



City of Kenmore
Planning Commission Meeting
Agenda
Tuesday, June 2, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/87403191755>

Telephone: Dial US: +1 253 215 8782

Webinar ID: 874 0319 1755

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact stippleleen@kenmorewa.gov.

Technical Difficulties – If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

4. FLAG SALUTE

5. PUBLIC COMMENTS

We welcome our community members to the Planning Commission meeting. In this forum, the Commission does not engage or dialogue with the public; the primary role is to listen. We will hear from our on-site guests first, followed by our pre-registered virtual guests. All guests must address comments to the Commission. The Clerk will acknowledge your request and call your name when it is your turn. Your time will start when we confirm that we can hear you. Please state your name and city of residence for the record and keep your comments to 3 minutes. We will not split your time with others or reset your time except by express approval

of the Chair. You can submit materials to the Clerk in advance. This meeting is being recorded. Thank you for taking the time to express your comments.

- A) **VIRTUAL PUBLIC COMMENT PRE-REGISTRATION PROCESS:** To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form closes at 12:00 Noon on the day of the meeting. You will be confirmed by the Clerk. If you are having difficulty, please reach out to the Clerk at stippleleen@kenmorewa.gov.

6. CONSENT AGENDA

- A) 05.05 Meeting Minutes
 - 1. 05.05 Meeting Minutes

7. AGENDA ITEMS

- A) Neighborhood Retail Update
 - 1. Staff Memo
 - 2. Neighborhood Retail Presentation

8. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Tuesday, June 16, 2026

City of Kenmore
Planning Commission Meeting Minutes
May 5, 2026 @ 7:00 PM

Planning Commission Members – In Attendance (the meeting was held onsite and virtually using the Zoom online platform)

Tracy Banaszynski, Chair

David Dorrian, Vice Chair

Kara Macias

Edouard Lassalle

Mike Vanderlinde

Dwight Thompson

Excused

Chris Olson

Staff

Debbie Bent, Community Development Director

Brittany Chue, Senior Planner

Shannon Tipple-Leen, Planning Commission Clerk

Scott Passey, Co-Clerk

1. CALL TO ORDER

The meeting was called to order by Chair Banaszynski at 7:00 PM.

2. ROLL CALL

Commissioner Olson was excused

3. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

4. FLAG SALUTE

The Flag Salute was done.

5. PUBLIC COMMENTS

No Public Comment was given.

6. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from April 21, 2026, were amended to excuse Commissioner Thompson from the meeting. The consent agenda was accepted with unanimous consent.

7. AGENDA ITEMS

Brittany Chue gave a presentation on the survey and outreach efforts for Neighborhood Retail and asked additional questions of the Commissioners.

Survey Results Discussion:

Survey Methodology and Mapping

- Commissioners discussed how survey responses informed the creation of proposed commercial node maps.
- Staff clarified that maps were developed based on initial survey feedback identifying preferences for either allowing uses throughout residential zones or concentrating them in higher-density areas.
- The mapping exercise was also intended to help refine the types of neighborhood-serving uses residents would like to see in different areas.

Clarification of Categories and Definitions

- Commissioners suggested separating eating establishments and drinking establishments into distinct survey categories to better capture public preferences.
- Discussion highlighted the need to clearly define “high density,” noting that the term should not automatically imply a downtown-style development pattern.
- Commissioners also requested clearer terminology around specialty retail uses, including whether art studios, maker spaces, and similar creative uses are included.
- Additional clarification was requested regarding how alcohol and tobacco sales would be categorized and communicated in survey materials.

Node Location Preferences and Infrastructure

- Commissioners discussed allowing respondents to express preferences for different types of commercial nodes and their proximity to existing infrastructure and services.
- There was interest in better understanding how location context and surrounding infrastructure influence support for neighborhood commercial uses.

Evaluating Community Concerns

- Commissioners discussed how concerns expressed through survey responses should be evaluated and weighted.
- Questions were raised about whether all concerns should be treated equally or whether recurring issues and themes should receive greater emphasis in the analysis.

Recommendations:

Retail Uses and Commercial Nodes

- Several commissioners expressed concern about limiting certain retail uses only to designated commercial nodes, noting that market demand should play a larger role in determining viable business locations.
- Questions were raised about the appropriateness of some proposed node locations, particularly those near wetlands, low-density residential areas, or environmental buffers.
- Commissioners discussed whether some proposed nodes would realistically support commercial activity due to insufficient residential density nearby.
- There was interest in evaluating alternative node locations closer to downtown or higher-density areas that may better support neighborhood-serving businesses.
- Discussion included the challenge of balancing scale and type of commercial use, particularly whether larger or higher-traffic uses should be concentrated in denser areas.

Density and Viability

- Multiple commissioners emphasized that residential density is critical to the success of neighborhood commercial uses.
- Concerns were raised that amenities alone will not attract additional density and that targeted densification strategies may be necessary to support viable commerce.
- Commissioners discussed the relationship between business viability, customer base, and surrounding land use patterns.

Use Definitions and Regulations

- Questions were raised about how different commercial uses would be defined and categorized, including distinctions between specialty retail and similar uses such as galleries.
- Commissioners discussed how potential uses such as vape shops, would be regulated.

- There was support for allowing a broader range of neighborhood-serving uses throughout residential areas while still considering limitations on certain uses through an equity and community-impact lens.
- Additional clarification was requested regarding compliance standards, review processes, lighting requirements, and applicable noise regulations.

Commercial Nodes and Environmental Considerations

- Some commissioners suggested that creation of neighborhood commercial nodes may warrant a separate planning effort.
- Environmental considerations, including wetlands and critical area buffers, were identified as important constraints that should shape future zoning decisions.
- Commissioners discussed the importance of taking an ecological approach to zoning while still allowing appropriate development outside sensitive areas.

Discussion Questions:

Conversions and Live/Work Uses

- Commissioners discussed whether live/work units would be permitted and how standards for conversions would differ from requirements for new construction.
- Questions were raised about regulatory barriers that may discourage small-scale commercial conversions.
- There was support for ensuring frontage improvement requirements do not become barriers to adaptive reuse or small business establishment.
- Commissioners requested clarification on review procedures and public notice requirements for conversion projects.
- Examples from nearby jurisdictions, including Bothell, were referenced as potential case studies for successful conversion projects.

Operating Hours

- Commissioners generally supported establishing baseline operating hour standards for neighborhood commercial uses.
- Discussion included whether certain business types, such as kennels, may require different operating standards.

Signage

- Commissioners generally supported modest, neighborhood-scaled signage that allows businesses to be visible without significantly altering neighborhood character.
- There was broad opposition to large or freestanding signs.

- Discussion included possible limitations on sign lighting and hours of illumination.
- Commissioners noted concerns about A-frame signs obstructing sidewalks and discussed scaling signage appropriately to fit the surrounding neighborhood context.
- Alternative signage materials beyond plastic were also suggested.

Next Steps:

May 19th meeting will be canceled.

Planning Commission Meeting June 2, 2026. Housing Strategy Plan.
Neighborhood Retail.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:19PM.

Planning Commission Clerk

Approved by Planning Commission on: _____



Memorandum

Date: May 28, 2026
To: Planning Commission
From: Brittany Chue, Senior Planner
Regarding: June 2, 2026, Meeting Agenda Items

At your Tuesday, June 2, 2026, meeting, staff will present recommendations on neighborhood retail location, zoning and development standards, and land uses based on previous Planning Commission feedback and community engagement from the neighborhood retail survey and Open Houses.

Staff will present draft code to Planning Commission over the summer. A public hearing is tentatively scheduled for September, 2026, Planning Commission meeting. Planning Commission will tentatively present their recommendations to City Council in early October.

Attachments

Neighborhood Retail

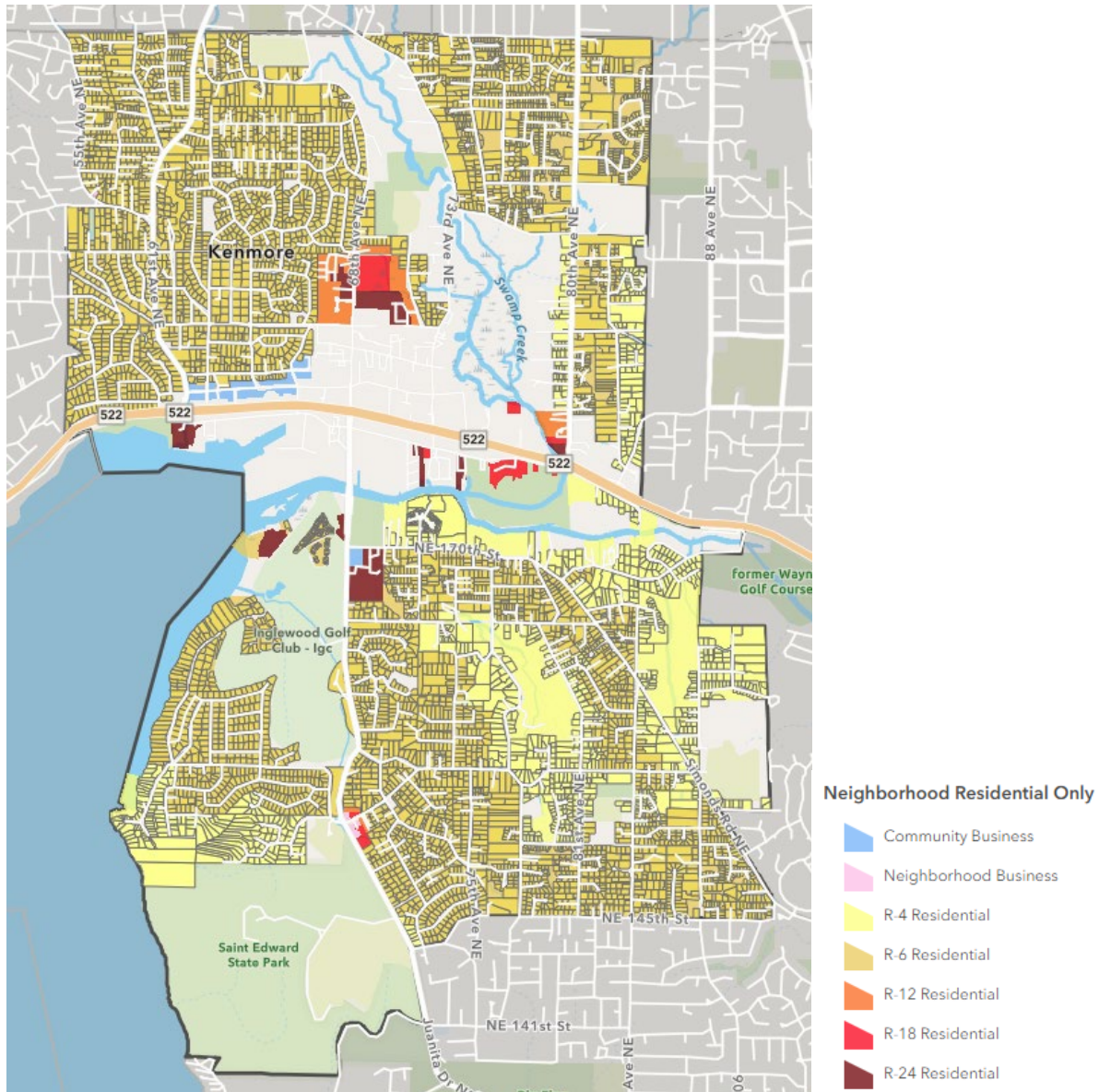
1. Neighborhood Retail Staff Memo
2. Neighborhood Retail PowerPoint

Recommendation

Staff recommends allowing neighborhood retail and services throughout residential areas based on community engagement and Planning Commission direction.

