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**Kirkland Planning
Commission March 27,
2025**

1. CALL TO ORDER (6:01 PM)

2. ROLL CALL (6:01 PM)

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

Members Absent: Justin Robbins.

Staff Present: Adam Weinstein - Planning and Building Director, Allison Zike - Deputy Planning and Building Director, Scott Guter - Senior Planner, Tyler Gurley - Program Specialist, and Jeannie Dines - Recording Secretary.

3. COMMENTS FROM THE AUDIENCE (6:02 PM)

1. Liz Hunt, Kirkland, commented on the Middle Housing Code Update, highlighting items in her email related to housing types, the role of FAR and lot coverage, reduced lot sizes, managing infrastructure with increased density, and inclusionary zoning.

2. John Kappler, Kirkland, commented on code implementation language and the difficulty for practicing professionals to follow it. He provided examples of conflicting language.

4. SPECIAL PRESENTATIONS - N/A (6:10 PM)

5. STUDY SESSION (6:11 PM)

A. Briefing on Middle Housing Code State Compliance, File No. AM24-00561

Planning and Building Director Adam Weinstein provided an introduction.

Senior Planner Scott Guter reviewed what the City heard from the public, Council feedback, Planning Commission feedback, density (City Council supports Option 2 for affordable housing requirements exempting ADUs, but with a two ADU limit), density examples and illustrations, proposed housing types in low density and multifamily zones, state affordable housing standard, and affordable housing options. Mr. Guter responded to Commission questions during his presentation.

Mr. Weinstein reviewed issues raised in the February 26 and March 26 letters from Master Builders and described how Option 2 for affordable housing requirements responds to their concerns.

Mr. Weinstein and Mr. Guter responded to Commission questions.

Mr. Guter reviewed additional code amendments; forthcoming code amendments (Phase 1) related to affordable housing, nonconformance, street improvements, and parking requirements; parking; findings from the parking analysis; photographs of on-street parking; staff's recommendation regarding parking; and topics for Planning Commission discussion.

Staff responded to Commission questions and Commissioners provided input regarding ADUs and density calculations, range of permitted housing types, affordable housing requirement, additional code amendments, and parking requirements.

Deputy Planning and Building Director Allison Zike summarized the Commission's input.

Motion to recommend Option 3 for the inclusionary zoning requirements.

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

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Discussion followed.

Vote: Motion carried 5-1

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

No: Aaron Jacobson.

Mr. Guter summarized the Commission's input.

6. PUBLIC HEARINGS - N/A (7:44 PM)

7. READING AND/OR APPROVAL OF MINUTES (7:44 PM)

A. February 13, 2025

Motion to Approve the February 13, 2025 minutes.

Moved by Angela Rozmyn, seconded by Gina Madeya

Vote: Motion carried 6-0

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

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (7:45 PM)

A. Public Meeting Calendar Update

Ms. Zike advised the April 10 meeting will be canceled. She reviewed agenda topics for the April 24 meeting. She reported staff will brief the Council on the Planning Work Program at their April 1 meeting.

9. COMMENTS FROM THE AUDIENCE (7:47 PM)

3. Liz Hunt, Kirkland, commented on the increase in on-street parking in her neighborhood with the addition of new development that includes ADUs/DADUs.

4. John Kappler, Kirkland, commented on building site coverage, pervious area required for on-site parking, and the City's code that only allows one curb cut per site.

10. ADJOURNMENT (7:52 PM)

Chair
Kirkland Planning Commission