



City of Kenmore
Planning Commission Meeting
Agenda
Tuesday, July 1, 2025
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/83159087976>

Telephone: Dial US: +1 253 215 8782

Webinar ID: 831 5908 7976

18120 68th Avenue NE Kenmore, WA 98028

Phone: 425-398-8900

Agendas also available at www.kenmorewa.gov

E-mail: cityhall@kenmorewa.gov

1. CALL MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

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.

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.

- A) 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

- A) 6.10.25 Meeting Minutes
1. 06.10 Planning Commission Meeting Minutes (updated 6-30)
- B) 6.17.25 Meeting Minutes
1. 06.17 Planning Commission Meeting Minutes (updated 6-30)
- C) Planning Commissioner Excusals

7. AGENDA ITEMS

- A) Parks, Recreation and Open Space (PROS) Plan Presentation and Discussion
1. Presentation (added 6/26)

8. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) July 22, 2025, 6:30pm-8pm, PROS Plan Open House
August 5, 7pm, Regular Meeting

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.

Planning Commission Clerk

Approved by Planning Commission on: _____

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.

Planning Commission Clerk

Approved by Planning Commission on: _____

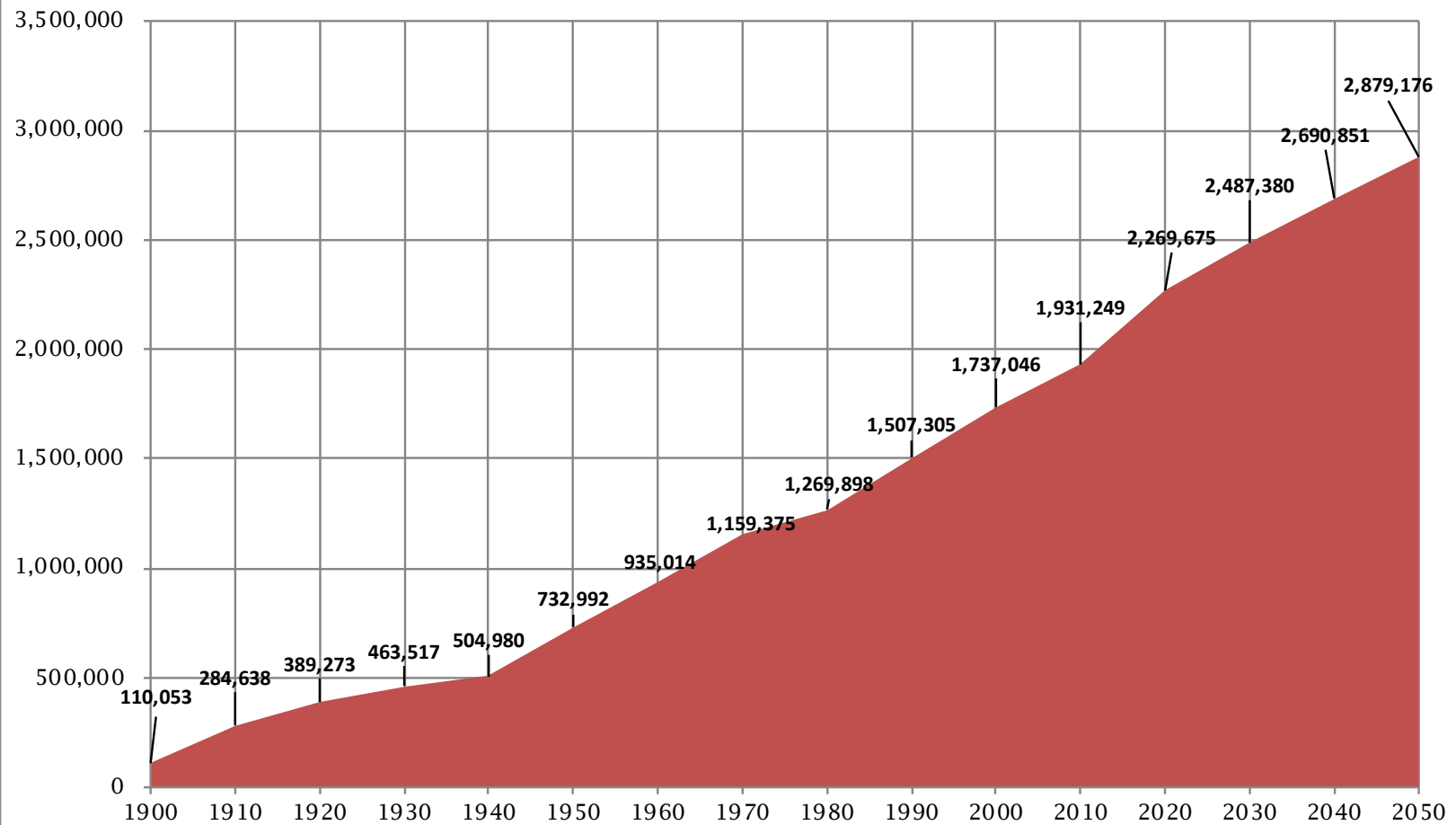
Kenmore Parks, Recreation & Open Space (PROS) Plan