Recommendations include:

- 1. Allowing eating and drinking places, specialty shops, and neighborhood markets throughout residential areas in Kenmore (R-4, R-6, R-12, R-18, R-24), Community Business, and Neighborhood Business zones**



2. Confirming Planning Commission's recommendations on zoning and development regulations:

- **A. Hours of Operation**
 - For all business activities, Sunday through Saturday, 6:00 a.m. to 10:00 p.m.
- **B. Mixed-Use**
 - Mixed-used buildings are encouraged (e.g., live-work units, accessory commercial units). Commercial only buildings (e.g., corner stores) are allowed. Temporary structures are allowed (e.g., lemonade stand, coffee stand).
- **C. Scale and Intensity**
 - The maximum size of an individual establishment shall not exceed the greater of 2,500 square feet.
 - Limited to 1 building, whether existing or new construction (detached or attached)

Question for Planning Commission:

Would you allow multiple businesses within the one establishment up to 2,500 sq. ft. (e.g., eating and drinking with retail sales or personal services)?

- **D. Conversions and Permitting Process**
 - Change of use and classification is a Type I decision. Type I decisions are decided by the city manager, is nonappealable, and do not require public notice (e.g., Home Occupations, conversion from single-family home to coffee shop, existing residential lot with new construction of an accessory unit to be used as a fitness studio, or other permitted uses).
 - New construction that is not an accessory structure is a Type II decision. Type II decisions are decided by the city manager, can be appealed to a hearing examiner, and require public notice (e.g., Home Industry, existing home is torn down and re-constructed or new construction on a vacant lot that requires a site plan review).
 - Staff recommends Type I for existing residential to commercial or mixed-use conversions (existing buildings or new accessory structures), or Type II if it is a new commercial building that requires site plan review.
- **E. Parking**
 - No minimum parking is required for neighborhood retail in R-1–R-24. Parking standards shall be the same as the existing code for Neighborhood Business and Commercial Business zones (KMC 18.40).

- **F. Setbacks**
 - Setbacks shall be the same as the underlying zone.
- **G. Signs**
 - Nonresidential signs (including Home Occupation and Home Industry signs) in residential areas shall be limited only to wall signs (25 sq. ft.) or A-frame portable signs (6 sq. ft.)
 - A-frame portable (6 sq. ft.) signs are permitted throughout the City to be displayed at the business site between 8:00 a.m. to 9:00 p.m, or during business hours, whichever is earlier. Signs cannot be placed in the right-of-way. (Existing code per KMC 18.42.080)
 - Lighted signs in residential zones R-4–R-24 can only be illuminated during business hours, Sunday through Saturday, 8:00 a.m. to 9:00 p.m, or during business hours, whichever is earlier. (proposed code)
 - Building illumination and lighted signs shall be designed so that no direct rays of light are projected into neighboring residences or onto any street right-of-way (existing code per KMC 18.21.060)
- **H. Other**
 - Open space, impervious surface, and design regulations shall be the same as the underlying zone
 - Noise shall be regulated per Kenmore’s noise ordinance, KMC 8.04

3. Creating new land use definitions for neighborhood retail and services:

The table below shows existing definitions of neighborhood retail categories on the left side, with proposed changes and questions for Planning Commission on the right side. This is based on the following zones: R-4–R-24, Neighborhood Business (NB), and Community Business (CB).

Existing Definitions and Process	Proposed Changes and Questions
<p>Eating and Drinking: an establishment that prepares meals, snacks and beverages to customer order for immediate on-premises or off-premises consumption from a fixed location (KMC 18.20.863)</p> <ul style="list-style-type: none"> • Conditionally permitted in R-4–R-24, prohibits drinking places (e.g., bars, taverns) • Permitted in NB, prohibits drinking places • Permitted in CB 	<p>Eating and Drinking: keep definition the same</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Change to permitted in R-4–R-24 • Prohibit drinking places in R-4–R-24 • Keep NB and CB allowance the same, as uses are already permitted • Size: change to 2,500 sq. ft. limit for R-4–R-24 <p>Questions for Planning Commission:</p> <p>a) Are you okay with keeping this definition?</p>

<ul style="list-style-type: none"> • Size: up to 5,000 sq. ft., clusters up to 15,000 sq. ft. in R-4–R-24, NB, and CB 	<p>b) The code currently allows conditional eating and drinking places up to 5,000 sq. ft., do you want to: keep the existing code with proposed changes, which means allowing new and existing buildings up to 2,500 sq. ft. and up to 5,000 sq. ft. if conditionally permitted? Or remove the conditional permitting and keep the size under 2,500 sq. ft.?</p> <p>c) Do you want to continue to prohibit "drinking places (alcoholic beverages)" as "establishments known as bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption," (NAICS 722410) in R-1–R-24?</p> <p>d) The code conditionally allows restaurants to serve alcohol in R-1–R-24. Do you want to allow alcoholic beverages to be sold by restaurants or prohibit it?</p> <p>e) Any other changes?</p>
<p>Retail sales: an establishment within a permanent structure of less than 65,000 square feet engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes auction houses, automotive sales and service, sales of automotive parts if service, repair or installation are provided on site, bulk retail sales, and eating and drinking places.</p> <ul style="list-style-type: none"> • Conditionally permitted in R-4–R-24 • Permitted in NB and CB 	<p>Retail sales: keep definition the same. Existing definition includes grocery or food markets, bicycle and sporting goods shop, specialty shops: artisan, bookstores, florist, crafts, art, and gift shops.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Change to permitted in R-4–R-24 • Keep NB and CB allowance the same, as uses are already permitted • Size: change to 2,500 sq. ft. limit for R-4–R-24 <p>Questions for Planning Commission:</p> <p>a) Are you okay with keeping this definition?</p>

<ul style="list-style-type: none"> • Pet shops and auto supply are prohibited in R-4–R-24 • Used good shops are prohibited in NB • Outdoor retail display/sidewalk sales and auto supply stores are prohibited in CB • Size: up to 5,000 sq. ft. in R-4–R-24, NB, and CB 	<ul style="list-style-type: none"> b) Retail sales currently include tobacco, vape, alcohol, and weapon sales. Do you want to prohibit any of these in R-4–R-24? c) Do you want to allow or prohibit any other uses? d) Any other recommended changes?
<p>Personal Service: an establishment primarily engaged in providing services to individuals, such as beauty and barber shops, retail laundry and drycleaning including coin-operated, clothing alterations and repair, diaper services, carpet and upholstery cleaning services, photo studios, shoe repair, pet grooming, and repair of personal or household items. This definition excludes automotive repair and service.</p> <ul style="list-style-type: none"> • Conditionally permitted in R-4–R-24, prohibits drinking places • Permitted in NB and CB • Size: up to 5,000 sq. ft. in R-4–R-24, NB, and CB 	<p>Personal Service: change definition to include neighborhood retail land uses</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Allow clothing alterations and repair, photo studios, and change to permitted in R-4–R-24 • Keep NB and CB allowance the same, as uses are already permitted • Size: change to 2,500 sq. ft. limit for R-4–R-24 <p>Questions for Planning Commission:</p> <ul style="list-style-type: none"> a) Are you okay with amending this definition to include clothing alterations and repair and photo studios? b) Do you want to allow or prohibit any other uses? c) Any other recommended changes?
<p>Recreational facility, indoor: an establishment that provides facilities or services for recreational uses inside a building. Indoor recreational facility includes such uses as clubhouses, gyms, indoor swimming pools, and fitness and bowling centers.</p> <ul style="list-style-type: none"> • Conditionally permitted in R-4–R-24, NB, and CB • Prohibits bowling center in R-4–R-24 	<p>Recreational facility, indoor: change definition to include neighborhood retail land uses</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Allow gyms and fitness studios and change to permitted in R-4–R-24, NB, and CB • Size: change to 2,500 sq. ft. limit for R-4–R-24

<ul style="list-style-type: none"> • Prohibits shooting range in R-4–R-24 and NB • Size: up to 10,000 sq. ft. in R-4–R-24 	<p><u>Questions for Planning Commission:</u></p> <ul style="list-style-type: none"> a) Are you okay with amending this definition to include gyms and fitness studios? b) Do you want to allow or prohibit any other uses? c) Any other recommended changes?
<p>Arts, entertainment, indoor: an establishment that provides facilities or services for cultural and entertainment uses inside a building. Indoor arts, entertainment includes such uses as performing arts establishments, artist studios, theaters, museums, libraries, fraternal lodges, tour operators, and arcades, but specifically excludes adult entertainment facilities.</p> <ul style="list-style-type: none"> • Permitted in R-4–R-6 only if located on a historic site or designated as a City landmark, as a re-use of a surplus nonresidential facility, or a joint use of an existing public school facility • Conditionally permitted in R-12–R-24, museums and libraries are only permitted as accessory to a park or on a historic site, artist studios permitted only as a re-use of a surplus nonresidential facility or a joint use of an existing public school • Only artist studios are permitted in NB and CB, other uses require a conditional permit 	<p>Arts, entertainment, indoor: change definition to include neighborhood retail land uses</p> <p><u>Recommendations</u></p> <ul style="list-style-type: none"> • Change to allow only artist studios to be permitted in R-4–R-24, all other uses to remain conditional • Size: change to 2,500 sq. ft. limit for R-4–R-24 <p><u>Questions for Planning Commission:</u></p> <ul style="list-style-type: none"> a) Are you okay with amending this definition to include art studios? b) Do you want to allow or prohibit any other uses? c) Any other recommended changes?
<p>Specialized instruction school: means establishments engaged in providing specialized instruction in a designated field of study, rather than a full range of courses in unrelated areas; including, but not limited to:</p>	<p>Specialized instruction school: keep existing definition</p> <p><u>Questions for Planning Commission:</u></p>

<p>A. Art; B. Dance; C. Music; D. Cooking; E. Driving; and F. Pet obedience training. [Ord. 11-0329 § 3 (Exh. 1).]</p> <ul style="list-style-type: none">• Allowed as a Home Occupation limited to 20% of the floor area of the dwelling unit, limited to 12 students per session, by appointment only, and subject to parking standards (1 per classroom, plus 1 per 2 students)	<p>a) Are you okay with keeping this definition? b) Do you want to allow or prohibit any other uses? c) Any other recommended changes?</p>
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A complete list of prohibited land uses in R-4–R-24, Neighborhood Business, and Community Business zones can be found in Appendix A. Some uses, such as tobacco, vape, alcohol, and weapon sales would fall under retail sales and are not specifically defined in the code. Definitions would have to be added or modified to allow or prohibit specific uses based on the table above.

