

City of Kenmore  
Planning Commission Meeting Minutes  
October 7, 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  
Kara Macias  
Edouard Lassalle  
Mike Vanderlinde  
Chris Olson  
David Dorrian

Staff

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

Consultants with Beckwith Consulting

Tom Beckwith

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Dorrian was excused from the meeting.

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

No Public comment was given.

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from September 16, 2025, were approved. The consent agenda was accepted with unanimous consent.

7. PUBLIC HEARING

The Public Hearing for the Parks, Recreation, and Open Space (PROS) Element and the Capital Facilities Element was opened at 7:02pm.

Todd Hall did a brief presentation.

The Public Hearing was closed at 7:09pm.

Questions/Comments:

Commissioner Lassalle – Which parts will be reviewed more in depth at a later date?

Staff response – We are asking for recommendations for the PROS Element and Capital Facilities Plan tonight. The finance strategy of the PROS Plan will be revisited in future Planning Commission meetings. If after adoption of the PROS Element if things change, we will put it on the docket for next year.

Chair Banaszynski explained more what will be voted on to move to Council.

Commissioner Lassalle – I feel comfortable moving forward because we will have an opportunity to revisit it if need be.

**MOTION** – Vice Chair Thompson moved the elements before the Planning Commission as amended be recommended to the City Council for adoption. Commissioner Vanderlinde seconded. Tabled for more discussion.

Commissioner Dorrian – Page P-15, question about term “limited English,” can this be changed to “English as a second language?” Tom noted this is how it is defined in ACS data.

Commissioner Lasalle “limited English” addresses the challenge.

Commissioner Dorrian - Can this instead be changed to “limited English proficiency?” Consensus of Planning Commission to change the language throughout the document.

Vice Chair Thompson - Page P-18 also change to "limited English proficiency"

Vice Chair Thompson – Does the Capital Facilities Element specify the exact location of pocket parks?

**MOTION** – Vice Chair Thompson moved the Capital Facilities Element change the pocket park street names to Neighborhood 1,2,3,4 under the acquisition and development list. Chair Banaszynski seconded. 7 Yes: 0 No. Motion passed.

Vice Chair Thompson –Is the bathroom at Harbor Village Marina under contract to be open certain hours? In inventory there is a restroom.  
Beckwith response – I don't believe that is public. The boardwalk and pier are open to the public.

Commissioner Olson - Supports connectivity balanced out with the natural environment. Active crossings of SR522 - is that included?  
Beckwith response - Transportation element addresses crosswalks, the PROS addresses off-road connections.

Vice Chair Thompson - Page CF-3 "sound fiscal management" paragraph." It also allows the City to estimate the future operation/maintenance costs of new facilities that will impact the annual budget".

Commissioner Vanderlinde - believe the language is sufficient for the City to prep a budget.  
Beckwith response - Financial strategy addresses full cost of project including maintenance.

Vice Chair Thompson - Suggest that cost be part of the PC presentation.

Vice Chair Thompson - References to Lakepointe and Bastyr.

Commissioner Olson– Clarification on crossing a wetland.  
Staff response – Specifically relates to Tolt Pipeline and Swamp Creek. Making sure there is no trail through Swamp Creek.

**MOTION** – Commissioner Olson moved to amend Policy P-3.1.4 to read "Plan and develop park connections utilizing transportation corridors as appropriate (i.e., 68<sup>th</sup> Ave NE, 73<sup>rd</sup> Ave NE)." Vice Chair Thompson seconded. 7 Yes: 0 No. Motion passed.

Commissioner Dorrian – Page CF-6 Table CF-A - this is different to the existing CFP. The costs of master plans are in line with the previous plan. TBD where no numbers. How does this impact costs and subtotal? Prior plan had costs for one-quarter of an aquatic center. Not having some of the funding makes it challenging to recommend without numbers.

Beckwith response - TBD numbers will be added and the PROS plan will have strategy.

Commissioner Olson - How is this handled typically when TBD? Can add a note that says subtotals subject to change as some numbers unknown, add a footnote and also note costs in 2025 dollars.  
Staff will make the change.

**MOTION** – Vice Chair Thompson moved Goal P-4 strike “balance between” replace with “adequate” Chair Banaszynski seconded. 1 Yes: 6 No. Motion failed.

**MOTION** – Commissioner Dorrian moved Goal P-4 strike “balance between” replace with “quality.” Vice Chair Thompson seconded. 6 Yes: 0 No. Motion passes.

Vice Chair Thompson – Very comfortable with this element and the changes that have been made.

Commissioner Vanderlinde – It’s going to take more public participation to get this work done and we need to warn Council about that.

Commissioner Dorrian – Agree that we need more community input. Even so I am in favor of the movement.

Vice Chair Thompson – There was due notice for public participation as well as social media and emails from the city for months.

Commissioner Macias - In favor of the main motion but there are consistent requests such as ballfields and aquatic center. Also comments on being fiscally responsible.

Commissioner Olson – Thank you to the staff. He was late because I was talking to people at the skate park. I think outreach is hard. Talking to people is one of the best things we can do.

**REVISITED MOTION** – Vice Chair Thompson moved the elements before the Planning Commission as amended be recommended to the City Council for adoption. Commissioner Vanderlinde seconded. 7 Yes: 0 No. Motion passes.

Chair Banaszynski – Make a talking plan to go to Council

Talking points

Commissioner Olson: Trails, heat islands, trees

Commissioner Lassalle: Diagram expressing what have, want, need.

Vice Chair Thompson and Commissioner Macias: Aquatics, indoor facilities, Cultural Center, Rec Center.

Commissioner Dorrian: Structure of goals.

Chair Banaszynski and Commissioner Vanderlinde: Opening remarks and balance. Recognition that theme is creating balance between outdoor/indoor facilities and also maintaining what we have and will need decisions on funding and resources and assessing priorities.

**MOTION** – Vice Chair Thompson moved to cancel 10/21 and 11/4 meetings. Commissioner Dorrian seconded. 7 Yes: 0 No. Motion passes.

Next Steps:

10/27: Joint meeting with City Council

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 8:45PM.

*Shannon Tipple-Leen*

Planning Commission Clerk

Approved by Planning Commission on: 11/20/2025