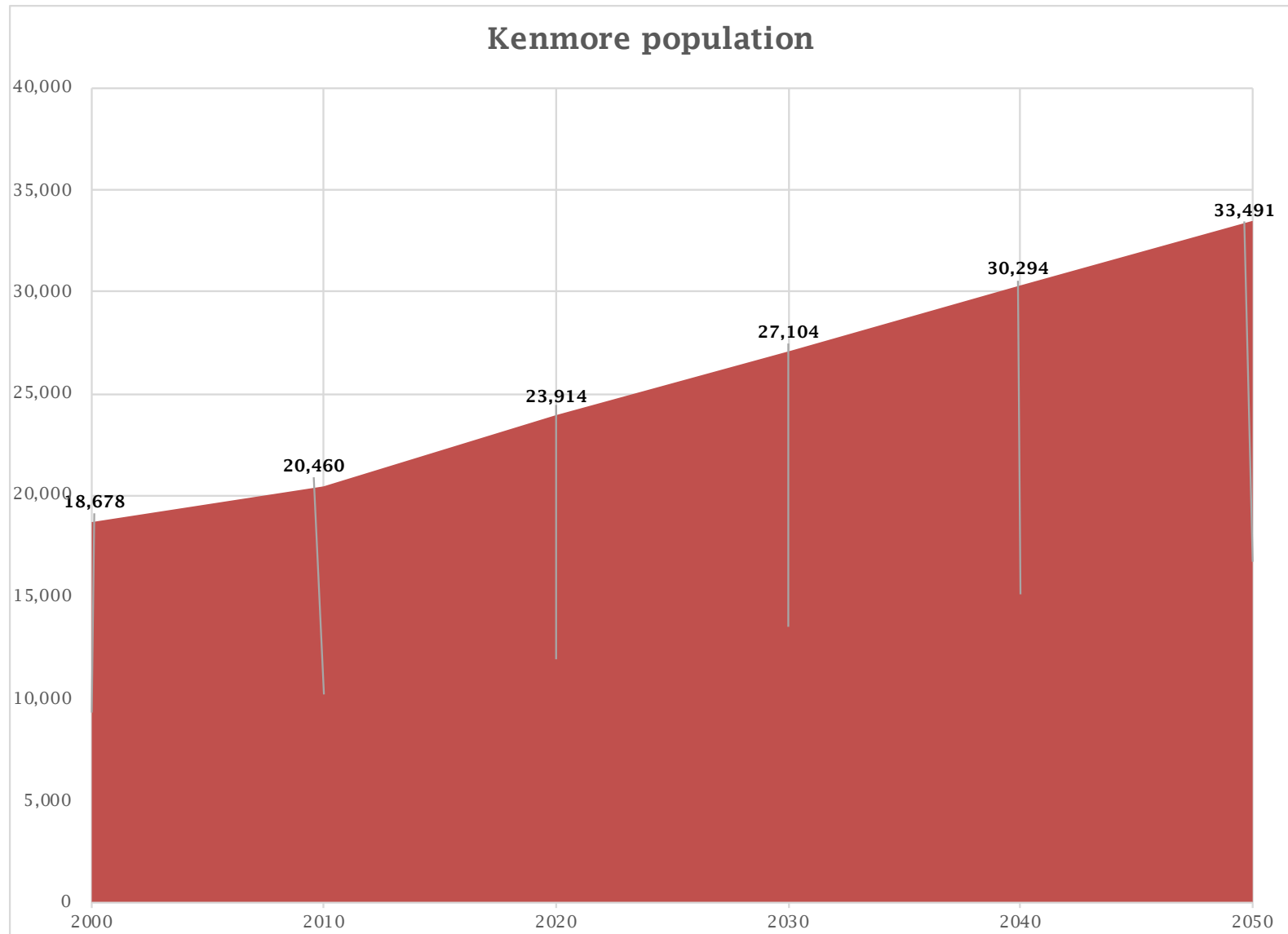
Planning Commission

1 July 2025

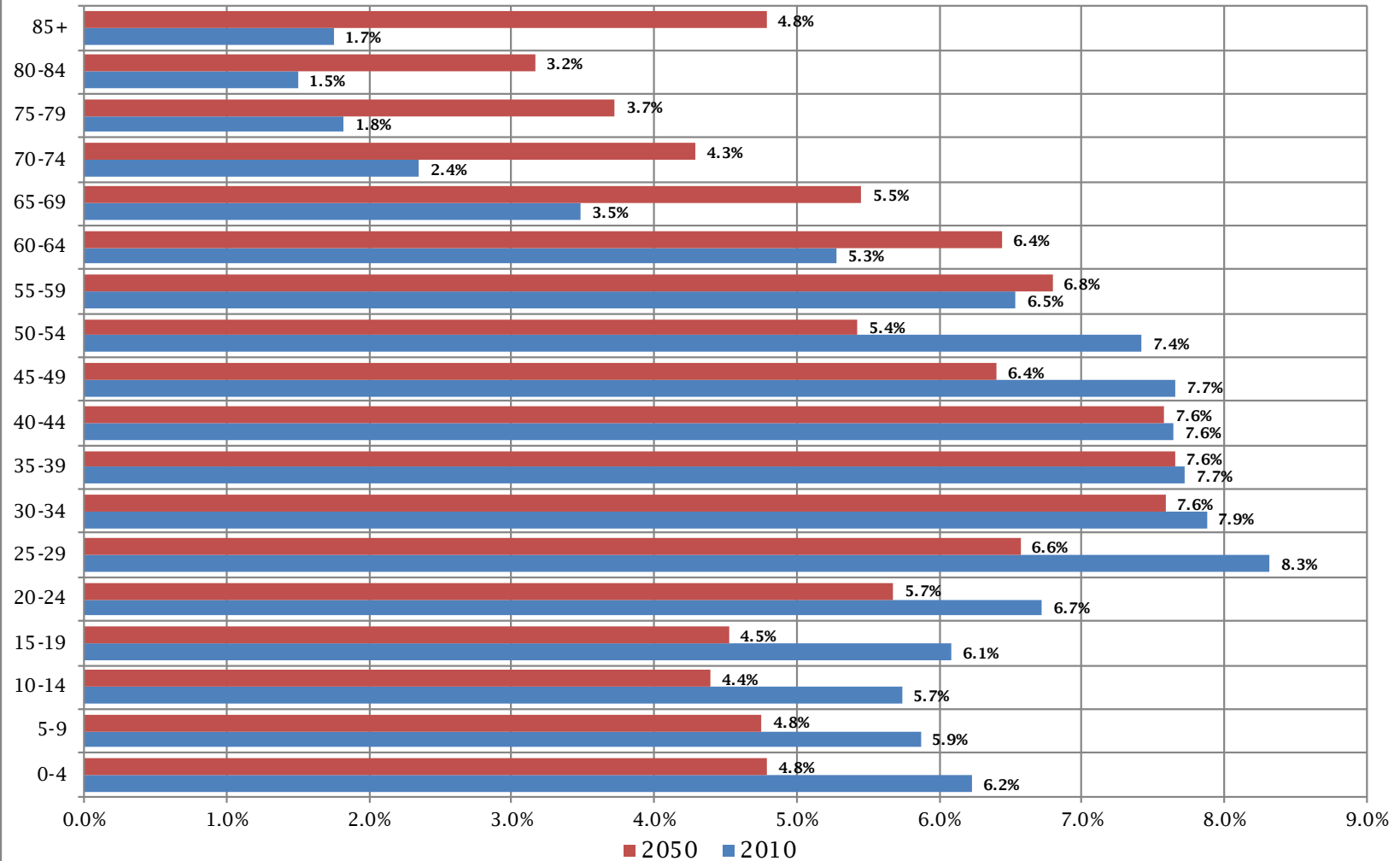