Question for Planning Commission

Do you want to continue prohibiting the uses listed in Appendix A or amend any of these for neighborhood retail in R-4–R-24, NB, and CB?

Questions for Planning Commission

1. Would you like to make any modifications to Recommendations 1 and 2 on where to allow neighborhood retail, as well as the scale and development standards?
 - a. Would you allow multiple businesses within the one establishment up to 2,500 sq. ft. (e.g., eating and drinking with retail sales or personal services)?
2. Would you like to allow additional neighborhood retail or service uses in residential areas?
3. Would you like to prohibit any additional uses other than the existing ones (see Appendix A)?

- a. Do you want to continue prohibiting the uses listed in Appendix A or amend any of these for neighborhood retail in R-4–R-24, NB, and CB

Discussion/Analysis

The discussion below is based on the Planning Commissioner’s questions from the previous meeting and the results of the community engagement surveys and Open Houses.

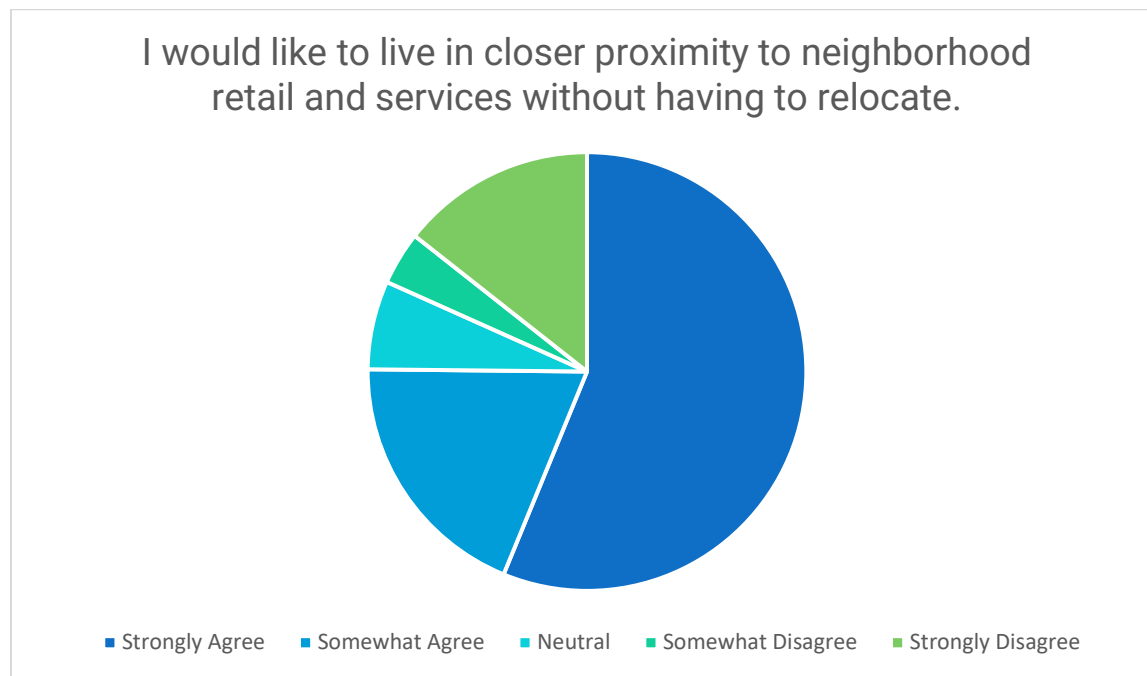
Community Engagement

We received 190 survey responses from the first community survey launched on March 22 - May 10, 2026. A strong majority of respondents support having more neighborhood retail and services in residential areas. Most survey respondents expressed a community preference for eating and drinking establishments, specialty shops, and neighborhood markets. Respondents preferred to allow neighborhood retail on all residential lots instead of on corner lots, in select node areas, or along busy streets and bike trails.

We had approximately 16 participants for the Open Houses at the Hangar and virtually on May 6 and 7. We launched a second community survey based on the Open House questions to provide an additional opportunity for feedback for Kenmore residents who were unable to attend the Open House. We received 26 responses from the second community survey.

Survey Results

Survey Q1: I would like to live in closer proximity to neighborhood retail and services without having to relocate. Select one.



A strong majority (76%) of survey respondents expressed interest in living closer to neighborhood retail and services, with 56.6% selecting strongly agree and an additional 19.1% selecting somewhat agree. Neutral responses made up 6.6%, while 4% selected somewhat disagree, and 14.5% selected strongly disagree. The survey results demonstrate a preference for integrating small-scale retail and services in residential areas to support walkability and livability.

Survey Q2: What types of neighborhood scale businesses would you like to see in your neighborhood? Select all that apply.

Land Uses	Percentage of Responses
Eating and Drinking Establishments <i>(small-scale neighborhood-serving businesses with a limited menu of food items, e.g., cafes and coffee shops, restaurants, diners, pubs, specialty drink shops – boba, smoothies)</i>	76%
Neighborhood Markets <i>(small-scale markets that may include food, beverages, and household items, e.g., mini-markets, bodegas, and convenience grocery stores)</i>	61%
Specialty Shops <i>(small bookstores, bike shops, gift shops, art shops, flowers/plants and floral supplies, etc.)</i>	66%
Salon and Spa <i>(hair and skincare services with grooming and beauty related retail)</i>	30%

Pet Retail and Services <i>(pet grooming, daycare, and pet/animal related retail)</i>	28%
Healthcare Facilities <i>(dentist, chiropractor, family medicine, community health center, etc.)</i>	27%
Office <i>(real estate offices, design firms/studios, accounting, etc.)</i>	26%
Clothing <i>(small boutiques, consignment shops, alterations, etc.)</i>	43%
Daycare <i>(childcare centers)</i>	28%
Fitness and Recreation <i>(small gyms, fitness centers, dance, art, and music classes)</i>	45%
I do not support efforts to allow neighborhood retail in residential areas.	16%

The top neighborhood-scale businesses survey respondents preferred are:

1. Eating and drinking establishments (76%)
2. Specialty shops (66%)
3. Neighborhood markets (61%)
4. Fitness and Recreation (45%)
5. Clothing (43%)

Survey Q3: Where should neighborhood retail be allowed? Select one.

Permissibility	Percentage of Responses
Allow neighborhood scale retail on all residential lots.	36%
Only allow neighborhood scale retail on corner lots, excluding midblock locations.	13%
Allow neighborhood scale retail in select areas (e.g., higher density zones).	23%
Allow neighborhood scale retail in residential areas along streets and bike trails with high traffic volumes.	15%
I do not support efforts to allow neighborhood retail in residential areas.	14%

36% of residents preferred to allow neighborhood-scale retail on all residential lots, 23% would prefer it in select areas, such as higher-density zones, 15% would prefer it along busy streets and bike trails, and 13% want to allow it only on corner lots. Only 14% of respondents do not support efforts to allow neighborhood retail in residential areas.

Survey Q4: Additional Comments. Optional

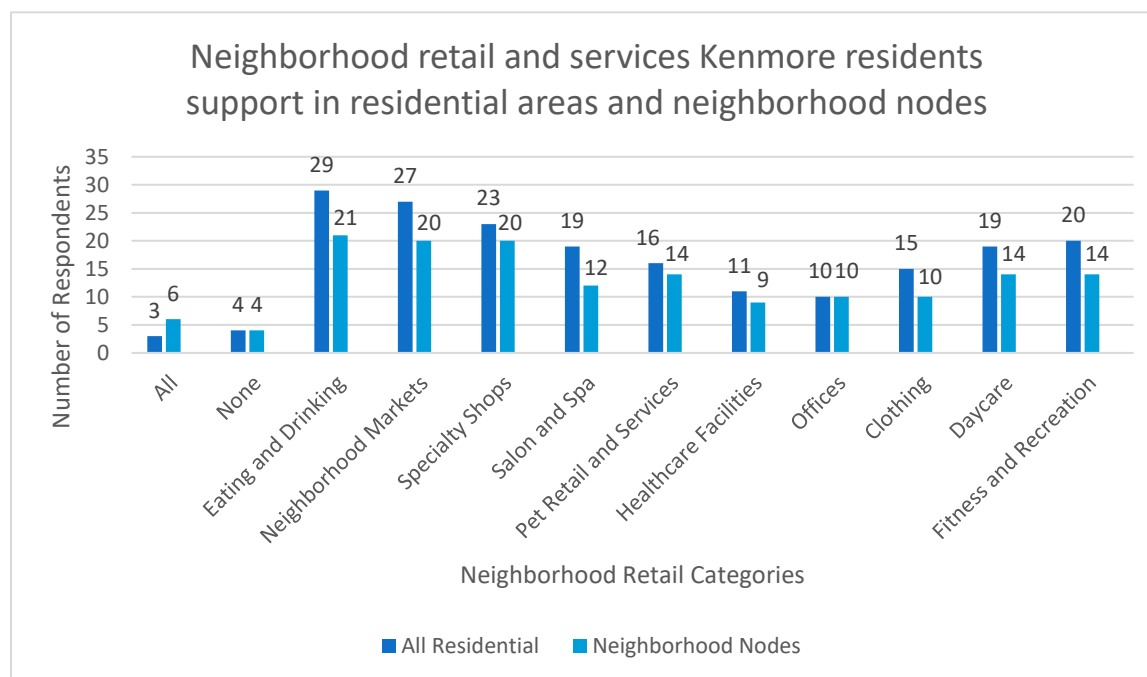
Key themes from survey respondents' comments are outlined below.

