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Kirkland Planning Commission
May 23, 2024

1. CALL TO ORDER (6:00 PM)

2. ROLL CALL (6:00 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 and Building Deputy Director, Prins Cowin - Administrative Supervisor, Scott Guter - Senior Planner, David Barnes - Senior Planner, Lindsay Levine - Senior Planner, LeAndra Baker-Lewis - Senior Planner, Bryan Cole - Program Specialist, and Jeannie Dines - Recording Secretary.

Chair Rutherford described the procedures for tonight's public hearing.

3. COMMENTS FROM THE AUDIENCE (6:03 PM)

1. Josh Friedmann, Hillis Clark Martin Peterson, representing Montebanc Management, spoke regarding the City's draft development regulations for the Goat Hill neighborhood and referenced a letter they submitted to the City.
2. Steve Clarke, representing Bill and Monica Moore, owners of property on Goat Hill, spoke regarding the draft Goat Hill regulations.

4. SPECIAL PRESENTATIONS (6:10 PM)

a. Planning Commission Webpage

This item was postponed to the Commission's next meeting.

5. PUBLIC HEARING (6:10 PM)

a. 2044 Comprehensive Plan Public Hearing #2, File No. CAM22-00032

Chair Rutherford opened the public hearing at 6:10 PM and described the public hearing procedures.

Planning and Building Deputy Director Allison Zike welcomed audience members and provided an introduction. She reviewed the 2024 timeline related to the

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Comprehensive Plan update, Planning Commission public hearing schedule, what guides the updates, written comments received to date, and written testimony themes.

Ms. Zike reviewed the Land Use Element including land use amendment key themes, growth targets: planning for capacity, land use element amendments versus zoning code amendments, the draft land use element, proposed land use map, potential land use changes, staff recommendation related to implementing policies for potential land use changes, Par Mac request, and potential land use changes along frequent transit corridors.

Senior Planner David Barnes reviewed the Sustainability Climate and Environment (SCE) Element including what does the SCE element do, SCE Element update key themes, study issues, draft SCE goals and policies, and a summary of proposed revisions since Planning Commission briefing.

Senior Planner Lindsay Levine reviewed the Human Services Element including Kirkland human services, draft goals and policies, a summary of the proposed updates, and a summary of proposed revisions since the Planning Commission briefing.

b. **2044 Comprehensive Plan Public Hearing #2: Juanita Neighborhood Plan Update, File: CAM23-00554; Kingsgate Neighborhood Plan Update, File: CAM23-00555; and General Neighborhood Plan Amendments, File No. CAM22-00032**

Senior Planner LeAndra Baker-Lewis reviewed the Neighborhood Plan Updates, including objectives for the Juanita and Kingsgate Neighborhood Plans, community engagement themes, optional draft Juanita Plan Policies in response to community-initiated land use change requests (Michaels and Goodwill sites), land use changes decision timeline, draft Juanita policy (community-initiated land use change request), and general neighborhood plan updates.

Staff responded to Commission questions.

Public Testimony

1. Scott Brady, Kirkland, described impacts to infrastructure from development on the Michaels and Goodwill sites.
2. Ingrid Salmon, Kirkland, commented on transit service near the Goodwill site and the need for housing that is more affordable.
3. Lori McGovern, Kirkland, read from a letter she submitted regarding impacts of development at the Juanita site.
4. Jack Staudt, Kirkland, spoke regarding the Human Services element and senior issues and urged the Commission to consider impacts on seniors in the community.
5. Terry Steel-Kalet, Kirkland, Chair of Kirkland Senior Council, spoke regarding the Human Services element, highlighting a statement approved by the Senior Council with recommended edits for the element.
6. Luke Travis, Kirkland, spoke regarding changes that have occurred in Kirkland, increased cost of housing, and support for allowing dense housing on bus routes.
7. Kay Williams-Prater, Kirkland, expressed support for Lori McGovern's comments.

