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Kirkland Planning Commission
June 13, 2024

1. CALL TO ORDER (7:00 PM)

2. ROLL CALL (7:00 PM)

Members Present: Rodney Rutherford - Chair, Bria Heiser - Vice Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

Members Absent: None.

Staff Present: Adam Weinstein - Planning & Building Director, Allison Zike - Planning & Building Deputy Director, Denise Russell - Planning Supervisor, Bryan Cole - Program Specialist, and Jeannie Dines - Recording Secretary.

Chair Rutherford described procedures for tonight's meeting.

3. COMMENTS FROM THE AUDIENCE (7:03 PM)

1. Forrest Whitehouse, Kirkland, described his support of the City's efforts to bring new housing to Kirkland, particularly along frequent transit corridors.
2. Curtis Reusser, Kirkland, described his concern with the proposed housing density west of Market.
3. Kurt Dresner, Kirkland, commented on the region's history of exclusion, residents' arguments against increasing density, and urged the Commission to plan for a more equitable, sustainable, affordable, busable, bikeable, and livable Kirkland.
4. Luke Travis, Kirkland, commented on escalating housing prices in Kirkland, and assured traffic from increased density was a solvable problem.
5. Kyle Sullivan, Kirkland, described his support for the Commission's approach to the Comprehensive Plan, particularly the Introduction Chapter and Land Use Element.

4. SPECIAL PRESENTATIONS - N/A

5. STUDY SESSION - N/A

6. PUBLIC HEARINGS (7:17 PM)

A. Goat Hill Development Moratorium Public Hearing, File No. CAM24-00115

Chair Rutherford opened the public hearing at 7:18 PM and described the hearing procedures.

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Planning and Building Director Adam Weinstein described differences between this project and the goal of the Comprehensive Plan update. He reviewed the moratorium scope of work (adopted by City Council on April 2, 2024), recent public comments, Planning Commission comments, map of redevelopable and vacant parcels on Goat Hill, and a map illustrating total finished area per parcel in Goat Hill.

Planning Supervisor Denise Russell reviewed proposed code amendments/policy change, Goat Hill overlay zone – changes to existing code and illustrations of FAR limits, required public improvements (paved connections), policies regarding land clearing, road improvement district and emergency access, staff's recommendation, and next steps.

Mr. Weinstein and Ms. Russell responded to Commission questions.

Public Testimony

Chair Rutherford described the procedures for public testimony.

Steve Clarke, representing his in-laws Bill and Monica Moore who own five parcels on Goat Hill, relayed concerns with limiting development on Goat Hill and recommended concerning access from the north.

Andrea Thompson, Kirkland, commented on access issues during the stormwater project, frontage improvements, and road damage caused by construction.

Josh Friedman, Hillis Clark Martin Peterson, representing Montebanc Management, encouraged the Commission to adopt staff's recommended changes to the amendments. He responded to a Commission question.

John Ghilarducci, Kirkland, expressed support for the City acquiring the open spaces adjacent to Juanita Heights Park and for several of staff's recommended changes and commented on access issues.

Kurt Dresner, Kirkland, commented on the way the City is addressing issues on Goat Hill and the proposal to prohibit middle housing on Goat Hill.

Dave Rumpf, Kirkland, encouraged the adoption of a 40% FAR and described spaces exempt from the FAR calculation.

Luke Travis, Kirkland, recognized challenges on Goat Hill and pointed out the feasibility of multi-family housing in the lower areas of Goat Hill abutting Juanita Drive.

Roger Kutz, Kirkland, retired volunteer first responder, commented on emergency access and response times on Goat Hill.

James and Tami [no last name given] were experiencing audio issues. Suggestions for addressing the issue were provided.

Public testimony was left open to allow time for the above speakers to address their audio issue.

Staff responded to Commission questions.

Continued Public Testimony

Elizabeth Tockman, Kirkland, commented on access and described her support for the recommended changes to FAR and ADUs.

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With no further public testimony, Chair Rutherford closed public testimony.

Planning Commission deliberated and staff responded to Commission questions.

Motion to that the Planning Commission recommended the Kirkland Zoning Code amendments as recommended by staff.

Moved by Aaron Jacobson, seconded by Gina Madeya

Vote: Motion carried 7-0

Yes: Rodney Rutherford - Chair, Bria Heiser - Vice Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

Chair Rutherford declared a brief recess.

B. **2044 Comprehensive Plan Continued Public Hearing: Introduction Chapter and Land Use Element, File No. CAM22-00032**

Ms. Zike explained this is a continuation of two separate public hearings on the Introduction Chapter which includes the vision statement, and the Land Use Element. She reviewed the Comprehensive Plan update timeline, public hearing schedule, and the process for receiving public testimony.

Introduction Chapter

Ms. Zike reviewed the revised draft vision statement.