Key Theme and Number of Times Mentioned	Analysis
Support for Local Businesses (20 responses)	Residents strongly support neighborhood retail and would like to support more local businesses.
Traffic and Parking Issues (18 responses)	Some residents were concerned about traffic impacts and parking, with some residents preferring off-street parking and others only wanting on-street parking.
Mixed-Use Development Discussions (16 responses)	Residents support flexibility with residential and commercial uses by having mixed-use neighborhood retail and services.
Zoning and Regulations Impact (8 responses)	Residents expressed interest in eating and drinking establishments, cafés, small markets, and neighborhood-serving retail.
Noise Pollution Concerns (5 responses)	Some residents expressed concerns over the potential noise impacts of having businesses in neighborhoods.
Concerns about Crime and Safety (3 responses)	Some residents were concerned about potential increases in crime from allowing neighborhood retail in residential areas.

There is strong support for neighborhood retail and services, especially tied to walkability, sustainability, and local business support. Residents' top concerns include parking, traffic, and neighborhood compatibility with noise pollution and safety. Residents expressed preferences for limited or managed parking and restrictions on certain uses (e.g., bars, vape shops, auto-related uses).

Open House and Second Community Survey Results

We received 37 responses from the combined Open House interactive boards and the online survey (10 in person and 27 online). Since the second community survey did not receive as many responses as the first community survey, the results presented below may not be as representative of Kenmore’s community preferences overall. However, the second survey has similar responses to the first survey, with eating and drinking, neighborhood markets, and specialty shops being the top three categories preferred (see figure below). This conveys a consistent community preference for these categories to be allowed in residential areas.



Additionally, respondents expressed concerns over neighborhood nodes and uses that should not be allowed in residential areas. Common themes from the Open House and second community survey include:

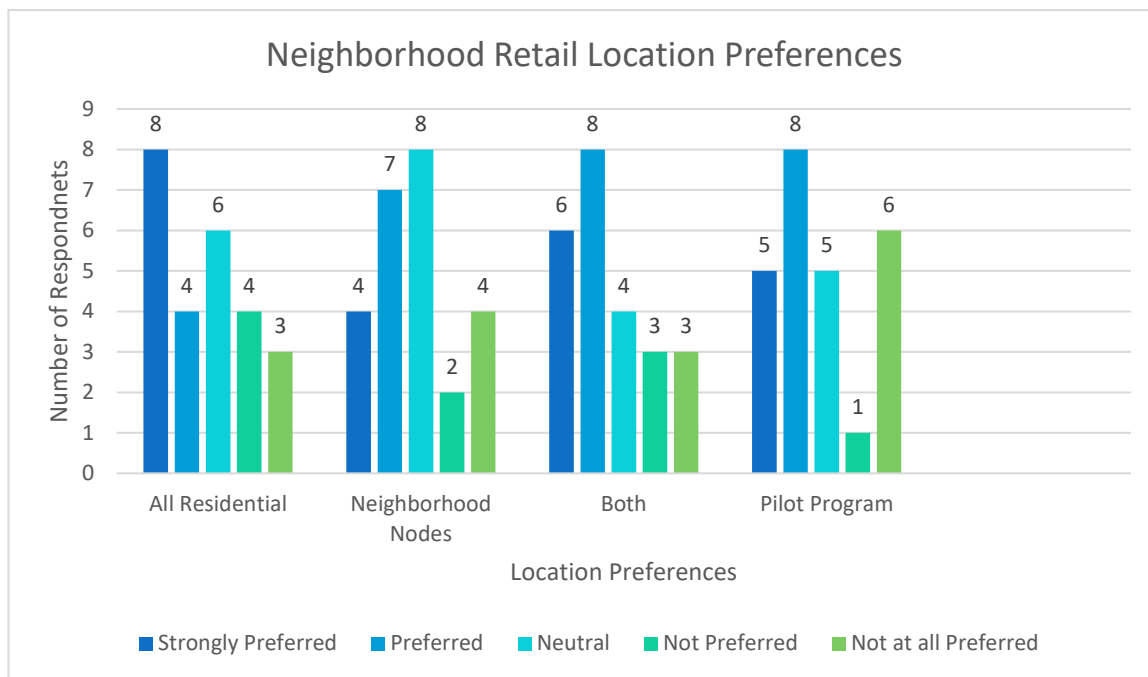
Common Theme	Analysis	Respondent Quote
1. Concerns About Certain Land Uses (9 responses)	Residents express strong preferences to avoid particular land uses that could conflict with family friendly, safe, walkable neighborhoods, such as adult oriented businesses	<i>"No liquor stores, vape shops, cannabis, drive throughs, gas stations, car repair, or auto oriented uses... nightclubs, storage, or industrial uses."</i>

	(e.g., vape shops, clubs), auto oriented uses, and industrial or high-impact activities.	
2. Enthusiasm for Walkable, Community Serving, Human Scale Places (4 responses)	While expressing concerns about incompatible uses, people also express excitement for small, local shops and third places that support walkability and daily life.	<i>"We are so excited for more walkable shops! Bodegas would be amazing!"</i>
3. Desire to Reduce Car Dependence and Avoid Auto Oriented Design (4 responses)	Residents emphasize that new uses should support walkability and avoid reinforcing driving as the primary mode.	<i>"Nothing car related as this is supposed to help reduce our car dependence."</i>
4. Environmental and Infrastructure Sensitivities (3 responses)	Comments highlight concerns about pollution, chemical use, strain on city infrastructure, and overall environmental compatibility.	<i>"As long as the retail doesn't put too much strain on city infrastructure and doesn't pollute, we should be open."</i>
5. Fears Around Crime, Nuisance, and Community Safety (2 responses)	Respondents are concerned that certain business types could attract crime, create after hours problems, or undermine neighborhood livability.	<i>"All these businesses will invite crime, either directly or after hours."</i>

Respondents were asked to rate the following preferences on locations for neighborhood retail based on what they prefer:

- **Option A:** Distributed more broadly throughout residential areas, where small-scale businesses serve nearby residents, and/or
- **Option B:** Concentrated in neighborhood "nodes," such as intersections or small activity centers, where a mix of businesses can be located together.
- **Option C:** Combine options A and B to allow some uses in residential zones and others in neighborhood nodes
- **Option D:** A potential pilot program in Kenmore could allow small-scale neighborhood retail and services in select residential areas to improve access to

everyday needs within walking distance. The program could evaluate impacts on traffic, neighborhood character, and resident satisfaction before considering broader implementation.



Survey respondents expressed a strong preference for allowing neighborhood retail in most residential areas, with a preference for neighborhood nodes and allowing both as well. The majority of respondents expressing a preference to have neighborhood retail throughout residential areas is similar the results of the first survey, as well as having it split among different options. Although the second survey had a smaller number of respondents, which means these preferences may not be representative of the larger Kenmore population, both surveys and the Open Houses display an ongoing trend towards having more neighborhood retail in residential areas.

Additionally, a visual preference survey was conducted at the Open House where respondents looked at images and ranked whether they should be allowed throughout residential areas, in nodes, both, or neither. Respondents preferred larger stores (e.g., the Hangar) and smaller stores (e.g., Seven Market & Café, ACU coffee shop, ACU grocery store) and temporary accessory structures (coffee stands, produce stands) to be allowed throughout residential.

Social Media Analysis

Information for the surveys and Open Houses was primarily shared through the City of Kenmore’s website, social media – Instagram and Facebook, emails through the Weekly Update and Top Four, Kenmore Business Alliance outreach email, and at other city events – Earth Day and Town Hall. Overall, community engagement participation was approximately 200 people. The following is a summary of social media view data, which conveys how many people were aware of potential changes to neighborhood retail in the community:

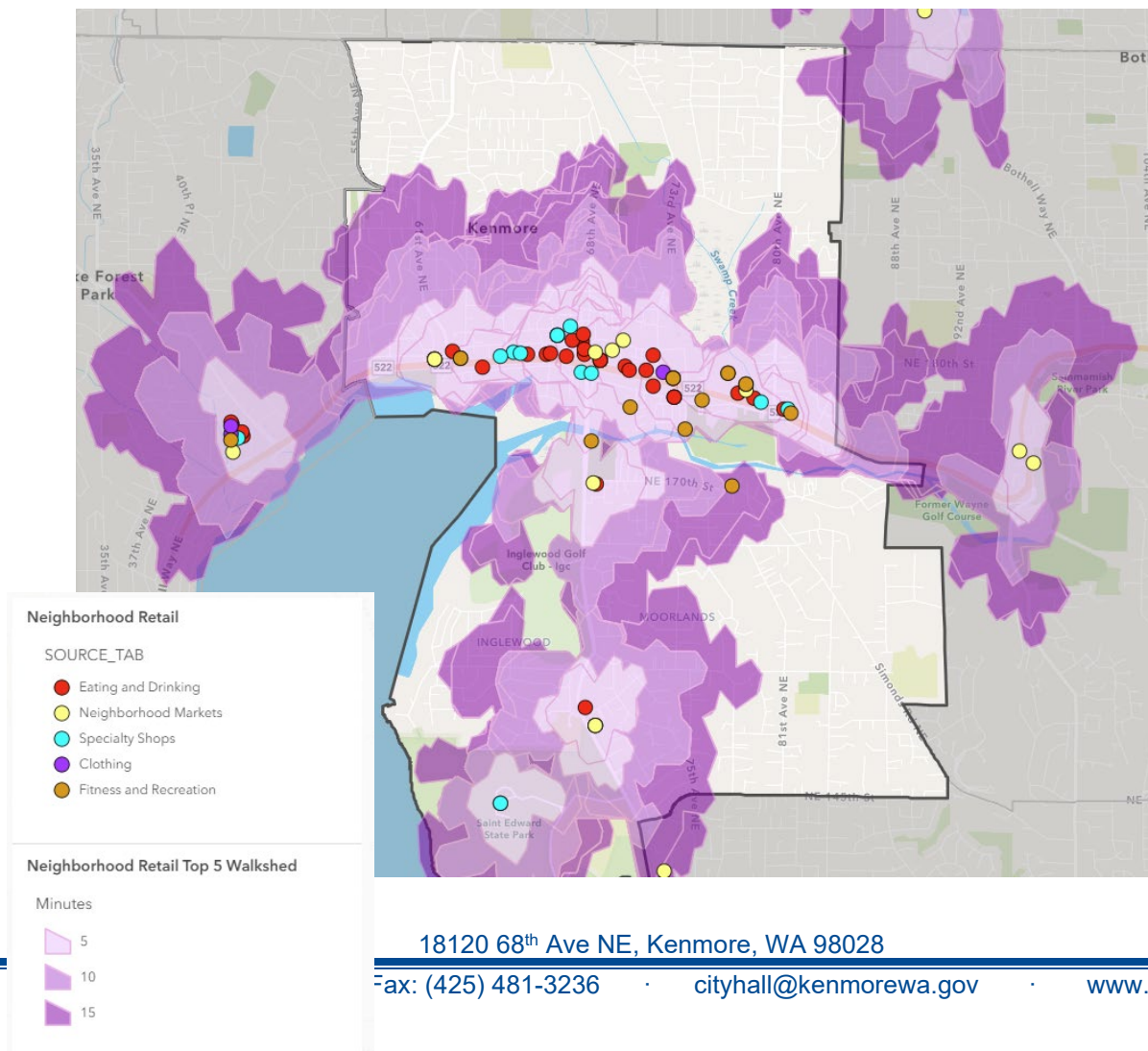
18120 68th Ave NE, Kenmore, WA 98028

- **Neighborhood Retail – Second Community Survey, 5/21/26:** 1.7k viewers on Facebook, 543 reach on Instagram
- **Neighborhood Retail – Open House, 5/5/26:** 788 viewers on Facebook
- **Neighborhood Retail – Open House, 4/30/26:** 198 viewers on Facebook, 789 reach on Instagram
- **Neighborhood Retail – Open House, 4/14/26:** 1.2k viewers on Facebook
- **Neighborhood Retail – First Survey, 4/9/26:** 3.3k viewers on Facebook, 4k reach on Instagram

This means approximately 3,300 or 14% of Kenmore residents saw a neighborhood retail post (assuming viewers are mostly Kenmore residents). More work can be done to continue bringing awareness of neighborhood retail changes to more residents through summer activities (e.g., Farmer’s Markets) and communications on the website and social media.

