

City of Kenmore
Planning Commission Meeting Minutes
June 10, 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 (virtual)
David Dorrian
Kara Macias
Edouard Lasalle

Staff

Todd Hall, Principal Planner
Anastaysia Warhol, City Clerk
Tambi Cork, Interim Deputy City Manager

1. CALL TO ORDER

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

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

Public comment was made by:
Stacey Valenzuela

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from April 15, 2025, were approved by unanimous consent.

7. AGENDA ITEMS

Parks, Recreation and Open Space (PROS) Plan

Tom Beckwith from Beckwith Consulting gave a presentation on the Parks, Recreation and Open Space (PROS) Plan.

Questions/Comments:

Commissioner Lasalle - Woodinville, is there a reason why they didn't participate?

Beckwith response: We'll send information to them for future.

Vice Chair Thompson - Regarding pools, thrust pool couldn't continue because of maintenance, how to operate.

Beckwith response: Need population to operate, not construction, it's maintenance cost. Most regional pools would operate at a loss. Regional district for operating. Only one that broke even (Vancouver, WA). Sustainable and energy efficiency. Run by concessionaire. In district there are 6 pools, only one broke even. The systems cost a lot to operate/repair. Kenmore doesn't have enough mass to operate by itself, would need partners. Need 60-75K pop to operate. If competition, then that's a challenge.

Vice Chair Thompson - Competition pool, only one 50m pool and huge user group in King County. Only other one other than Snohomish County is Bellevue Aquatic Club. What people say about putting 50m pool.

Beckwith response: Did feasibility study for La Center (Clark County), joint venture, city owned and lease property.

Commissioner Dorrian - Trying to map where this is going in the PROS Plan. Is this part of demands and needs analysis?

Beckwith response: Yes, what is it that the city wants to do. Not just now but 20 years in future. Needs changing, age structure changing. Use types have varying demands (i.e. trails).

Commissioner Dorrian - The report said Bothell has 3 turf fields. Those are just the ones run specifically by the City of Bothell Parks and Rec. Recreation and can sometimes be provided with alternatives to full fields - eg Cricket nets. They still allow for practice without having to build and maintain a full field.

Beckwith response: Would be shared facilities, not dedicated fields; scheduling

challenging especially when schools need the facility.

Commissioner Vanderlinde - Looking at how to increase density in Kenmore, will have impact in usage; how will projections/trends reflect uses over time.

Beckwith response: Not just demographics but also definition of what a park is (i.e. urban parks).

Commissioner Vanderlinde - This points out weaknesses in our current planning structure. How cross reference?

Beckwith response: Also look at what you do with parks (popular).

Commissioner Machias- School capacity, they are fine on fields capacity?

Beckwith response: Not in Kenmore.

Commissioner Machias - Is this underutilized?

Beckwith response: Elementary schools; recess couldn't go out in play.

Commissioner Machias - Pool, any discussion with The Lodge pool.

Beckwith response: Lodge is on a lease but pool is state park. Not enough parking.

Commissioner Machias - Do we have any people from Sandpoint area?

Commissioner Olson - Utilizing urban spaces, futsal, rooftops, parking garages, are there any examples of using/converting these?

Beckwith response: Old parking lots in Seattle is tennis court. Don't want to have a lot of people. Pickleball/basketball/tennis easy to do. Community gardens are also feasible. That's the future, but key is it publicly accessible.

Commissioner Olson - How do we allow access and use spaces?

Beckwith response: If you want credit for uses it has to have public access; also joint venture.

Commissioner Olson - Can that also help funding, Lakepointe parking garage, put a field on top;

Beckwith response: Part of it master planning, can't afford to not be creative anymore, also don't have to operate anymore, can be run by concessionaire (i.e. Boys and Girls club).

Commissioner Olson - Lighting, those don't need to be all night, 11-12 pm.

Beckwith response: Not have hooded lighting, not really the issue anymore, it's

noise.

Commissioner Olson - Any tax incentives for using parking areas for recreation?

Beckwith response: Bring in people through other methods (boat), get creative.

Commissioner Lasalle - Difference between need/desired and available/needed. What are the expected break-evens, but how many people do you need.

Beckwith response: Issue for parks planning is what are the standards (i.e. per thousand people). Benchmarks, all comes down to what you want/pay for.

Commissioner Lasalle - If we realize there's a need because of benchmarks, then that's what we would want to have in mind.

Commissioner Vanderlinde - Need to help our citizens make choices, need to give benchmarks, spend time thinking about how to present this at public meetings, need to focus on what choices we can make.

Chair Banaszyński - How thinking about maintenance of these sites, how willing cities are to do long-term maintenance.

Beckwith response: Bulk is repair and replacement; administrative, maintenance operations, last is how to build.

Chair Banaszyński - Pools are difficult, is there a difference between swimming beach and pool.

Beckwith response: Lifeguards/sanitization, drops offs at beaches (not a swimming beach), some beaches in Kirkland that are swimming beach.

Chair Banaszyński - Northshore Parks and Recreation Service.

Chair Banaszyński - Can the survey be translated?

City Clerk clarified that it is.

Commissioner Lasalle - Survey emphasizes need for quantification, need to find proper balance of recreational and nature, useful to have these metrics between the two needs.

Commissioner Dorrian - Kenmore has a private Swimming Pool (Aqua Club) and it is possible survey responses refer to recreation at that private facility.

Beckwith response: PROS Plan is to be holistic, city can't provide everything to everyone.

Commissioner Vanderlinde - How specific in PROS Plan for financing, do we get

into that level of detail?

Beckwith response: Yes, get as detailed as possible without getting lost into too many numbers, assuming general fund will decline, can use impact fees, can use levy (7 years), bonds but don't do maintenance, list of things done by others will be included.

Commissioner Vanderlinde - Seen high sensitivity to raising taxes, help people to come to understanding of what options are and how to pay, need consensus among community.

Beckwith response: Not talking about allocation on what goes to public works/maintenance, etc.; recommendations - don't do bonds, do levies, 7-9 years.

Commissioner Machias - Pool was third on the list; how does Bothell's pool work?

Staff response after meeting: McMenamins fixed pool, operates it, Bothell residents provided free access to pool/community rooms for 15 years.

Commissioner Machias - Most responses came from quadrant 1 and 4, also happens to be two quadrants that residents went to the most, did these people go to their particular locations because they're close?

Beckwith response: Not necessarily, will go to those because their premier parks/different, part of benchmarks is walkability, when park is more specialized then walkshed/driving distance is greater.

Vice Chair Thompson - Special district is going to tax us, what is going to happen with public services, impact fees don't pay for it, committed more in services than our budget allows, how do we tie ongoing costs and what the residents will have to pay.

Beckwith response: The 1% cap really had an impact; discretionary is parks, while other items in city budget is required.

Commissioner Olson - Will the city have presence at Farmers Markets?

Staff response: Yes, plan on attending 1-2 Farmers Markets.

Commissioner Olson - Barriers of using a particular park, survey questions/ideas or worth it given high demand, cost perspectives?

Beckwith response: Walkability map (GIS) how far on existing roads, trails and paths, walkability zones to parks, for Kenmore, need to get to the waterfront.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:18PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: ____ June 17, 2025