King County population projections



Source: WA OFM Medium Series 2018

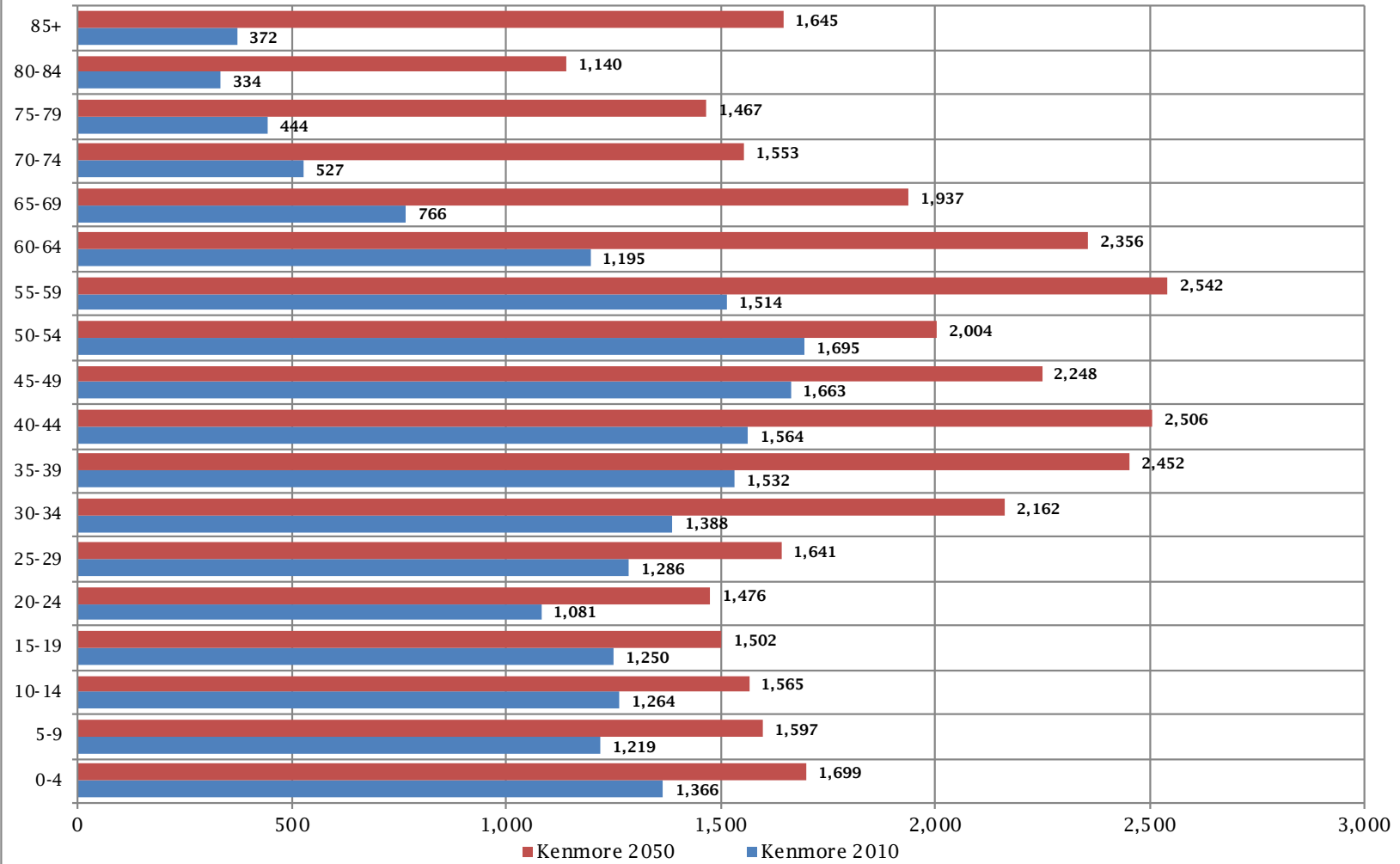


King County age distribution 2010-2050



Source: Washington State Office of Financial Management (OFM)

