE Planning Commission

GENERAL DISCUSSION Bastyr University Master Plan Update, Comprehensive Plan Amendments & Zoning Code Amendments

June 17, 2025

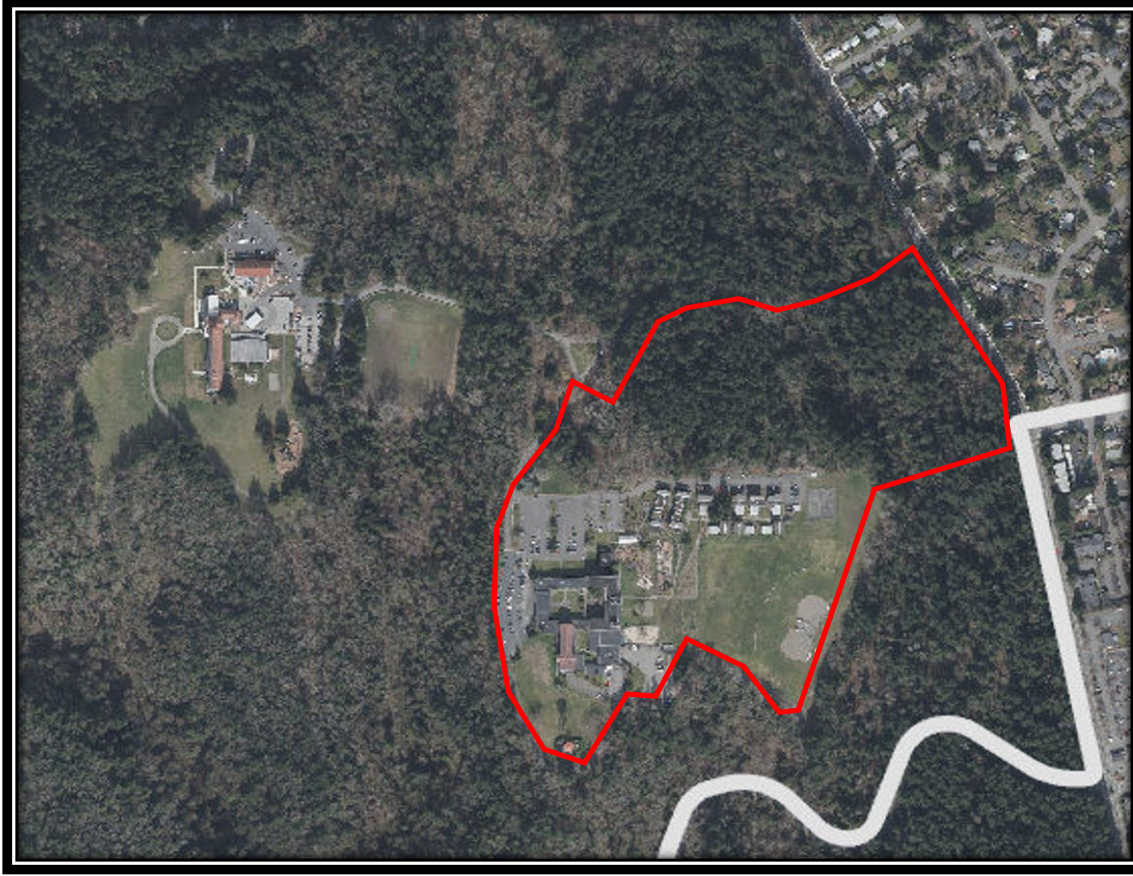


Background

- **Update to Master Plan** – The plan provides framework and vision for future uses and development on property for next 10+ years. Current Plan was adopted in 2009, expires December 2025
- **Comprehensive Plan Amendments** – In addition to Master Plan update, proposed amendments to Land Use Element of Comprehensive Plan
- **Zoning Code Amendments** – Amendments to Chapter 18.27 of Kenmore Municipal Code
- **Environmental Review (SEPA)** – Integrated SEPA review required to assess environmental impacts of proposal



