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Kirkland Planning Commission July 11, 2024

1. CALL TO ORDER (7:06 PM)

2. ROLL CALL (7:06 PM)

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

Members Absent: Rodney Rutherford - Chair.

Staff Present: Adam Weinstein - Planning and Building Director, Allison Zike - Planning and Building Deputy Director, LeAndra Baker-Lewis - Senior Planner, Katie Kapoor - Program Specialist, and Jeannie Dines - Recording Secretary.

3. COMMENTS FROM THE AUDIENCE (7:07 PM)

Vice Chair Heiser described the procedures for tonight's public hearing.

Commission discussion followed.

Motion to to limit time for audience members to provide comments to 2 minutes to allow more people to speak.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Vote: Motion carried 6-0

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

1. Jennie Jaeger, Kirkland, described negative impacts of rising home prices in Kirkland.

2. Kira Krimkevich, Kirkland, recognized residents in the audience wearing blue who represent themselves, spouses, neighbors and friends who are concerned the discourse in this room is not representative of what most Kirkland residents want.

3. Bev Marcus, Kirkland, described her move from a single-family home in Seattle to a condo in Kirkland where she sought density and amenities. She referenced the housing crisis and transit deficit, pointing out more housing leads to more transit and the most logical place for housing is near transit corridors.

4. Samy Khoury, Kirkland, acknowledged Kirkland did not have much affordable housing and suggested nothing could be done about it because it is due to supply and demand and what people are willing to pay.

DRAFT

5. Betsy Lewis, Kirkland, expressed concern with the proposal for NE 70th Street to be designated a transit corridor, zoning for additional density within 1/2 mile, and limited bus service on NE 70th Street.
6. Ken MacKenzie, Kirkland, provided data from the U.S. Census Bureau that indicates Kirkland's population is shrinking by approximately 1% every 3 years and suggested that be considered in the Comprehensive Plan.
7. Forrest Whitehouse, Kirkland, described his support for land use changes around the Par Mac site, for the growth alternative in the SEIS, and for Moss Bay Policy MB-32. He urged residents not to fear change.
8. Angela Simmons, Kirkland, part of the blue movement in the room, said she was anxious to learn more and share what she's learned with other residents. She's supported past changes although traffic has been negatively impacted.
9. Elizabeth Calouri, Kirkland, recommended the City address infrastructure needs created by population and business growth.
10. Jack McCullough, representing Tom Schaffer, File No. CAM22-00873, Par Mac CAR, relayed support for the staff report and described benefits of additional housing density proximate to the CKC and I-405 access.
11. Sarah Jokar Deris, Kirkland, commented her house backs up to the Par Mac property and when it was on the market recently, it was rejected by every person due to the existing and planned apartments. She urged the City not to allow more apartments in their backyard.
12. Pieter De Temmerman, Kirkland, described benefits of his west of Market neighborhood, explaining he moved from Seattle due to problems created by density and transit such as increased traffic, home prices, homelessness and crime.
13. Kyle Sullivan, Kirkland, commented on his parents and grandparents' ability to purchase homes as young adults compared to the difficulty he and his peers have renting or buying in Kirkland. He expressed support for housing for everyone.
14. John Kappler, Kirkland, commented on the lack of outreach when the City developed neighborhood plans. He cited concerning wording in the neighborhood plans and requested the Commission reopen the record to do better outreach to the community.
15. Luke Travis, Kirkland, commented the only constant in life is change, true in personal lives and in cities. Kirkland's suburban zoning did not gradually respond to changing times which led to escalating housing costs and homelessness.
16. Deirdre Johnson, Kirkland, expressed concern with the proposal to increase density near transit when transit is unreliable. She described diminished transit in Rose Hill.
17. Vince Campos, Kirkland, expressed support for increasing density especially near transit. He described how the high cost of housing prevents his adult children and others from living in Kirkland.
18. Larry Waldman, Kirkland, described why he left the Capitol Hill area. He looked forward to walking his children to school on the sidewalks, but feared what unplanned dense development will do to Market Street, traffic, transit, police and fire. He supported opening the record for further conversation.

DRAFT

19. Jennifer Ohayon, a realtor and wife of a developer, expressed shock with the proposals in the Comprehensive Plan. She supports responsible development and urged the Commission to consider the will of the neighborhoods.

20. Tanya Dimpsey, Kirkland, expressed concern with the density and building heights proposed in the Comprehensive Plan.

21. Jill Stoddart, Kirkland, requested the Commission not approve the proposed revisions to the neighborhood plans affected by transit corridors without more notification such as direct mailings and signs.

