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Kirkland Planning Commission
September 26, 2024

1. CALL TO ORDER (6 PM)

2. ROLL CALL (6 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, Janice Swenson - Senior Planner, Scott Guter - Senior Planner, Brian Cole - Administrative Assistant, and Jeannie Dines - Recording Secretary.

3. COMMENTS FROM THE AUDIENCE (6:01 PM)

1. Jennie Jaeger, Kirkland, expressed strong support for the vision statement in Housing Element and her interest in Kirkland being welcoming, inclusive, socioeconomically integrated, multigenerational, and robust, and cited the need to develop deeply affordable housing.
2. Evie Bennett, Kirkland, did not support the proposed hyper urbanization or increasing residential capacity and housing choice in residential neighborhoods. She also expressed concern with increased taxes.

4. SPECIAL PRESENTATIONS - N/A (6:07 PM)

5. STUDY SESSION - N/A (6:07 PM)

6. PUBLIC HEARINGS (6:07 PM)

- a. [2044 Comprehensive Plan Public Hearing #4 - Housing Element, File No. CAM22-00032](#)
- b. [2044 Comprehensive Plan Public Hearing Appendix: Glossary, Community Profile, History of Kirkland, File No. CAM22-00032](#)

Chair Rutherford opened the public hearing at 6:07 PM.

Planning and Building Deputy Director Allison Zike provided an introduction.

Senior Planner Scott Guter reviewed the housing land capacity analysis, and a comparison of K2044 targets by income segment and building type. He reviewed county/city policy alignment, the housing element update, public comment themes, and examples of policy revisions as a result of public input.

Senior Planner Janice Swenson reviewed glossary updates.

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Ms. Zike reviewed the History of Kirkland included in the appendix.

Ms. Swenson reviewed the 2023 Community Profile included in the appendix.

Mr. Guter, Ms. Zike and Planning and Building Director Adam Weinstein responded to Commission questions.

Public Testimony

3. Joy Randall described her background and commented on increasing housing prices, lack of affordable housing, and systemic racism in housing, and suggested ways to increase housing at all income levels.

4. Emily King described her education and background in corporate finance and public accounting and described increased property taxes for existing residents as a result of the proposed Housing Element.

5. Lloyd Giberson, Kirkland, commented on the effects of increasing housing costs and expressed support for the Housing Element and other efforts to increase housing.

6. Debbie Lacy expressed support for the Housing Element and the Comprehensive Plan creating a plan for growth.

7. Luke Travis, Kirkland, described the benefits of single stair construction and urged the Commission to add support for single stair buildings back into the Comprehensive Plan.

8. Martin Stoddart, Kirkland, described his concern with the lack of consideration in the Housing Element for existing residents and single family homeowners and lack of clarity whether the myriad rule changes will allow Kirkland to meet its affordable housing goals.

9. Shelby Caldas, Kirkland, described her concerns with the proposed Housing Element and the impact on neighborhood character, property values and infrastructure. She cited concerns with specific Housing Element goals and policies and urged the Commission to preserve Kirkland's unique qualities.

10. Vince Campos, Kirkland, advocated for some additional housing in Kirkland such as housing near transit to mitigate traffic. He anticipated additional housing would lower property taxes in the future.

11. Susan Davis, Kirkland, read from Ordinance 4697 regarding the multifamily property tax exemption and reasonably priced workforce housing. The City has no information on occupancy of those units.

12. Kyle Sullivan, Kirkland, expressed support for the vision statement in the Housing Element and looked forward to zoning code updates that will follow the Comprehensive Plan update.

13. Laura Walton, Kirkland, relayed her concern that Kirkland cannot absorb the proposed increase in population density especially in residential areas. She supported locating affordable housing close to transit.

14. Nora Myers, Kirkland, a high school senior, hoped Kirkland would build more housing so she can continue to live in Kirkland. She described benefits of increased density and expressed support for the Housing Element vision statement.

15. Valentina Little, Kirkland, relayed concern with the historical narrative used to shape the Comprehensive Plan and with impacts of accelerated growth on infrastructure and schools.

16. Bev Marcus, Kirkland, expressed support for the Housing Element vision statement and exploring abundant and affordable housing options at a range of income levels

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throughout the City.

17. William Whitehouse, Kirkland, expressed support for the Housing Element and increasing housing variety and affordability in Kirkland, for distributing permanent supportive housing throughout the City, and encouraging new housing development near transit.

18. Nicole MacKenzie, Kirkland, commented on the lack of affordable housing in Kirkland particularly at 80% AMI and below, ways to encourage development of affordable housing, and the siting of permanent supportive housing.

19. Karena Iliakis expressed support for planning for housing for all stages and walks of life.

20. Ken MacKenzie, Kirkland, suggested continuing the hearing until a document referenced by Senior Planner Janice Swenson not included in the packet is provided. He described reasons to delete the history of Kirkland from the appendix and posed questions regarding the housing targets.