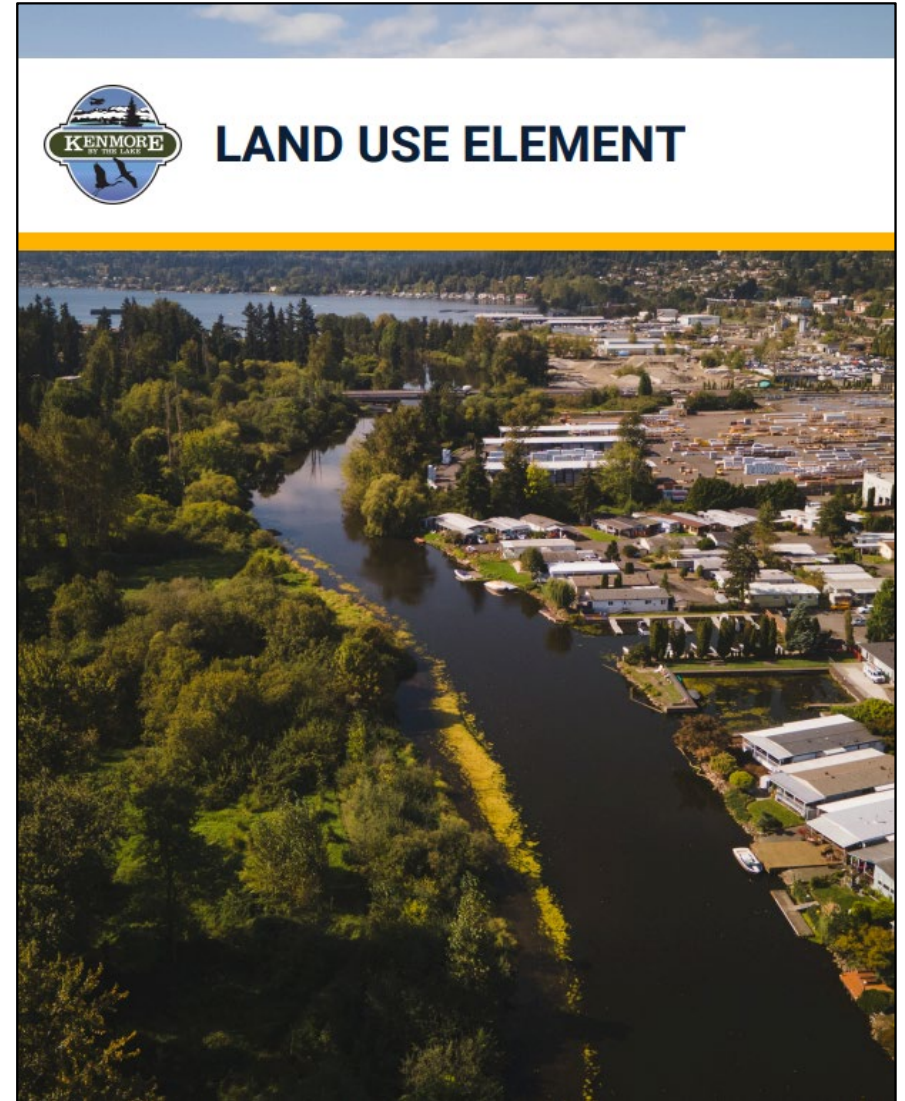
Project Location



Comp Plan & Zoning Amendments

- Amend “Special Study Area” description in Policy LU-2.1.2, Land Use Element

“Multi-family, market rate housing is authorized on the campus, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use”



Comp Plan & Zoning Amendments

- Amend Public-Semi Public (PSP) zoning regulations of Chapter 18.27

18.27.010: “and ancillary uses”

18.21.020: “Multi-family, market rate housing is authorized in the Bastyr Special Study Area, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use”