22. Michael Radcliff, Kirkland, commented on existing density in Kirkland and the results of recent code changes that were approved with little input.

23. Ken Lin, Kirkland, referred to previous speakers' comments about the effects of the proposed changes. He expressed frustration that most people in the room only found about the plan in the last few weeks. He urged the Commission to consider the public's viewpoint and urged the public to stay involved.

24. Barbara Loomis, Kirkland, described her involvement on city, county and state boards and commissions. She urged the City not to fill Par Mac with high density housing as there are only two industrial areas in the City. She concurred with the comments about taking more public testimony.

4. SPECIAL PRESENTATIONS - N/A (8:11 PM)

5. STUDY SESSION - N/A (8:11 PM)

6. PUBLIC HEARINGS (8:12 PM)

a. 2044 Comprehensive Plan Continued Public Hearing: Kingsgate Neighborhood Plan Update, File No. CAM23-00555

2044 Comprehensive Plan Continued Public Hearing: General Neighborhood Plan Amendments, File No. CAM22-00032

2023-2024 Par Mac – Totem Lake Community-Initiated Amendment Request, File No. CAM22-00873

Commission discussed reopening the public hearing and Planning and Building Deputy Director Allison Zike reviewed the Planning Commission calendar.

Motion to move the extension of the public hearing for the Land Use Element from the July 25, 2024, meeting to August 22, 2024, and reopen the record for spoken testimony.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Vote: Motion carried 6-0

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

Discussion followed.

Vice Chair Heiser opened the continued public hearing.

DRAFT

Discussion followed.

Senior Planner LeAndra Baker-Lewis presented the Kingsgate Neighborhood Plan Update study issues and themes.

Ms. Baker-Lewis described General Neighborhood Plan amendments and reviewed written testimony themes related to General Plan Amendments.

Building & Planning Director Adam Weinstein reviewed written testimony themes related to miscellaneous points and concerns.

Ms. Baker-Lewis reviewed updates since the May 23 public hearing, amendment overview, amendment examples related to equity, neighborhood character changes, and amendment examples related to consistency and efficiency.

Ms. Zike reviewed the Par-Mac Community Initiated Amendment Request, Land Use Map, land use changes and decision timeline.

Staff responded to Planning Commission questions.

Kingsgate Neighborhood Plan

Commission discussion followed.

Motion to Approve the Kingsgate Neighborhood Plan as proposed by staff.
Moved by Angela Rozmyn, seconded by Scott Reusser

Motion to Amend Policy K-8 to insert and delete text as shown on the screen.
Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Vote: Motion carried 5-1

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

No: Scott Reusser.

Motion to Amend Policy K-23 to reflect the text shown on the screen.
Moved by Aaron Jacobson, seconded by Gina Madeya

Vote: Motion carried 6-0

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

Vote: Motion carried 6-0

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

Vice Chair Heiser declared a brief recess.

Market Neighborhood Plan

Motion to adopt the Market Neighborhood Plan as recommended by staff.
Moved by Aaron Jacobson, seconded by Angela Rozmyn

Motion to Amend Market Neighborhood Plan Policy M-1 and the narrative text as shown on the screen.

DRAFT

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Vote: Motion carried 6-0

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

Discussion followed.

Vote: Motion carried 6-0

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

Market Street Corridor Plan

Discussions followed.

Motion to adopt the Market Street Corridor Plan as recommended by staff.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Motion to Amend the Market Street Corridor Plan to reflect Commissioner Jacobson's proposed changes.

Moved by Angela Rozmyn, seconded by Bria Heiser - Vice Chair

Discussion followed.

Commissioner Rozmyn withdrew the amendment.

Motion to Amend to approve the edits in Policies MS-7 and MS-10.

Moved by Angela Rozmyn, seconded by Aaron Jacobson

Vote: Motion carried 6-0

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

Motion to Amend Policy MS-11 as proposed by Commissioner Jacobson.

Moved by Angela Rozmyn, seconded by Aaron Jacobson

Discussion followed.

Vote: Motion carried 4-2

Yes: Katya Allen, Aaron Jacobson, Gina Madeya, and Angela Rozmyn.

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

Motion to Amend to add Policy MS-14 as amended on the screen.

Moved by Angela Rozmyn, seconded by Aaron Jacobson

Discussion followed.

Vote: Motion carried 6-0

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

Discussion followed.

Motion to Amend to add back in Policy MS-8.

Moved by Bria Heiser - Vice Chair, seconded by Angela Rozmyn

DRAFT

Discussion followed.

Vote: Motion failed 1-4

Yes: Bria Heiser - Vice Chair.