21. Ryan Baker, Kirkland, concurred with Mr. MacKenzie and Mr. Stoddart's comments, recommended multiple options be provided for residents to vote on, and commented on appropriate locations in the City for affordable housing.

22. Kaitlin Goodman, Kirkland, recommended focusing housing growth around urban and commercial centers and removing vague references to locating growth near transit as the City does not control transit facilities.

22. Arjan Tahmasebie, Kirkland, expressed concern with reference to exclusion in the history of Kirkland and with taking on a level of urbanization that the City is not staffed to analyze. He recommended following best practices of other urban cities.

23. Jeanne Large, Kirkland, commented on changes that have occurred in Kirkland in the past 40 years, the inability for fire and police employees to afford to live in Kirkland, and City projects that could have included affordable housing.

24. Jen Ohayon, Kirkland, thanked Commissioners who voted to remove LU-2.4 and expressed support for growth in urban centers. She described developing affordable housing in Seattle and expressed concern that Kirkland residents spoke against transit corridors at a previous meeting and outside interest groups spoke in favor.

25. Kira Krimkevich, Kirkland, expressed concern the Comprehensive Plan is being developed in a last-minute, slapdash way with little time for public input or Planning Commission analysis. She also questioned the 13,200 GMA target and the breakdown into affordability segments.

26. Jill Stoddart, Kirkland, recommended requesting a six-month delay as the City is not ready to submit a thoughtful Comprehensive Plan based on multiple growth options. She cited challenging policies related to high density and emergency housing in residential neighborhoods and use of public land for tiny homes.

27. Mike Enberg, Kirkland, commented on the Commission's accountability to Kirkland residents. He referred to the biggest concerns cited by residents in the biannual community survey (overdevelopment, traffic and city planning) and commented on the shared goal of greater affordability, and ways to decrease housing demand.

28. Loita Hawkinson, Kirkland, Kirkland Heritage Society, referred to edits to the History of Kirkland that she provided, assuring Kirkland has never been exclusionary.

29. Rosemary McMillin, relayed concerns from a doctor friend about the effect of density

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on medical facilities.

30. Bo Kang, Kirkland, expressed concern about the overuse of affordable housing and the cost to taxpayers of constructing affordable housing.

31. Sarah Jokar-Deris, Kirkland, resident in a neighborhood behind Par Mac, described her concern with increased density on the Par Mac site.

32. Peter Lyon, Kirkland, described his frustration with the process and relayed his concern with additional density.

33. Bonnie McCleod, Kirkland, expressed concern with the "sham" History of Exclusion presentation by Livable Kirkland and sponsored by the City, most of which was related to federal policies and not Kirkland. She suggested early resident of Kirkland be asked to describe Kirkland's history.

Chair Rutherford closed spoken testimony.

Chair Rutherford declared a brief recess.

Commissioners and staff discussed procedures and timeline.

Commissioners deliberated, staff responded to questions and Commissioners provided input.

Motion to recommend approval of the Appendix Chapter as recommended by staff and authorize staff to make administrative edits such as updating data, adding photos, and incorporating comments from the Kirkland Heritage Society prior to Council's consideration to adopt the chapter.

Moved by Katya Allen, seconded by Angela Rozmyn

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.

Discussion continued.

Motion to Continue the public hearing for the Housing Element of the Comprehensive Plan to October 10, 2024.

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

Discussion followed.

Vice Chair Heiser withdrew the motion.

Motion to Continue the public hearing on the Housing Element of the Comprehensive Plan for both written and spoken testimony to the October 10, 2024, regular meeting.

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

Discussion followed.

Vice Chair Heiser withdrew the motion.

Motion to Continue the public hearing on the Housing Element of the Comprehensive Plan to October 10, 2024, the next regular meeting, keep written testimony open, and close spoken testimony.

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

Vote: Motion carried 7-0

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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 on the Appendix Chapter of the Comprehensive Plan.

Chair Rutherford advised there would be no Comments from the Audience at the beginning of the October 10, 2024, agenda. Staff will include notice on the agenda.

7. READING AND/OR APPROVAL OF MINUTES - N/A (9:25 PM)

8. ADMINISTRATIVE REPORTS AND PLANNING COMMISSION DISCUSSION (9:25 PM)

a. Public Meeting Calendar Update

Ms. Zike provided an update on upcoming Planning Commission meeting agendas. She requested Commissioners advise staff of their availability for parliamentary procedure training for boards and commissions on November 11, 2024.

Discussion followed.

9. COMMENTS FROM THE AUDIENCE (9:32 PM)

34. Liz Hunt, Kirkland, requested the version of the Housing Element that was not in the packet be posted on the City's website. Ms. Zike advised that will be done tomorrow.

35. Jill Stoddart, Kirkland, requested information submitted by Loita Hawkinson, Kirkland Heritage Society, regarding the History of Kirkland be forwarded to the Planning Commission and City Council.

10. ADJOURNMENT (9:35 PM)

Chair
Kirkland Planning Commission