Chapter 18.27 PUBLIC AND SEMI-PUBLIC ZONE

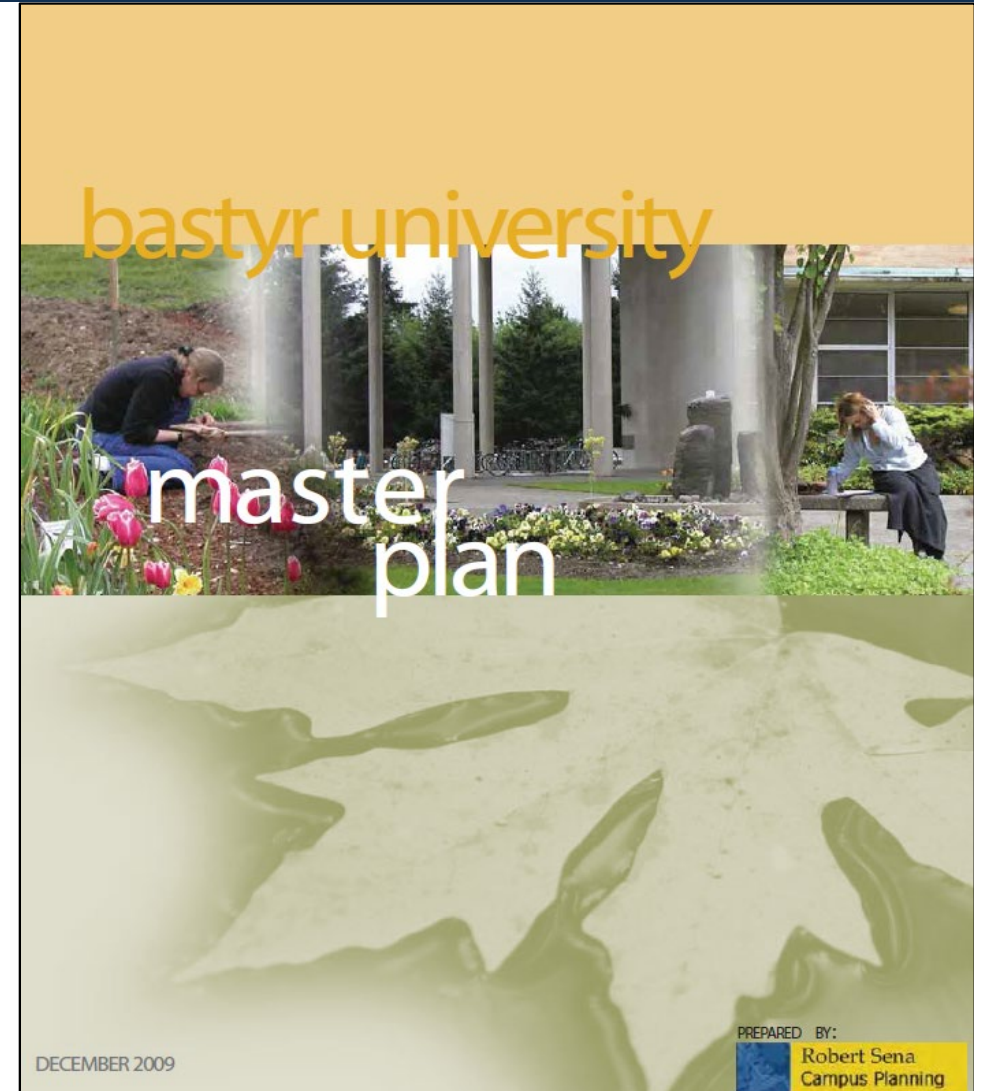
Sections:

- 18.27.010 Public and semi-public zone – Intent.
- 18.27.020 Public and semi-public zone – Use allowances.
- 18.27.030 Accessory uses.
- 18.27.040 Public and semi-public zone – Development standards.
- 18.27.050 Public and semi-public zone – Additional development standards.
- 18.27.052 Connectivity requirements for properties abutting SR-522.
- 18.27.055 Wireless communication facilities.
- 18.27.060 Public and semi-public zone – Site plan review process.
- 18.27.070 Public and semi-public zone – Rezone criteria.

