

City of Kenmore
Planning Commission Meeting Minutes
June 17, 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
Mike Vanderlinde
Chris Olson
David Dorrian
Kara Macias

Staff

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

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 ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

Public comment was made by:
Patrick O'Brien
Veronica Gayoso
Elizabeth Mooney
Jim Myers
Laura Nordyke

Ken Davidson
Stacey Valenzuela

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from June 10, 2025, will be approved at the next meeting. Commissioner Lasalle was formally excused. The consent agenda was accepted with unanimous consent.

7. AGENDA ITEMS

Staff gave a presentation on the Bastyr Master Plan.

Questions/Comments:

Commissioner Lasalle - Improve the forest area, will remove forest.

Commissioner Lasalle - This request is to resolve a financial situation.

Commissioner Dorrian - What happens if Master Plan expires?

Staff Response - Will expire or may be extended.

Commissioner Dorrian – What is the difference between Northshore School District proposal and this one?

Staff Response - The school district requested a rezone, Bastyr has not asked for a rezone.

Commissioner Dorrian - We are seeing a proposal. There are multiple options, and some don't match what we have here. Should we be thinking about some of the other options?

Staff Response - This is currently what we have. Based on this we are focused on what we currently have.

Commissioner Dorrian - In 2009 the first draft was not the original. Do we have access to earlier plan?

Staff Response - The only relevance is the SEPA review process, 2004 was a request along with CP and Zoning, much larger campus didn't go forward; wanted to go forward with smaller plan, 2004 SEPA review for revised 2009 Plan.

Commissioner Dorrian - Can we go back to the wording proposed. The word is 'ancillary'. That word lacks clarity - so it seems like it would need to be more specific in order for Planning Commission to make a decision. May need City

Attorney advice on how to assess the verbiage.

Staff Response - That is the proposed language Bastyr has proposed so it will be added. In terms of Land Use it has to do with what is considered ancillary use in relation to school use.

Commissioner Olson - What happens if Bastyr moves and the language stays in the code?

Staff Response - There are a lot of "what ifs." This is related to Bastyr. If the institutional use goes away it becomes a different conversation.

Commissioner Olson – What will happen if sale of private property, rented, etc?

Staff Response - We don't know. We do know the campus if for sale.

Commissioner Machias – Transportation impact analysis, school impact analysis questions. I just want to make sure I am seeing all that we have available.

Vice Chair Thompson– Does the seminary building have a landmark status?

Staff Response – Not that I am aware of.

Vice Chair Thompson – A big piece of this is tree replacement. Can they pay a in lieu fee?

Staff Response - We don't have the information yet to see how it will comply.

Vice Chair Thompson – Do they have any requirement under our code to build affordable housing?

Staff Response - There is a limited requirement to provide housing.

Vice Chair Thompson - Will the property stay in this semi-public (PSP) zone?

Staff Response - A rezone has not been requested.

Vice Chair Thompson - If this was any other property would this be allowed without a rezone?

Staff Response - The property redevelopment is requires a Master Plan, it has to be done this way.

Commissioner Lasalle - Is market rate housing going to happen in an area as nice as a state park or would it be nicer? I don't see any benefit besides financial for the university. It's too much of an environmental impact.

Staff Response - The environmental review will take place before any changes. Right now, you are being asked to review the documents.

Commissioner Machias – Will the traffic impacts be assessed?

Staff Response - That will be part of the analysis.

Commissioner Dorrian - Uses and types allowed, is it the Master Plan?

Staff Response - 2009 Master Plan outlined the uses that will be allowed.

Commissioner Dorrian - How specific does the Master Plan need to get?

Staff Response - Need some level of detail to assess for SEPA review

Commissioner Dorrian - Would expect the Master Plan will be the maximum extent of development?

Staff Response – Yes.

Vice Chair Thompson - PSP zone, what would happen if they were to sell the 3 of the buildings?

Staff Response – To be determined.

Chair Banaszynski - Is there a way to summarize the Land Use?

Staff Response - It is integrated into all of the parts.

Chair Banaszynski - How was property zoned when owned by the Archdiocese.

Staff Response - In 1995 it moved there and there wasn't a Kenmore. Until the Master Plan it was zoned R4, and they retained that. Archdioceses sold in 1995 so that they land would stay for educational use.

Chair Banaszynski - Tax rates?

Staff Response - Don't know.

Chair Banaszynski - Is there any guidance from WAC (Washington Administrative Code)?

Staff Response - Zoning is left to local jurisdictions, not sure.

Chair Banaszynski - Is there any precedence for market rate housing being offered in the state in this are?

Staff Response – Don't know if anything comparable.

Chair Banaszynski - Currently one road. Who owns?

Staff Response - WA State Parks. Other question of trees. There are so many that would need to come out. How does that affect at this point?

Staff Response – Too early. You need more info to review the proposal to support and explain the impacts and mitigation.

Chair Banaszynski - Bastyr has until 8/14 to respond to the City's letter?

Staff Response - Yes, after which that there would need to be a request for an extension.

Chair Banaszynski - What are the consequences for missing deadlines?

Staff Response - The city can cancel the applications.

Commissioner Dorrian - Four elements are in the code, parking min, building heights, etc. In case of Master Plan, does this have to go into detail?

Chair Banaszynski - Sounds like this would have implications for all Public/Semi-Public zoned properties.

Staff Response - Haven't gotten there yet.

Next steps:

Bastyr next steps to be determined – Still very early in the process.

Next Planning Commission meeting is PROS Plan July 1, followed by a PROS Plan Open House on July 22. Propose cancelling the July 15 meeting and moving to July 22.

MOTION: Vice Chair Thompson moved to cancel July 15th and establish special meeting on July 22nd. Commissioner Olson seconded. 6 For, 0 Against, 0 Abstain. Motion passes.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 8:40PM.

Shannon Tipple-Leen

Planning Commission Clerk Ju

Approved by Planning Commission on: ____ July 1, 2025