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8. David Prater, Kirkland, expressed support for Lori McGovern's comments.
9. Kate Conant, Kirkland, described her objection to the JB-16 policy recommendation in the revised Juanita Plan.
10. Leif Giering, Kirkland, spoke begrudgingly in favor of the developments in Juanita and at the Goodwill site.
11. Karen Hartman, Kirkland, Secretary for Kirkland Senior Council, described her objection to development on the Michaels and Goodwill sites.
12. Sarah Jokar Deris, Kirkland, spoke regarding the Par Mac CAR, relaying opposition to redevelopment of the site in close proximity to single family homes.
13. James Kumin, Kirkland, described his reluctant opposition to development on the Goodwill site.
14. Mary Ann Timeus, Kirkland, spoke in favor of more affordable housing in Kirkland, including condominiums to provide transition.
15. James Naegle, Kirkland, described his concern with assumptions that Kirkland will be more transit oriented in the future.
16. Bev Marcus, Kirkland, described ways to make housing more affordable and plentiful.
17. Dana Tonkin, Kirkland, described her Market neighborhood and relayed her concerns with housing that the proposed framework would allow.
18. Ken MacKenzie, Kirkland, described impacts from construction of ADUs and apartment buildings on single family residents and additional traffic due to more dense development.
19. Josh Phua described his support for eliminating parking requirements in the Zoning Code
20. Neil Liebeck, Kirkland, seconded the comments made by Luke Travis, Bev Marcus, and Josh Phua, and described his support for dense housing at the Michael's site.
21. Karl Petersson, owner of the property currently leased to Michaels, described opportunities for development on the site.
22. Allison Warner, Balboa Retail Partners, owners of Juanita Goodwill site, described their support for staff's recommendations.
23. Doug Rough, Kirkland, Chair of Juanita Neighborhood Association, described his request to put the Juanita Public Pathway back into the Juanita Neighborhood Plan.
24. William (Forrest) Whitehouse, Kirkland, described his support of transit-oriented development and studying density above 50 units/acre in the SEIS.
25. Shiela Clooney, Kirkland, relayed her preference that Kirkland meet the assigned growth targets and her concern the draft land use plan exceeds growth targets assigned by King County.
26. Scott Hildridge, Redmond, expressed support for Bev Marcus's recommendation to

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eliminate design review and Josh Phua's comments to eliminate parking requirements and described benefits of living in a transit walkshed.

27. Liz Hunt, Kirkland, described her concerns with increased density in the Market neighborhood.

28. Mike McMillian, Kirkland, described his and his wife's concerns with high density development on the Goodwill site.

29. Kurt Dresner, Kirkland, commented on how Kirkland has evolved, increased density resulting in more transit, and planning for future Kirkland residents.

30. Jessie Clawson, representing Karl Petersson, proponent for the Michaels site, described the need for housing in the future and the proposal for the Michaels site.

31. Taylor [no last name given], Kirkland, commented on reasons people move to Kirkland and recommended the City meet but exceed its growth targets.

32. Ezelise Carpenter, Kirkland, described her concern with the impacts increased density at the Michaels and Goodwill sites would have on the area's healthcare system.

33. Bea Nahon, Kirkland, commented on the importance of neighborhood identity.

34. Colly Oswell, Kirkland, encouraged the City to prioritize purchasing more green space near the Goodwill site.

35. Barbara Loomis, Kirkland, referred to the Par-Mac CAR, citing the importance of retaining industrial space.

36. Kira Kimkevich, Kirkland, described her concern with impacts to her neighborhood from traffic impacts due to dense development.

37. Elise Fetch commented on the development of the Michaels and Goodwill sites.

There was no further public comment and Chair Rutherford closed public testimony and declared a brief recess.

The Commission began its deliberations. Staff responded to questions and Commissioners provided input.

Motion to extend the public hearing on the subarea plans, with the exception of the Juanita and Kingsgate neighborhood plans, to July 11 at 6:00 PM, leaving the written record open.

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.

Sustainability, Climate and Environment (SEC) Element

Motion to that the Planning Commission recommend the update to the Sustainability, Climate and Environment Element as recommended by staff.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

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Motion to Amend Policy SCE-5.13 to delete "emerging."
Moved by Aaron Jacobson, seconded by Scott Reusser

Vote: Motion carried 7-0

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

Commission discussion followed.

Vote: Motion carried 7-0

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

Human Services Element

Motion to recommend the update to the Human Services element as recommended by staff.