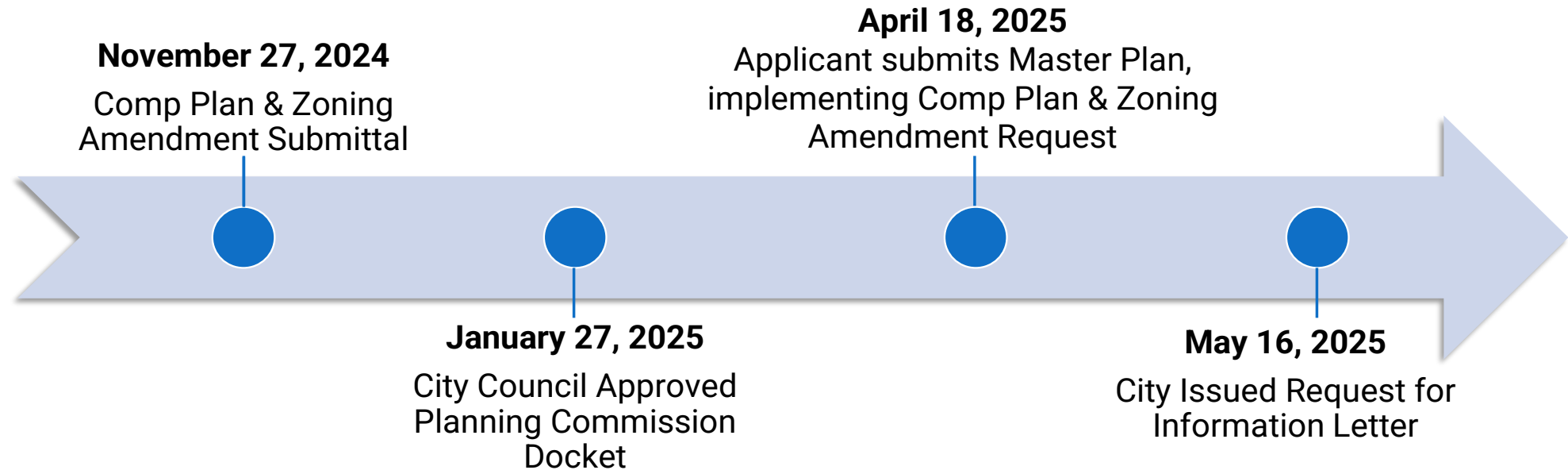


Bastyr University Master Plan Update

- Plan provides a framework and vision for future uses and development on the campus over a 10+ year period
- Kenmore's Comp Plan requires a Master Plan to guide property development
- 2009 Master Plan expires December 2025
- Decision criteria outlined in 18.120.040 and .045/18.115.050 – Master Decision Criteria

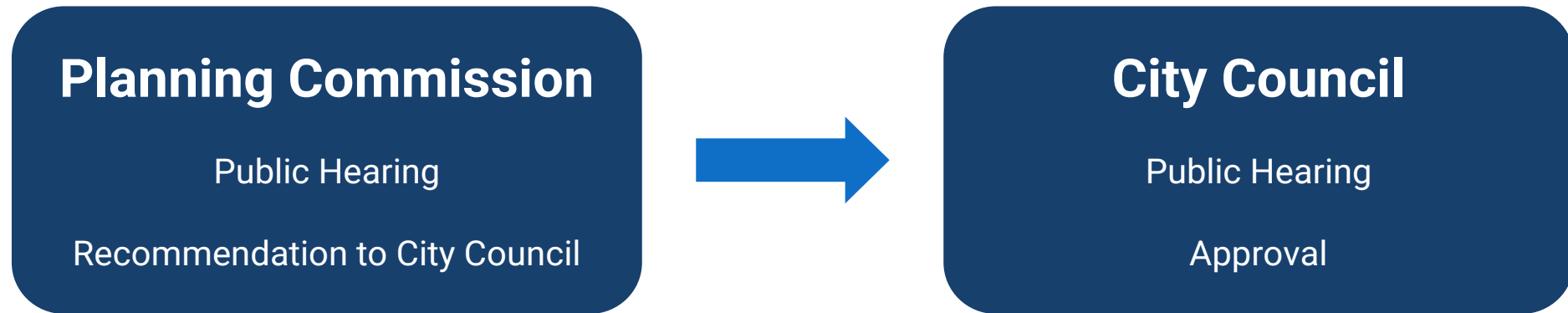


Timeline



Review Process

- **Type 5 Review Process (KMC 19.25.020)**



SEPA Review

- Integrated Environmental (SEPA) Review (WAC 197-11-055)
- Potential Determination of Significance (DS) / Supplemental Environmental Impact Statement (SEIS) (WAC 197-11-600(4)(d))
- 2004 EIS was issued identifying:
 - 326 Low, Medium, and High-Density housing units = ~ 800 beds
 - Units would be for students and faculty, not for general public



Existing Bastyr University Campus



Proposed Bastyr Site Plan

* as of May 2025



2025 Bastyr Proposal

Institutional/Mixed-Uses

- Day care
- Wellness Center
- Other neighborhood services

Adaptive Re-Use

- 4 of the 11 existing student residential buildings



2025 Bastyr Proposal

Housing

- Up to 1,000 market-rate multi-family dwelling units
- Several buildings will be 4-5 story (~ 45 – 55 feet)
 - For context - several existing buildings are 5-6 stories (~ 55 – 65 feet)
- Tallest proposed building is 8 stories (~ 85-90 feet)
- Housing will be open to the general public, not limited to faculty & students as originally indicated in the 2004 DEIS



2025 Bastyr Proposal

Trails, Parking, and Circulation

- New and improved trails
- Improved perimeter roadway
- Surface and structured parking