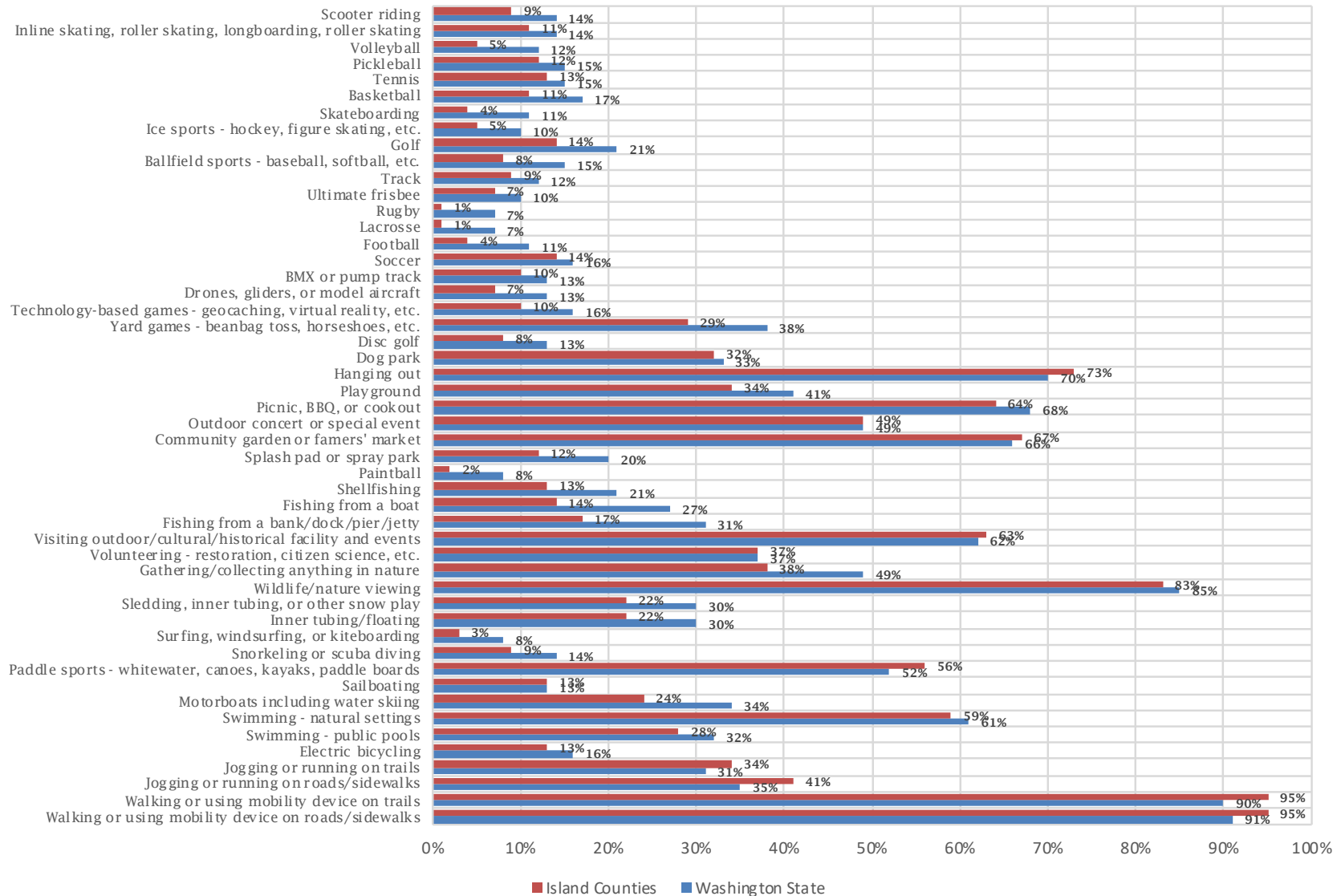
Kenmore age-specific projections 2010-2050



