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Kirkland Planning Commission
August 08, 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 and Building Director, Allison Zike - Planning and Building Deputy Director, Scott Guter - Senior Planner, Katie Kapoor - Program Specialist, and Jeannie Dines - Recording Secretary.

3. COMMENTS FROM THE AUDIENCE (6:00 PM)

1. Matt Holle, Kirkland, commented the size of Planning Commission packets makes it difficult to review and have relevant comments/questions. He questioned the rationale in the Comprehensive Plan for making 124th Ave NE a major traffic thoroughfare due to its proximity to I-405.
2. Luke Travis, Kirkland, commented on the addition of jobs in Kirkland and the need for housing for people who work in Kirkland. The lack of communication with the public raises fears of haphazard, unplanned growth.
3. Ingrid Salmon, Kirkland, advocated for improved intersection crossings and maintenance of vegetated corridors on east Finn Hil and encouraged residents to ride the bus.

4. SPECIAL PRESENTATIONS - N/A (6:12 PM)

5. PUBLIC HEARINGS (6:12 PM)

- a. Miscellaneous Code Amendments Public Hearing, File No. CAM24-00348, CAM22-00845

Chair Rutherford opened the public hearing at 6:12 PM.

Planning & Building Deputy Director Allison Zike described what miscellaneous code amendments are, and provided details on the proposed miscellaneous code amendment:

- Proposed KZC 51 Amendment Alavi Community-Initiated Amendment Request (CAR)
- Proposed KZC 52 Amendments (Juanita Business District)
- Proposed KZC 117 Amendments (Wireless)

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- Proposed Overlay Map Amendments (Goat Hill)

Ms. Zike reviewed next steps and staff responded to Commission questions.

Public Testimony

4. Liz Hunt, Kirkland, spoke regarding the Alavi CAR including protections for trees on the lot, buffers, and the intent to change the residential designation in the Comprehensive Plan to mixed use.

5. Luke Travis, Kirkland, spoke in favor of changing the zoning for the Alavi property.

The Commission deliberated and staff responded to questions.

Motion to accept the Miscellaneous Code Amendments as written by staff.

Moved by Scott Reusser, seconded by Gina MadeyaVote: 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 closed the public hearing at 6:28 PM.

6. STUDY SESSION (6:28 PM)

a. **2044 Comprehensive Plan - Housing Element Briefing #3, File No. CAM22-00023**

Ms. Zike provided an introduction, advising a public hearing is scheduled on September 26.

Senior Planner Scott Guter reviewed GMA requirements (new housing element requirements per 2021 HB 1220), existing and future conditions (Kirkland's characteristics and population trends, age and population projections, changes in job earnings, housing cost burden, race/ethnicity: income and cost burden, and household size vs. unit size), draft goal and policy updates, implementation strategies (Kirkland's 2019-2044 Housing Needs Analysis [13,200 net new units], zoning, housing type, income level, housing typologies, density examples, and draft policy implementation), and questions for Planning Commission discussion.

Staff responded to Commission questions and Commissioners provided input.

b. **Houghton Village Development Plan Briefing**

Ms. Zike described the Planning Commission's role, and reviewed background on the site, existing architectural character, existing and potential transportation conditions, existing community assets, surrounding properties, existing and planned project area, existing environmental conditions, existing land uses, Everest Neighborhood Plan Policy, existing zoning, existing residential building types, and the transportation analysis (existing conditions and challenges & opportunities).

Ms. Zike reviewed market trends and alternative ownership models including the study area, residential takeaways, commercial takeaways, market analysis takeaways, alternative ownership models, benefits of alternative models, and alternative ownership models being analyzed.

Staff responded to Commission questions.

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7. READING AND/OR APPROVAL OF MINUTES - None (8:21 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (8:22 PM)

a. Public Meeting Calendar Update

Ms. Zike reviewed upcoming agendas. She encouraged Commissioners to watch the August 7th Council presentation and discussion regarding the transit corridor policy that is part of the Land Use Element.

Discussion followed.

Commissioners discussed procedures for public testimony at the August 22 public hearing regarding the Market Street Corridor Plan and the Land Use Element. To ensure enough time for everyone to speak, it was agreed to limit comments to 2 minutes if a large number of speakers signed up. Notice of the time limit will be added to the agenda.

Discussion followed.

9. COMMENTS FROM THE AUDIENCE (8:54 PM)

6. Ingrid Salmon, Kirkland, agreed with the comment to allow everyone an opportunity to speak at the public hearing.

10. ADJOURNMENT (8:54 PM)

Chair
Kirkland Planning Commission