Walkshed Analysis

A walkshed analysis was done on the top five categories for neighborhood retail, illustrating 5, 10, and 15-minute walking distances to Kenmore businesses. The walkshed map highlights service gaps in Kenmore’s northwest, northeast, and southwest areas.



Allowing neighborhood retail throughout residential areas can help to fill these gaps and provide walkable, rollable, and bikeable access to more Kenmore residents. For additional information on walksheds for each category, please see the StoryMap linked here:

<https://arcg.is/0CryXP3>

Next Steps

Staff will discuss recommendations with Planning Commission on neighborhood retail and any additional input before the public hearing.

Tentative Future Dates

- **Summer:** Draft code review
- **September:** Public Hearing at Planning Commission
- **Early October:** Planning Commission recommendation to City Council

Appendix A: Prohibited Land Uses in Residential and Mixed-use Zones

The following land uses are already prohibited in R-1–R-24, Neighborhood Business (NB), and Community Business (CB), and community engagement recommendations support these uses being prohibited for neighborhood retail:

Prohibited Land Uses in R-1–R-24, NB, & CB	Definition
Adult entertainment business	A sexually oriented business engaging in adult entertainment, such as an adult cabaret, adult retail business or an adult panoram.
Air transportation service (one seaplane is permitted on waterfront lots in R-1–R-24, prohibited in NB and CB)	A helipad, private landing field, or other similar facility for personal or business-related air transportation. Air transportation service does not include an airport, which is classified as a regional land use.
Ambulatory surgery center (prohibited in NB, conditionally permitted in R-1–R-24 and CB)	An establishment with medical staff primarily engaged in providing outpatient medical, diagnostic and surgical treatment services.
Animal kennel/shelter	Any outdoor or indoor facility which houses four or more animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use.
Arts, entertainment, outdoor (prohibited in NB and CB, conditionally permitted in R-1–	An establishment that provides facilities or services for cultural and entertainment uses outside of a building. Outdoor arts,

R-24, except outdoor performance center and drive-in theater are prohibited)	entertainment includes such uses as outdoor performance facilities, public gardens, and arboretums.
Auction house	An establishment where the property of others is sold by a broker or auctioneer to persons who attend scheduled sales periods or events.
Automotive sales and service, marine and non-marine	<p>“Marine” means an establishment engaged in the retail sale of new or used boats, jet skis, boat trailers, or similar vehicles, or an establishment primarily engaged in repair or service of these vehicles, including washing and the sale and installation of lubricants, tires, batteries, mufflers, and similar accessories.</p> <p>“Nonmarine” means an establishment engaged in the retail sale of new or used boats, jet skis, boat trailers, or similar vehicles, or an establishment primarily engaged in repair or service of these vehicles, including washing and the sale and installation of lubricants, tires, batteries, mufflers, and similar accessories.</p>
Business service, intensive	An establishment primarily engaged in providing supporting services to business that is likely to generate levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, hazardous materials, or other undesirable conditions that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Examples include industrial launderers, dry cleaning plants, and fuel dealers.
Business service, standard (permitted in NB)	An establishment primarily engaged in providing supporting services to business that is lower in intensity and cleaner than an intensive business service, and that

	does not generate noise, particulate matter, vibration, smoke, dust, fumes, odors, or other nuisances that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Examples include telephone call centers, private mail services, copy centers, business incubators, and data centers.
Cannabis business	A cannabis producer, cannabis processor, cannabis researcher, or cannabis retailer. "Cannabis business" does not include a cannabis cooperative as defined in KMC 18.20.1679.2.5.
Cannabis cooperative	A cooperative of no more than four qualifying patients or designated providers sharing responsibility for acquiring and supplying the resources needed to produce and process cannabis only for the medical use of members of the cooperative, as described under Chapter 69.51A RCW.
Cemetery, columbarium, or mausoleum (conditionally permitted in R-1–R-24, prohibited in NB and CB)	Land or structures used for interment of the dead or their remains. For purposes of this code, pet cemeteries are considered a subclassification of this use.
College/university (conditionally permitted in R-1–R6 and CB West Subarea, permitted in R-12–R-24, prohibited in NB and CB Juanita Subarea)	Land or structures used for interment of the dead or their remains. For purposes of this code, pet cemeteries are considered a subclassification of this use.
Construction and trade (Permitted in R-24 if it existed before 2003)	An establishment that provides services related to construction and maintenance of buildings and infrastructure and improvements to property. Such establishments include landscape and horticultural services. This definition excludes construction and trade establishments that qualify as an office by

	virtue of having only a business office without outside storage or fabrication.
Drive-through service. (permitted as an accessory use in NB)	A business or a portion of a business where a customer is permitted or encouraged, either by the design of physical facilities or by service and/or packaging procedures, to carry on business in the off-street parking or paved area accessory to the business, while seated in a motor vehicle. In some instances, customers may need to get out of the vehicle to obtain the product or service. This definition shall include, but not be limited to, fast-food restaurants, espresso stands, and drive-in services at banks and pharmacies. This definition excludes automotive service and repair, gas stations, and car washes.
Family child-care home (permitted in R-1 – R-24 and CB West Subarea, prohibited in NB and CB Juanita Subarea)	A child day care provider who regularly provides child day care and early learning services for not more than 12 children in the provider’s home in the family living quarters, or as otherwise defined in RCW 43.215.010.
Funeral home/crematory	An establishment engaged in preparing the dead for burial or interment and conducting funerals.
Hospital (conditionally permitted in R-1 – R-24, prohibited in NB and CB)	An establishment with medical staff primarily engaged in providing inpatient medical, diagnostic and treatment services and/or emergency care services. Hospitals may also provide outpatient services as a secondary activity.
Laboratory	A standalone facility subject to biosafety or hazardous materials containment procedures in which research and experiments leading to the development of new products are conducted. This use may be associated with an institutional, clinical or commercial use.

Manufacturing, heavy	An establishment engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products that is likely to generate levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, poisons, pesticides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Heavy manufacturing facilities use larger quantities of raw materials and may require significant outdoor storage. Examples include concrete manufacture, asphalt batch plants, mass production of commercial or recreational vehicles or large machinery, production of industrial organic and inorganic chemicals, animal slaughtering, and refining, extruding, rolling, or drawing of ferrous or nonferrous metals.
Manufacturing, light	An establishment engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products that is likely to generate levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, poisons, pesticides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Heavy manufacturing facilities use larger quantities of raw materials and may require significant outdoor storage. Examples include concrete manufacture, asphalt

	batch plants, mass production of commercial or recreational vehicles or large machinery, production of industrial organic and inorganic chemicals, animal slaughtering, and refining, extruding, rolling, or drawing of ferrous or nonferrous metals.
Manufactured housing community (conditionally permitted in R-4–R-6, permitted in R-12–R-24, prohibited in NB and CB)	A development with two or more improved pads or spaces designed to accommodate mobile homes, manufactured homes, or designated manufactured homes.
Mobile food service	An establishment engaged in preparing and serving meals and snacks for immediate consumption from motorized vehicles or nonmotorized carts.
Recreational facility, outdoor (permitted in R-1–R-24, prohibited in NB and CB)	An establishment that provides facilities or services for recreational uses outside a building. Outdoor recreational facility includes such uses as outdoor tennis courts, outdoor swimming pools, batting cages, miniature golf courses, golf driving ranges, marinas, boat launches, campgrounds, and RV parks.
Regional land use (conditionally permitted in R-1–R-24 and CB West, prohibited in NB and CB Juanita)	An airport, ferry terminal, park and ride lot, transfer station, racetrack, stadium/arena, or other land use of a regional nature that may be difficult to site. Regional land use includes essential public facilities, as defined in RCW 36.70A.200, if not otherwise defined in this title.
Resource land use (farming use in permitted in R-1–R-6, prohibited in R-12–R-24)	A production use on agricultural, forest, aquatic, or mineral lands, including farming, timber production, and mining
Retail sales, bulk	A singular indoor “big box” retail business that occupies more than 65,000 square feet of gross floor area, typically requires high parking to building area ratios, and has a regional sales market. Bulk retail sales can include, but is not limited to, membership warehouse clubs that emphasize bulk

	sales, discount stores and department stores.
Secure facility	A jail, prison, secure community transition facility, or other similar facility for the confinement, correction, and rehabilitation of offenders. This definition includes facilities managed and operated by the government as well as those operated by nongovernmental entities under contract with the government.
Single detached dwelling unit (permitted in R-1–R-24 and CB West, prohibited in NB and CB Juanita)	A detached building containing one dwelling unit or an adult family home.
Standalone parking (permitted in R-1–R-24 and CB, prohibited in NB)	An establishment engaged in providing parking space for motor vehicles or boats, usually on an hourly, daily or monthly basis. Parking may be provided on a surface lot, in a garage or, in the case of boats, on a storage rack. Standalone parking does not include required parking associated with a use, authorized through a development application.
Transportation	Establishments providing transportation of passengers or cargo, such as taxi and limousine services, scenic and sightseeing transportation businesses, motor vehicle towing, trucking, shipping, or freight hauling businesses. This use includes related support activities, such as cargo handling and packing and crating of cargo. Transportation does not include air transportation service or airport (classified as a regional land use).
Utility facility (permitted in R-1–R-24 and CB West, prohibited in NB and CB Juanita)	A smaller-scale facility for the distribution or transmission of services to a limited area, including, but not limited to: A. Telephone exchanges (not including communication facilities);