Commissioner Rozmyn provided an update on the subcommittee's revisions to the vision statement.

Discussion followed.

Motion to that the Planning Commission recommended the Introduction Chapter as recommended by staff with the draft vision statement as revised by Commissioners Reusser and Rozmyn.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Motion to Amend in the first paragraph, insert a period after "inclusion" and strike "while combating racism and discrimination."

Moved by Katya Allen, seconded by Bria Heiser - Vice Chair

Discussion followed.

Commissioner Allen withdrew the amendment.

Motion to Amend to add a period at the end of the second sentence after "inclusion" and move "while combating racism and discrimination" further down at staff's discretion.

Moved by Katya Allen, seconded by Bria Heiser - Vice Chair

Discussion followed.

Vote: Motion failed 2-5

Yes: Bria Heiser - Vice Chair, and Katya Allen.

No: Rodney Rutherford - Chair, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

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Vote: Motion carried 6-1

Yes: Rodney Rutherford - Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

No: Bria Heiser - Vice Chair.

Land Use Element

Ms. Zike described the difference between land use element amendments and zoning code amendments, issues addressed via future zoning code amendment, proposed Land Use Map, potential land use changes and potential land use changes along frequent transit corridors, implementing policies for potential land use changes, examples of ways to change the frequent transit corridors overlay, and land use element updates as a result of public and Commission input.

Commission discussion followed.

Motion to that the Planning Commission recommend approval of the Land Use Element as recommended by staff in Attachment 1 to the June 13 meeting packet.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed and staff responded to Commission questions.

Motion to Amend by inserting the text displayed on the screen at the end of the narrative text of Policy LU-2.4.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Commissioner Jacobson withdrew the amendment.

Discussion continued.

Motion to Amend by inserting the text displayed on the screen (Revision 2) at the end of Policy LU-2.4.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Commissioner Jacobson withdrew the amendment.

Discussion followed.

Motion to Amend by inserting the language displayed on the screen (Revision 3) at the end of LU-2.4

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Vote: Motion carried 7-0

Yes: Rodney Rutherford - Chair, Bria Heiser - Vice Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

Discussion continued.

Motion to Amend by accepting Alternative #1: Frequent Transit Corridor Overlay to replace LU-4.

Moved by Scott Reusser, seconded by Aaron Jacobson

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Discussion followed.

Commissioner Reusser withdrew the amendment.

Discussion continued.

Motion to Amend by accepting Alternative #1: Frequent Transit Corridor Overlay and modify so the corridor continues to Kirkland's north boundary to replace LU-4.

Moved by Scott Reusser, seconded by Angela Rozmyn

Discussion followed.

Vote: Motion failed 2-5

Yes: Bria Heiser - Vice Chair, and Scott Reusser.

No: Rodney Rutherford - Chair, Katya Allen, Aaron Jacobson, Gina Madeya, and Angela Rozmyn.

Motion to Amend by accepting the original staff proposal with 7 transit corridors and Corridor 4 extending north to the city boundary at 145th.

Moved by Angela Rozmyn, seconded by Gina Madeya

Discussion followed.

Vote: Motion carried 5-2

Yes: Rodney Rutherford - Chair, Katya Allen, Aaron Jacobson, Gina Madeya, and Angela Rozmyn.

No: Bria Heiser - Vice Chair, and Scott Reusser.

Discussion followed.

Due to the late hour and interest in making further amendments to the Land Use element, it was the consensus of the Commission to direct staff to update the draft Land Use element to incorporate the amendments the Planning Commission approved to be considered at a continued public hearing.

Vote: Motion failed 0-7

Yes: None.

No: Rodney Rutherford - Chair, Bria Heiser - Vice Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

Discussion continued.

Motion to Continue the public hearing on the Land Use element to July 25, 2024 and leave the record open for written comment with the meeting starting at 6 PM.

Moved by Aaron Jacobson, seconded by Gina Madeya

Vote: Motion carried 7-0

Yes: Rodney Rutherford - Chair, Bria Heiser - Vice Chair, Katya Allen, Aaron Jacobson, Gina Madeya, Scott Reusser, and Angela Rozmyn.

7. READING AND/OR APPROVAL OF MINUTES - N/A (10:47 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:47 PM)

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A. **Public Meeting Calendar Update**

Ms. Zike reviewed upcoming agendas. In response to Ms. Zike's inquiry about changing the standard start time for Planning Commission meetings to 6 PM, Commissioners were agreeable to making that change. An amendment to the Commission's policies and procedures will be scheduled on a future agenda.

Commissioners Rozmyn and Jacobson and Chair Rutherford volunteered to serve on a subcommittee with City Councilmembers regarding state legislative issues.

9. COMMENTS FROM THE AUDIENCE - None (10:52 PM)

10. ADJOURNMENT (10:53 PM)

Chair
Kirkland Planning Commission