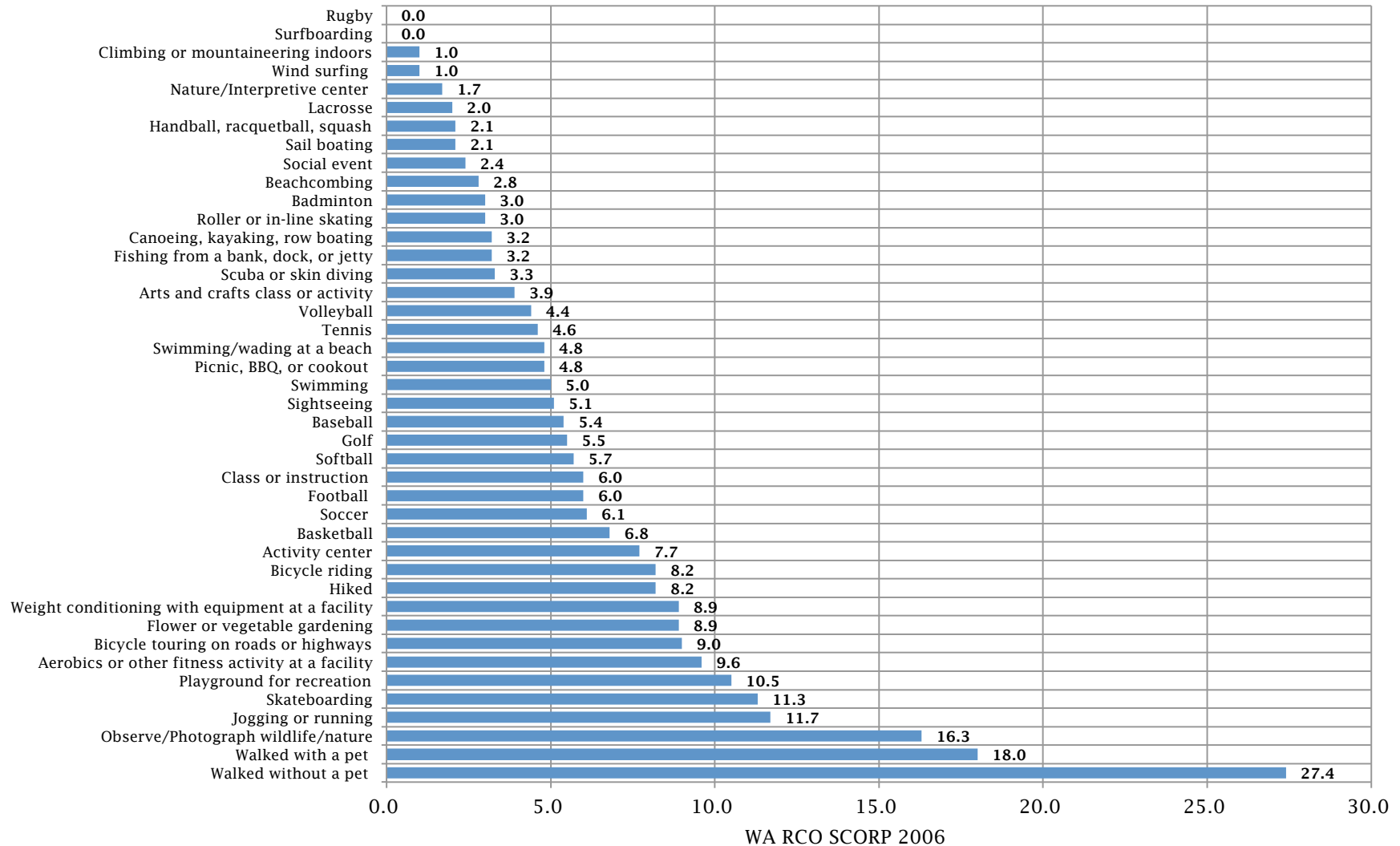
WA OFM 2018, Port Orchard Population 2010 Factored by Location Quotient and Forecast Control