	<p>B. Water pumping or treatment stations or distribution systems;</p> <p>C. Electrical substations;</p> <p>D. Water storage reservoirs or tanks;</p> <p>E. Stormwater management facilities;</p> <p>F. Repealed by Ord. 14-0391.</p> <p>G. Natural gas gate stations and limiting stations;</p> <p>H. Propane, compressed natural gas and liquefied natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users;</p> <p>I. Sewer lift stations and wastewater treatment or distribution systems; and</p> <p>J. Pipes, electrical wires and associated structural supports.</p> <p>Utility facility does not include larger-scale regional facilities that are classified as a regional land use.</p>
Vehicle or equipment rental	An establishment that provides vehicles, machinery or equipment to customers in return for a rental payment.
Vehicle refueling station	An establishment retailing automotive fuels, sometimes in combination with convenience store items.
Warehousing	Establishments providing warehousing and storage of goods, including standalone outdoor storage. Warehouses are distinguished from wholesale trade as warehouses do not sell goods.
Wholesale trade	An establishment that sell goods for resale by other wholesalers or retailers, capital or durable nonconsumer goods, or raw and intermediate material and supplies used in production. Wholesalers normally operate from a warehouse characterized by little or

	no display of merchandise. Neither the design nor the location of the premises is intended to solicit walk-in traffic.
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CITY OF KENMORE

Planning Commission Meeting

Neighborhood Retail

June 2, 2026



Project Overview

Purpose

- Community engagement
- Top land uses
- Key themes
- Recommendations



Timeline

- March-May 2026: Community engagement
- June 2: Planning Commission discussion
- Summer: Draft code review
- September: Public hearing
- Early October: Recommendation to City Council

Community Engagement

Engagement Conducted

- 190 responses to first survey
- 26 responses to second survey
- 16 Open House participants
- Approximately 200 total participants

Outreach Methods

- Two community surveys
- Two Open Houses (in-person and virtual)
- Social media
- Website
- Weekly Update and Top Four
- Business Alliance Newsletter
- Community events (Town Hall, Earth Day)

City of Kenmore | 2026

H·A·N·G·A·R H·A·N·G·O·U·T

TRIVIA WITH PRIZES

Open House

PROVIDE FEEDBACK ON POLICY

The one where *Neighborhood Retail* comes to Kenmore



Wednesday, May 6th, 6 p.m.- 7:30 p.m.
The Hangar, 6728 NE 181st Street

EVERYONE IS WELCOME TO ATTEND
Family Friendly | Refreshments Provided | Se habla español



Resident Preferences

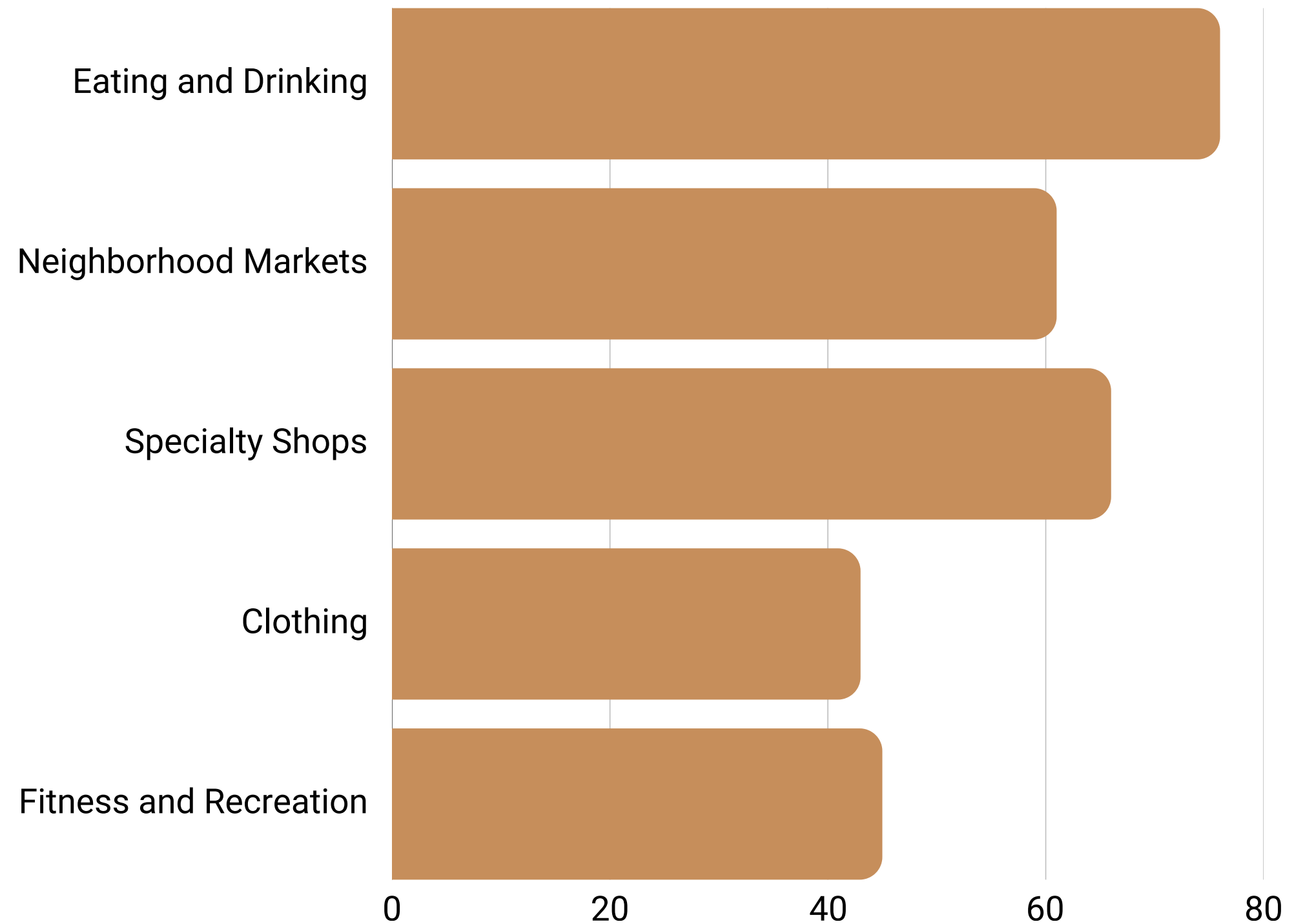
The top 5 categories were:

1. **Eating and Drinking (76%)**
2. **Specialty Shops (66%)**
3. **Neighborhood Markets (61%)**
4. **Fitness and Recreation (45%)**
5. **Clothing (43%)**

Community Themes

- Walkability
- Local business support
- Mixed-use flexibility
- Daily needs nearby

What types of neighborhood scale businesses would you like to see in your neighborhood?



