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**Kirkland Planning
Commission March 13,
2025**

1. CALL TO ORDER (6:02 PM)

2. ROLL CALL (6:02 PM)

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

Members Absent: None.

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

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

1. Alison Warner, Balboa Properties, owner of property at 132nd & 100th (Goodwill site), relayed support for proceeding with the Juanita zoning code amendments. They have requested the height limit be increased to 75 feet to accommodate 500-600 units and retail space. She expressed support for affordable housing on this and the Michaels site and if a broader study of the BC 1 zoning is recommended, she requested this site proceed in a separate process.
2. Jessica Roe, McCullough Hill, representing Carl Peterson, owner of the Michaels site, referred to a letter they submitted, reminding the site is not on the shoreline, is a constrained site, and a 75-foot height limit is necessary to make mixed use development feasible. They have also requested a parking reduction.

4. SPECIAL PRESENTATIONS - N/A

5. PUBLIC HEARING (6:12 PM)

- a. **Rezone of the Former Houghton Park & Ride and Acquired Finn Hill Parcels to Park Zone: File No. CAM25-00072 and CAM25-00076**

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

Deputy Planning and Building Director Allison Zike provided an introduction.

Senior Planner Lindsay Levine provided background on land use designations, zoning, rezones and park development standards, and described the proposed rezone of the former Houghton Park & Ride site and Finn Hill parcels, public comment the City has received, and next steps.

Staff responded to Commission questions.

Public Testimony

3. Scott Morris, Kirkland, Finn Hill Neighborhood Alliance Board Member, thanked the City for acquiring and proposing to rezone the Finn Hill parcels. The intent is to include the parcels in the Finn Hill Green Loop.

Chair Rutherford closed public testimony.

Staff responded to Commission questions and Commissioners provided input.

Motion to Approve staff's recommendation regarding the rezone of the Former Houghton Park & Ride and Acquired Finn Hill Parcels to Park Zone.

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

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Vote: Motion carried 7-0

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

Chair Rutherford closed the public hearing at 6:28 PM.

6. STUDY SESSION (6:29 PM)

- a. **JBD 4 Zoning Code Amendments Briefing #1, File No. CAM20-00676 North Juanita Center Zoning Code Amendments Briefing #1, File No. CAM24-00910**

Ms. Zike provided an introduction.

Senior Planner LeAndra Baker-Lewis provided a process overview and requirements for zoning code amendments. She reviewed the proposals for Request #1: 9755 NE Juanita Dr (Michael's site), and Request #2: 9826 NE 132nd St (Goodwill site). She reviewed Comprehensive Plan Policy J-16 (JBD4) and J-20 (Juanita), public input, process from policy to permits, zoning code amendment considerations, site specific considerations, public engagement plan, North Juanita Neighborhood Center, and topics for Planning Commission discussion.

Staff responded to Commission

questions. Ms. Roe responded to

Commission questions.

Staff continued responding to Commission questions and Commissioners provided

direction. Ms. Baker-Lewis reviewed next steps.

7. READING AND/OR APPROVAL OF MINUTES - N/A (7:58 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (7:58 PM)

Ms. Zike reviewed agenda items for upcoming meetings and advised the April 10 meeting may be canceled.

Planning and Building Director Adam Weinstein described an opportunity for Staff and Commission training, touring an affordable housing development on Beacon Hill (Seattle) and meeting with the developer.

Commissioners provided input on potential dates; staff will follow-up via email.

Commissioners and staff discussed ways to better represent the Planning Commission's input at City Council meetings.

9. COMMENTS FROM THE AUDIENCE - None (8:12 PM)

10. ADJOURNMENT (8:12 PM)

Chair
Kirkland Planning Commission