No: Katya Allen, Aaron Jacobson, Gina Madeya, and Angela Rozmyn.

Abstained: Scott Reusser.

Discussion continued.

Vote: Motion failed 0-6

Yes: None.

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

Discussion followed.

Motion to Continue the public hearing on the Market Street Corridor Plan to August 22, 2024 and reopen the record for verbal public comment in addition to written testimony .
Moved by Angela Rozmyn, seconded by Aaron Jacobson

Vote: Motion carried 6-0

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

Ms. Zike advised an updated version of the Market Street Corridor Plan incorporating the amendments would be provided for the August 22, 2024, meeting.

Central Houghton Neighborhood Plan

Motion to adopt the Central Houghton Neighborhood Plan as recommended by staff.
Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Motion to Amend Vision Statement Paragraph 4 as written on the screen and Paragraph 3 as shown on the screen.

Moved by Angela Rozmyn, seconded by Gina Madeya

Vote: Motion carried 6-0

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

Motion to Amend Policy CH-6.1 as shown on the screen.

Moved by Aaron Jacobson, seconded by Gina Madeya

Discussion followed.

Commissioner Jacobson withdrew the amendment.

Motion to Amend Policy CH-6.1 to delete "guidelines and" in the policy and in the narrative text and insert "cost less to build, are more sustainable," following "produce buildings that."

Moved by Aaron Jacobson, seconded by Gina Madeya

Discussion followed.

Commissioner Jacobson withdrew the amendment.

DRAFT

Motion to Amend Policy CH-6.1 to delete "guidelines and regulations" and insert "standards" in the policy text and delete "guidelines and regulations" in the first sentence of the narrative text and insert "standards" and insert "cost less to build, are more sustainable" following "produce buildings that" in the first sentence.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Vote: Motion carried 4-2

Yes: Katya Allen, Aaron Jacobson, Gina Madeya, and Angela Rozmyn.

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

Discussion followed.

Motion to Amend Policy CH-7.3 as written on the screen.

Moved by Angela Rozmyn, seconded by Aaron Jacobson

Discussion followed.

Commissioner Rozmyn withdrew the amendment.

Motion to Amend approve Policy CH-7.3 as written on the screen except for leaving the design review process as written by staff.

Moved by Angela Rozmyn, seconded by Bria Heiser - Vice Chair

Vote: Motion carried 6-0

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

Motion to Amend Policy CH-7.3 to strike through the design review process piece.

Moved by Angela Rozmyn, seconded by Aaron Jacobson

Discussion followed.

Vote: Motion failed 2-3

Yes: Aaron Jacobson, and Angela Rozmyn.

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

Abstained: Katya Allen.

Motion to Amend Policy CH-17.1 as described on the screen.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

Vote: Motion carried 6-0

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

Vote: Motion carried 6-0

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

Highlands Neighborhood Plan

Motion to adopt the Highlands Neighborhood Plan as recommended by staff.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Discussion followed.

DRAFT

Motion to Amend Policy H-11 to reflect the red text on the screen, replace "single family" with "single unit dwellings."

Moved by Angela Rozmyn, seconded by Aaron Jacobson

Discussion followed.

Vote: Motion carried 6-0

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

Vote: Motion carried 6-0

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

Motion to Continue the public hearing on neighborhood plans for Lakeview, Bridle Trails, Moss Bay, Everest, Rose Hill, Norkirk, and Finn Hill and NE 85th Street Station Subarea and Totem Lake Business District Plans to July 25, 2024, and to keep the record for written testimony open.

Moved by Bria Heiser - Vice Chair, seconded by Gina Madeya

Vote: Motion carried 6-0

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

7. BUSINESS (10:30 PM)

a. Planning Commission Policies and Procedure Amendments

Vice Chair Heiser advised the proposal is to change the start time of Planning Commission meetings to 6 PM.

Motion to change the start time of regular Planning Commission meetings to 6 PM.

Moved by Bria Heiser - Vice Chair, seconded by Angela Rozmyn

Vote: Motion carried 6-0

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

Discussion followed.

8. READING AND/OR APPROVAL OF MINUTES (10:31 PM)

a. April 11, 2024

b. May 09, 2024

Motion to Approve April 11, 2024 and May 9, 2024 minutes.

Moved by Angela Rozmyn, seconded by Gina Madeya

Vote: Motion carried 6-0

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

9. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (10:33 PM)

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a. Public Meeting Calendar Update

Ms. Zike reviewed upcoming agendas.

10. **COMMENTS FROM THE AUDIENCE - None (10:34 PM)**

11. **ADJOURNMENT (10:34 PM)**

Chair
Kirkland Planning Commission