Moved by Aaron Jacobson, seconded by Gina Madeya

Motion to Amend to add a new Policy HS-4.6 to read, "Support aging populations to ensure that seniors can remain active in the community" and narrative text, "Aging in place is more than just being able to stay in a home, it includes ensuring seniors can remain active and integrated in the community as a whole."

Moved by Aaron Jacobson, seconded by Scott Reusser

Discussion followed.

Commissioner Jacobson withdrew the amendment.

Discussion followed.

Motion to amend the Planning Commission's recommendation on the Human Services element to ensure adopted Policy HS-1.6 is consistent with the language adopted in R5631 upon passage.

Moved by Bria Heiser - Vice Chair, seconded by Aaron Jacobson

Discussion followed.

Vote: Motion carried 7-0

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

Neighborhood Plan Updates

Commission discussion followed.

Juanita Neighborhood Plan

Motion to that the Planning Commission recommend adopting staff's recommendation for updating the Juanita Neighborhood Plan.

Moved by Aaron Jacobson, seconded by Angela Rozmyn

Motion to Amend Policy J-6 to read, "Explore establishing ~~minimum~~ no net loss

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residential density requirements...".

Moved by Aaron Jacobson, seconded by Scott Reusser

Discussion followed.

Commissioner Jacobson withdrew the amendment.

Motion to Amend Policy J.6 to read, "Explore establishing minimum residential or other density requirements in the residential areas...".

Moved by Aaron Jacobson, seconded by Scott Reusser

Discussion followed.

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.

Motion to Amend Policy J-6 by inserting "or other policies" after "or other density requirements in residential areas."

Moved by Aaron Jacobson, seconded by Scott Reusser

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.

Discussion followed.

Motion to Amend staff's recommendation to include a note about paying attention to grocery, parks and egress.

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

Discussion followed.

Commissioner Rozmyn withdrew the amendment.

Discussion followed.

Motion to Amend text of Policy J-16 to say grocery and retail, safe and efficient egress.

Moved by Scott Reusser, seconded by Bria Heiser - Vice Chair

Discussion followed.

Ms. Zike summarized the amendment to Policy J-6.

Discussion continued.

Vote: Motion carried 5-2

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

No: Rodney Rutherford - Chair, and Aaron Jacobson.

Discussion followed.

Motion to Amend Policy J-16 to increase housing options including greater affordability.

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Moved by Katya Allen, seconded by Angela Rozmyn

Discussion followed.

Vote: Motion failed 1-6

Yes: Katya Allen.

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

Discussion continued.

Motion to Amend to remove reference to specific sites within the Juanita Neighborhood Plan in Policies J-16 and J-20 with the intent that these policies are appropriate for the entirety of neighborhood centers in Juanita.

Moved by Rodney Rutherford - Chair, seconded by Katya Allen

Discussion followed.

Chair Rutherford withdrew the amendment.

Vote: Motion carried 6-1

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

No: Katya Allen.

Kingsgate Neighborhood Plan

Discussion followed.

Motion to Continue the public hearing for Kingsgate Neighborhood Plan to July 11, 2024, and leave the record open for written comments.

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.

Land Use Element

Discussion followed.

Motion to Continue the public hearing for the Land Use Element and map until the June 13 Planning Commission meeting and leave the record open for written comments.

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.

Commissioners and staff discussed whether to proceed with or postpone the next agenda item. It was the consensus of the Commission to proceed.

6. STUDY SESSION (10:26 PM)

a. Briefing on the Goat Hill Development Moratorium, File No. CAM24-00115

Planning & Building Director Adam Weinstein reviewed the purpose of the briefing,

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overview of the moratorium, public comments received, a summary of Planning Commission comments at the last briefing, potential code and policy amendments (reducing development allowances, construction metering and practices, policies regarding land clearing, road improvement district, and emergency access), and next steps.

Staff responded to Commission questions and Commissioners provided input.

7. READING AND/OR APPROVAL OF MINUTES - None (10:52 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION

a. Public Meeting Calendar Update

Ms. Zike reviewed the June 13 agenda.

9. COMMENTS FROM THE AUDIENCE (10:53 PM)

Ken MacKenzie, Kirkland, inquired about the process for the public to provide input. Chair Rutherford responded.

10. ADJOURNMENT (10:57 PM)

Chair
Kirkland Planning Commission