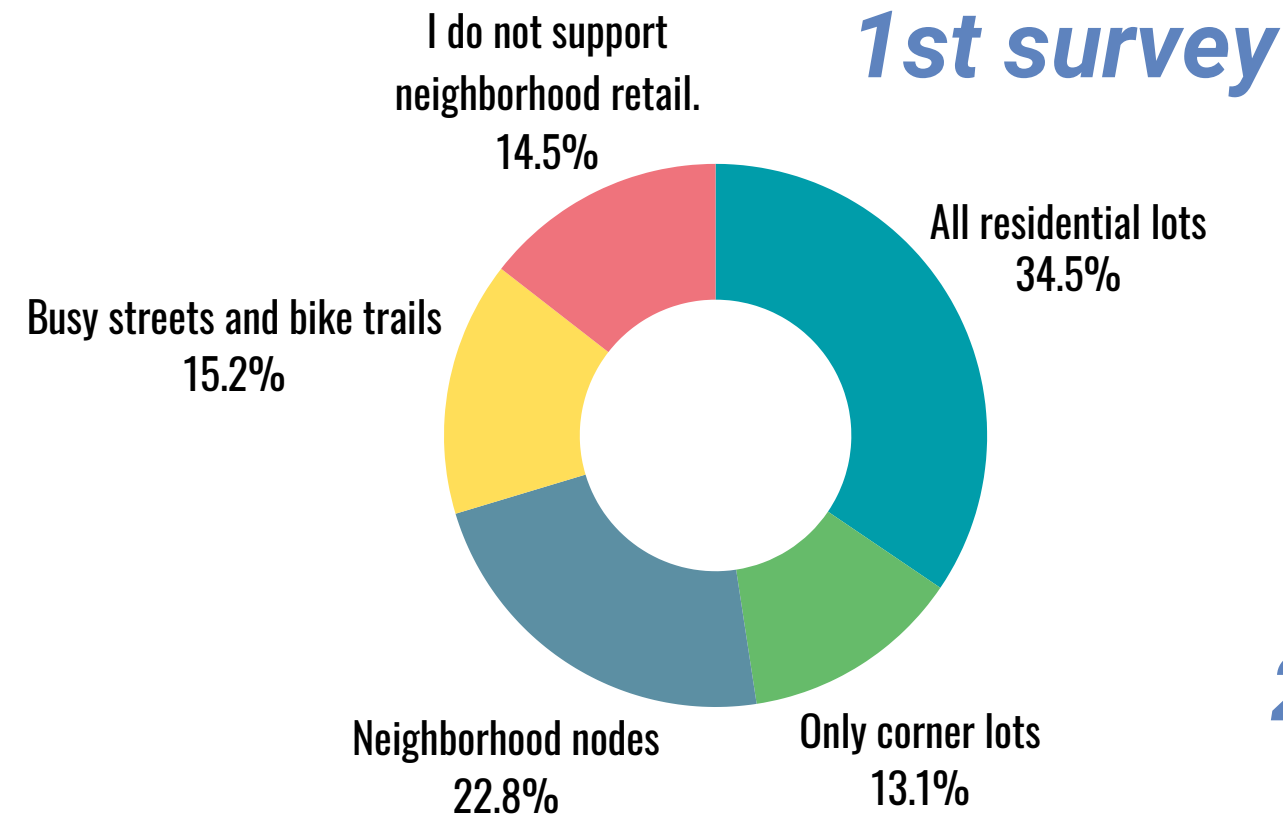
Location Preferences

Preferred Approaches

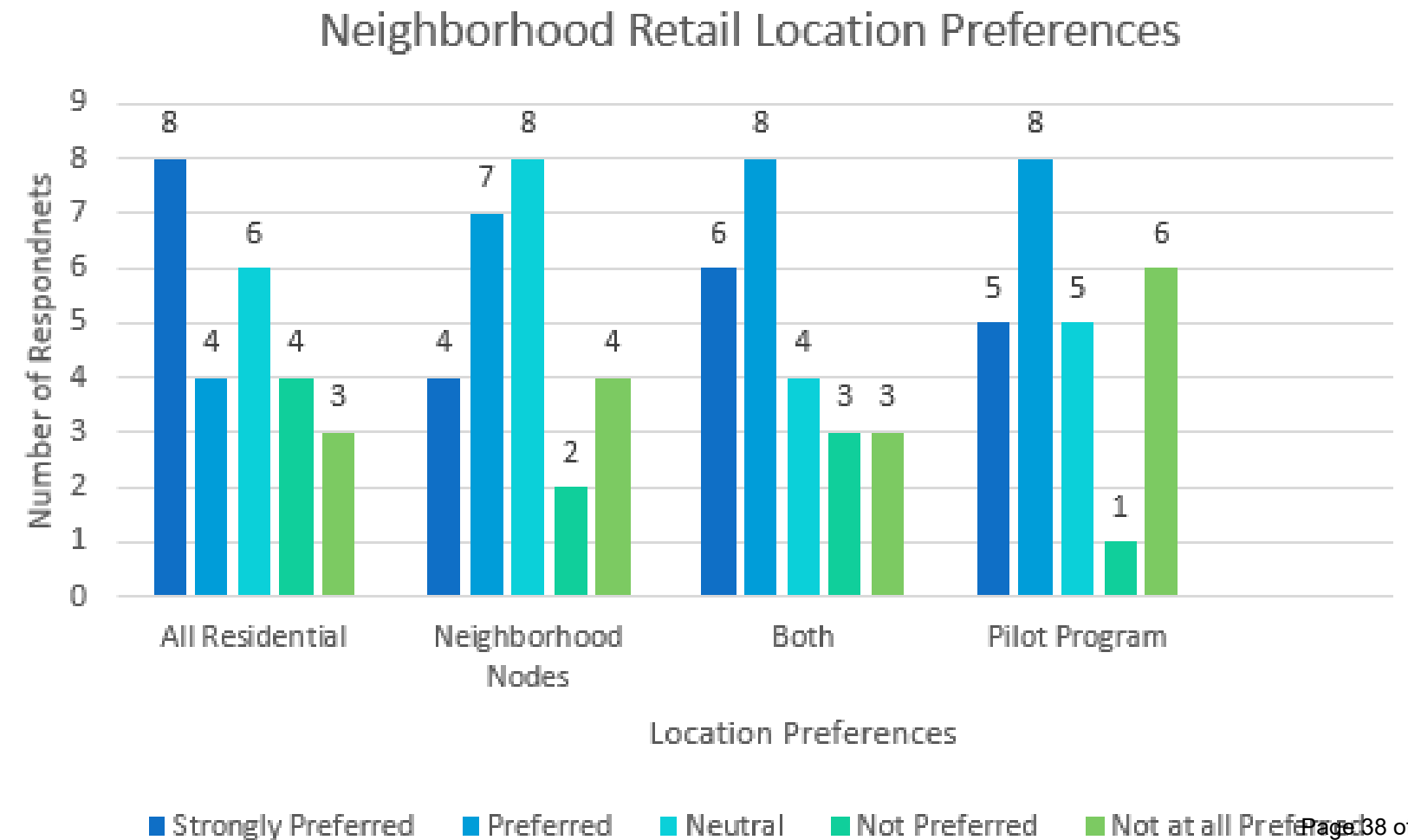
- Allow throughout residential areas (preferred option)
- Neighborhood nodes
- Combination of both
- Pilot program option

Residents showed strongest support for broader neighborhood access while also supporting flexibility

Where should neighborhood retail be allowed?



2nd survey



Resident Preferences

Community Concerns

- Traffic and parking
- Noise impacts
- Crime and safety

Frequently opposed uses

- Auto-oriented
- Vape shops
- Gas stations
- Drive-throughs
- Industrial

Key Theme and Number of Times Mentioned	Analysis
Support for Local Businesses (20 responses)	Residents strongly support neighborhood retail and would like to support more local businesses.
Traffic and Parking Issues (18 responses)	Some residents were concerned about traffic impacts and parking, with some residents preferring off-street parking and others only wanting on-street parking.
Mixed-Use Development Discussions (16 responses)	Residents support flexibility with residential and commercial uses by having mixed-use neighborhood retail and services.
Zoning and Regulations Impact (8 responses)	Residents expressed interest in eating and drinking establishments, cafés, small markets, and neighborhood-serving retail.
Noise Pollution Concerns (5 responses)	Some residents expressed concerns over the potential noise impacts of having businesses in neighborhoods.
Concerns about Crime and Safety (3 responses)	Some residents were concerned about potential increases in crime from allowing neighborhood retail in residential areas.



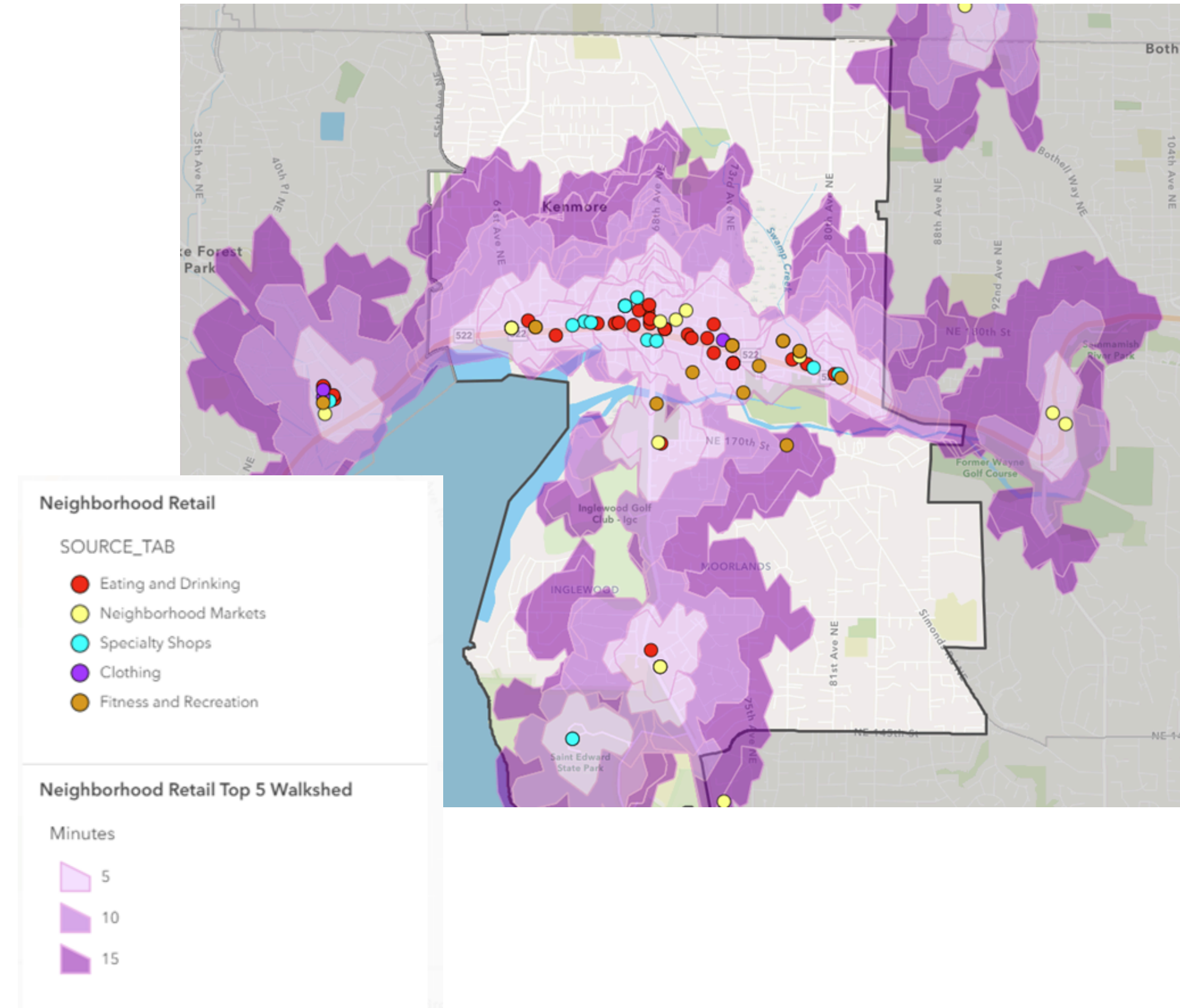
Walkshed and Access Analysis

Findings

- Current retail access gaps exist in:
 - Northwest Kenmore
 - Northeast Kenmore
 - Southwest Kenmore

Benefits of Neighborhood Retail

- More walkable neighborhoods
- Reduced car dependence
- Improved daily access to goods/services
- Supports bikeability and accessibility