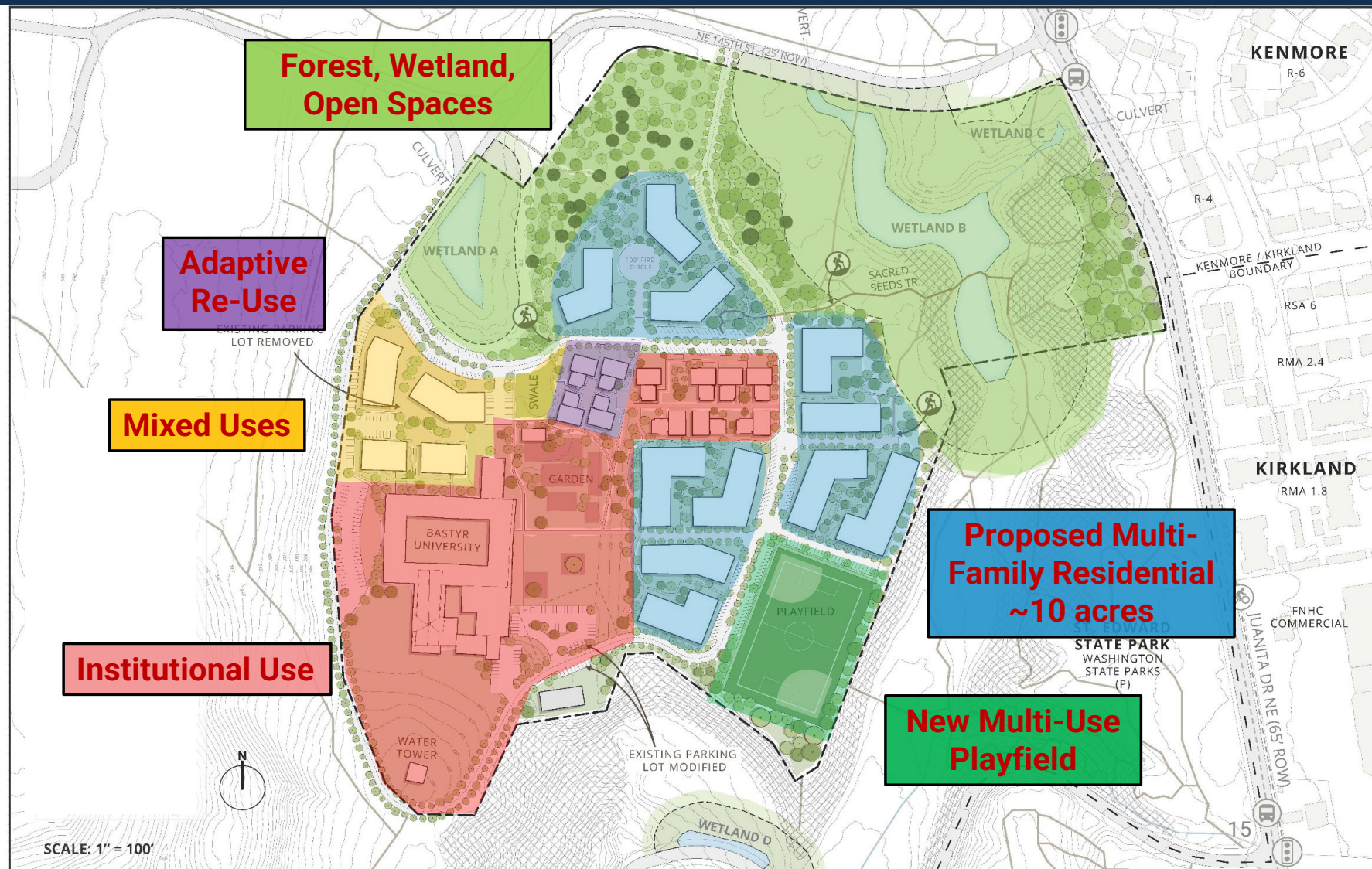
Forest, Wetland and Open Space/Field Enhancements

- Forest and wetland mitigation and enhancement
- New multi-use playfield and new open spaces



Proposed Bastyr Site Plan

* as of May 2025



Next Steps

All dates subject to change

- **June to December 2025 (possibly 2026 Annual Docket):** Planning Commission review, public hearing and recommendation to the City Council. Dates to be determined.
- **August – December 2025 (possibly 2026 Annual Docket):** SEPA environmental review process and action.
- **November 2025-December 2025 (possibly 2026 Annual Docket):** City Council review and decision. Dates to be determined.



Q & A