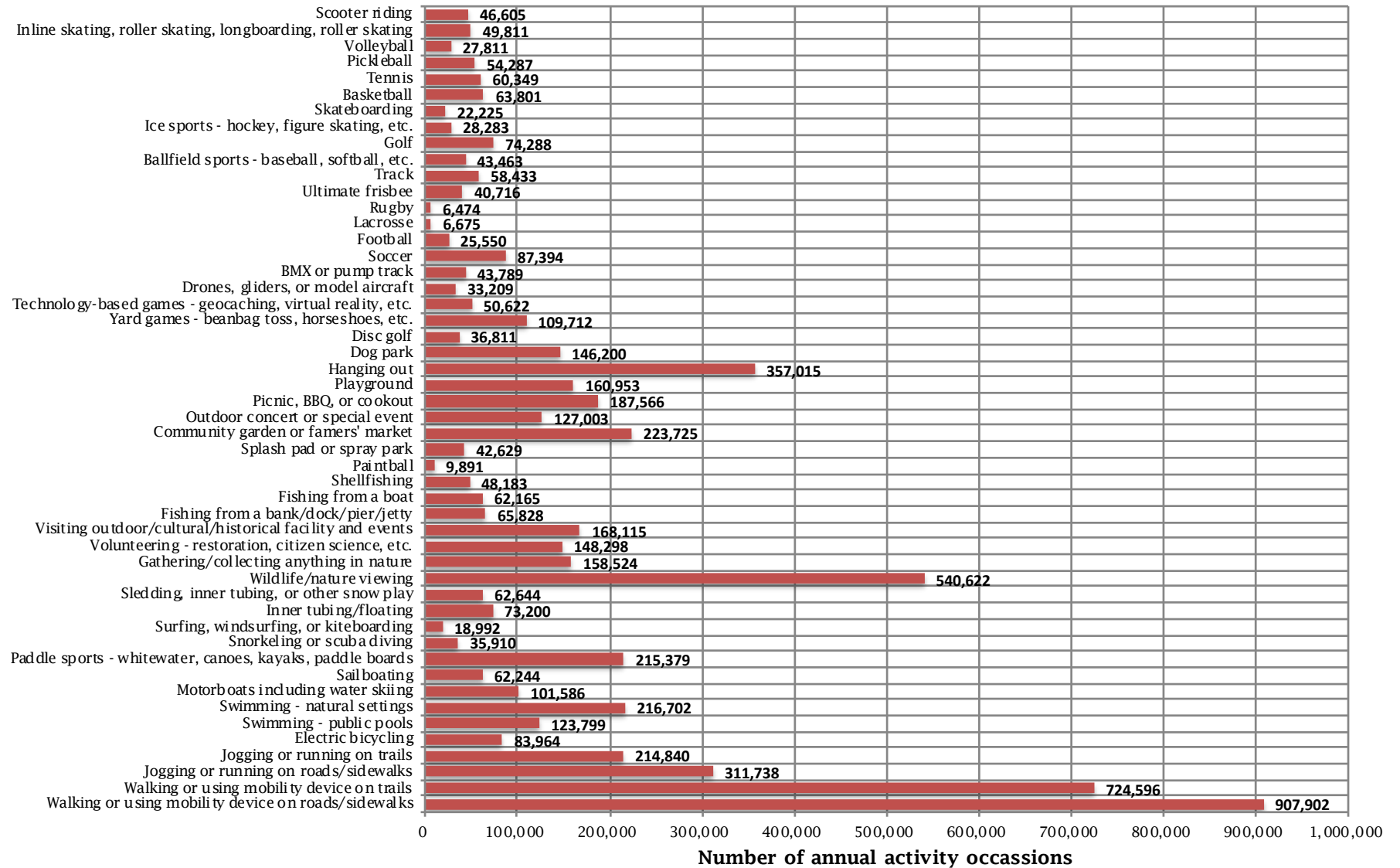
2022 recreation participation rate



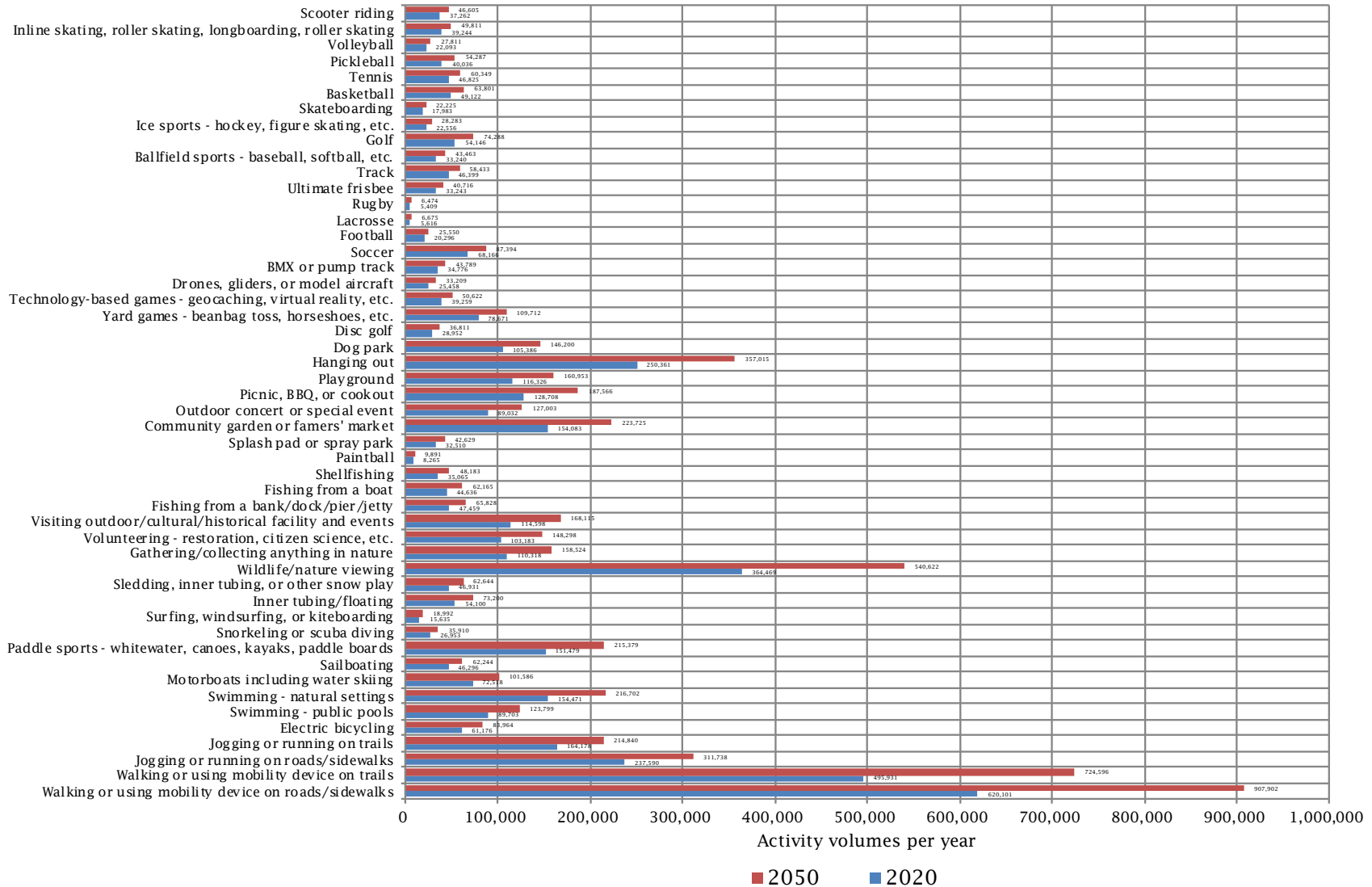
Frequency - number of times per year by participant



Kenmore activity volumes 2050



Kenmore activity volumes 2020-2050



Questions?