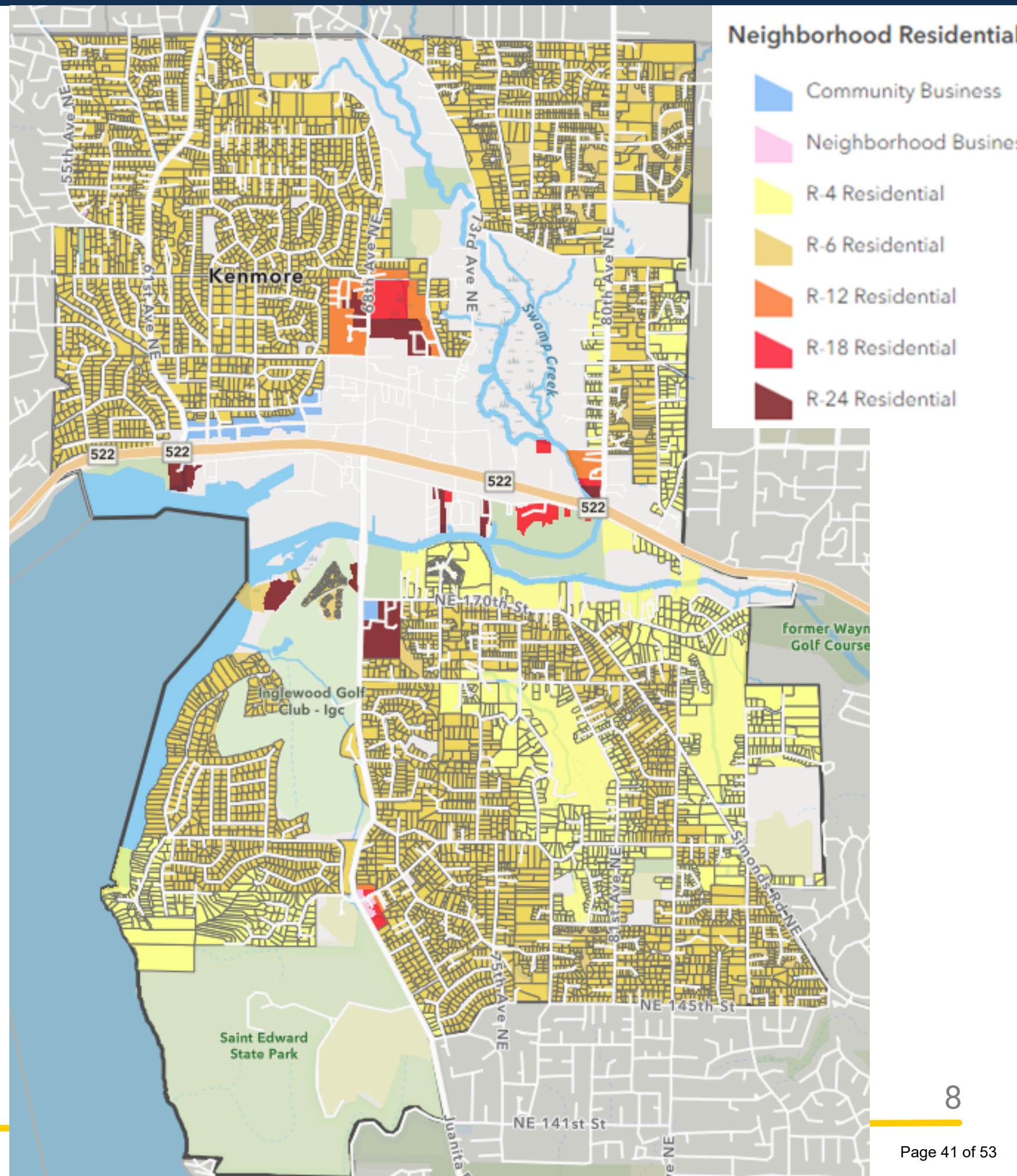


Recommendation #1

- Allowing neighborhood retail throughout residential areas
 - Eating & drinking establishments
 - Specialty shops
 - Neighborhood markets

Proposed Zones

- Residential zones (R-4 through R-24)
- Community Business
- Neighborhood Business



Recommendation #2

Confirming zoning and development regulations

- **Hours of Operation:** 6am-10pm Sunday-Saturday
- **Scale:** up to 2,500 sq. ft. for 1 establishment

Discussion Question

Would you allow multiple businesses within the one establishment up to 2,500 sq. ft. (e.g., eating and drinking with retail sales or personal services)?



Zulu's Board Game Cafe in Bothell is a dine-in coffee shop and restaurant that sells board games

Recommendation #2

Confirming zoning and development regulations

- **Allow mixed-use** (e.g., live-work, ACU), **commercial only buildings** (e.g., corner stores), and **temporary structures**
- **Conversions and Permitting:** Type I permitting for residential to commercial conversions (e.g., mixed-use and ACUs), and Type II for new commercial
- **Parking:** no minimum parking required in R-1--R-24, existing parking for Neighborhood and Commercial Business zones
- **Setbacks:** same as underlying zone
- **Signs:** wall sign (25 sq. ft.) and A-frame (6 sq. ft.)
 - A-frame and lighted signs to be displayed from 8am-9pm
- **Other:**
 - Open space, impervious surface, and design regulations same as zone
 - Noise ordinance per Kenmore's existing code

*ACU
Garage
Conversion
in Portland,
OR*



*Temporary
structure
coffee
stand*



*Temporary
structure
produce
stand*



Recommendation #3

Eating and Drinking

Existing Definitions	Proposed Definitions
<p>Eating and Drinking: an establishment that prepares meals, snacks and beverages to customer order for immediate on-premises or off-premises consumption from a fixed location (KMC 18.20.863)</p> <ul style="list-style-type: none">• Conditionally permitted in R-4--R-24, prohibits drinking places (e.g., bars, taverns)• Permitted in NB, prohibits drinking places• Permitted in CB	<p>Eating and Drinking: keep definition the same</p> <p>Recommendations</p> <ul style="list-style-type: none">• Change to permitted in R-4—R-24• Prohibit drinking places in R-4—R-24• Keep NB and CB allowance the same, as uses are already permitted• Size: change to 2,500 sq. ft. limit for R-4—R-24

Discussion Questions

- a) Are you okay with keeping this definition?
- b) The code currently allows conditional eating and drinking places up to 5,000 sq. ft., do you want to: keep the existing code with proposed changes, which means allowing new and existing buildings up to 2,500 sq. ft. and up to 5,000 sq. ft. if conditionally permitted? Or remove the conditional permitting and keep the size under 2,500 sq. ft.?
- c) Do you want to continue to prohibit "drinking places (alcoholic beverages)" as "establishments known as bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption," (NAICS 722410) in R-1—R-24?
- d) The code conditionally allows restaurants to serve alcohol in R-1—R-24. Do you want to allow alcoholic beverages to be sold by restaurants or prohibit it?
- e) Any other changes?

Recommendation #3

Retail Sales

Existing Definitions	Proposed Definitions
<p>Retail sales: an establishment within a permanent structure of less than 65,000 square feet engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes auction houses, automotive sales and service, sales of automotive parts if service, repair or installation are provided on site, bulk retail sales, and eating and drinking places.</p> <ul style="list-style-type: none">• Conditionally permitted in R-4–R-24• Permitted in NB and CB• Pet shops and auto supply are prohibited in R-4–R-24• Used good shops are prohibited in NB• Outdoor retail display/sidewalk sales and auto supply stores are prohibited in CB• Size: up to 5,000 sq. ft. in R-4–R-24, NB, and CB	<p>Retail sales: keep definition the same. Existing definition includes grocery or food markets, bicycle and sporting goods shop, specialty shops: artisan, bookstores, florist, crafts, art, and gift shops.</p> <p>Recommendations</p> <ul style="list-style-type: none">• Change to permitted in R-4–R-24• Keep NB and CB allowance the same, as uses are already permitted• Size: change to 2,500 sq. ft. limit for R-4–R-24

Discussion Questions

- Are you okay with keeping this definition?
- Retail sales currently include tobacco, vape, alcohol, and weapon sales. Do you want to prohibit any of these in R-4–R-24?
- Do you want to allow or prohibit any other uses?
- Any other recommended changes?

Recommendation #3

Personal Service

Existing Definitions	Proposed Definitions
<p>Personal Service: an establishment primarily engaged in providing services to individuals, such as beauty and barber shops, retail laundry and drycleaning including coin-operated, clothing alterations and repair, diaper services, carpet and upholstery cleaning services, photo studios, shoe repair, pet grooming, and repair of personal or household items. This definition excludes automotive repair and service.</p> <ul style="list-style-type: none">• Conditionally permitted in R-4–R-24, prohibits drinking places• Permitted in NB and CB• Size: up to 5,000 sq. ft. in R-4–R-24, NB, and CB	<p>Personal Service: change definition to include neighborhood retail land uses</p> <p>Recommendations</p> <ul style="list-style-type: none">• Allow clothing alterations and repair, photo studios, and change to permitted in R-4–R-24• Keep NB and CB allowance the same, as uses are already permitted• Size: change to 2,500 sq. ft. limit for R-4–R-24

Discussion Questions

- a) Are you okay with amending this definition to include clothing alterations and repair and photo studios?
- b) Do you want to allow or prohibit any other uses?
- c) Any other recommended changes?

Recommendation #3

Recreational facility, indoor

Existing Definitions	Proposed Definitions
<p>Recreational facility, indoor: an establishment that provides facilities or services for recreational uses inside a building. Indoor recreational facility includes such uses as clubhouses, gyms, indoor swimming pools, and fitness and bowling centers.</p> <ul style="list-style-type: none">• Conditionally permitted in R-4–R-24, NB, and CB• Prohibits bowling center in R-4–R-24• Prohibits shooting range in R-4–R-24 and NB• Size: up to 10,000 sq. ft. in R-4–R-24	<p>Recreational facility, indoor: change definition to include neighborhood retail land uses</p> <p>Recommendations</p> <ul style="list-style-type: none">• Allow gyms and fitness studios and change to permitted in R-4–R-24, NB, and CB• Size: change to 2,500 sq. ft. limit for R-4–R-24

Discussion Questions

- a) Are you okay with amending this definition to include gyms and fitness studios?
- b) Do you want to allow or prohibit any other uses?
- c) Any other recommended changes?

Recommendation #3

Arts, entertainment, indoor

Existing Definitions	Proposed Definitions
<p>Arts, entertainment, indoor: an establishment that provides facilities or services for cultural and entertainment uses inside a building. Indoor arts, entertainment includes such uses as performing arts establishments, artist studios, theaters, museums, libraries, fraternal lodges, tour operators, and arcades, but specifically excludes adult entertainment facilities.</p> <ul style="list-style-type: none">• Permitted in R-4–R-6 only if located on a historic site or designated as a City landmark, as a re-use of a surplus nonresidential facility, or a joint use of an existing public school facility• Conditionally permitted in R-12–R-24, museums and libraries are only permitted as accessory to a park or on a historic site, artist studios permitted only as a re-use of a surplus nonresidential facility or a joint use of an existing public school• Only artist studios are permitted in NB and CB, other uses require a conditional permit	<p>Recreational facility, indoor: change definition to include neighborhood retail land uses</p> <p>Recommendations</p> <ul style="list-style-type: none">• Change to allow only artist studios to be permitted in R-4–R-24, all other uses to remain conditional• Size: change to 2,500 sq. ft. limit for R-4–R-24

Discussion Questions

- a) Are you okay with amending this definition to include art studios?
- b) Do you want to allow or prohibit any other uses?
- c) Any other recommended changes?

Recommendation #3

Specialized instruction school

Existing Definitions	Proposed Definitions
<p>Specialized instruction school: means establishments engaged in providing specialized instruction in a designated field of study, rather than a full range of courses in unrelated areas; including, but not limited to:</p> <ul style="list-style-type: none">A. Art;B. Dance;C. Music;D. Cooking;E. Driving; andF. Pet obedience training. [Ord. 11-0329 § 3 (Exh. 1).] <ul style="list-style-type: none">• Allowed as a Home Occupation limited to 20% of the floor area of the dwelling unit, limited to 12 students per session, by appointment only, and subject to parking standards (1 per classroom, plus 1 per 2 students)	<p>Specialized instruction school: keep existing definition</p>

Discussion Questions

- a) Are you okay with amending this definition to include art studios?
- b) Do you want to allow or prohibit any other uses?
- c) Any other recommended changes?

Discussion Questions

Location and Development Standards

1. Would you like to make any modifications to Recommendations 1 and 2 on where to allow neighborhood retail?
 - a. Would you allow multiple businesses within the one establishment up to 2,500 sq. ft. (e.g., eating and drinking with retail sales or personal services)?

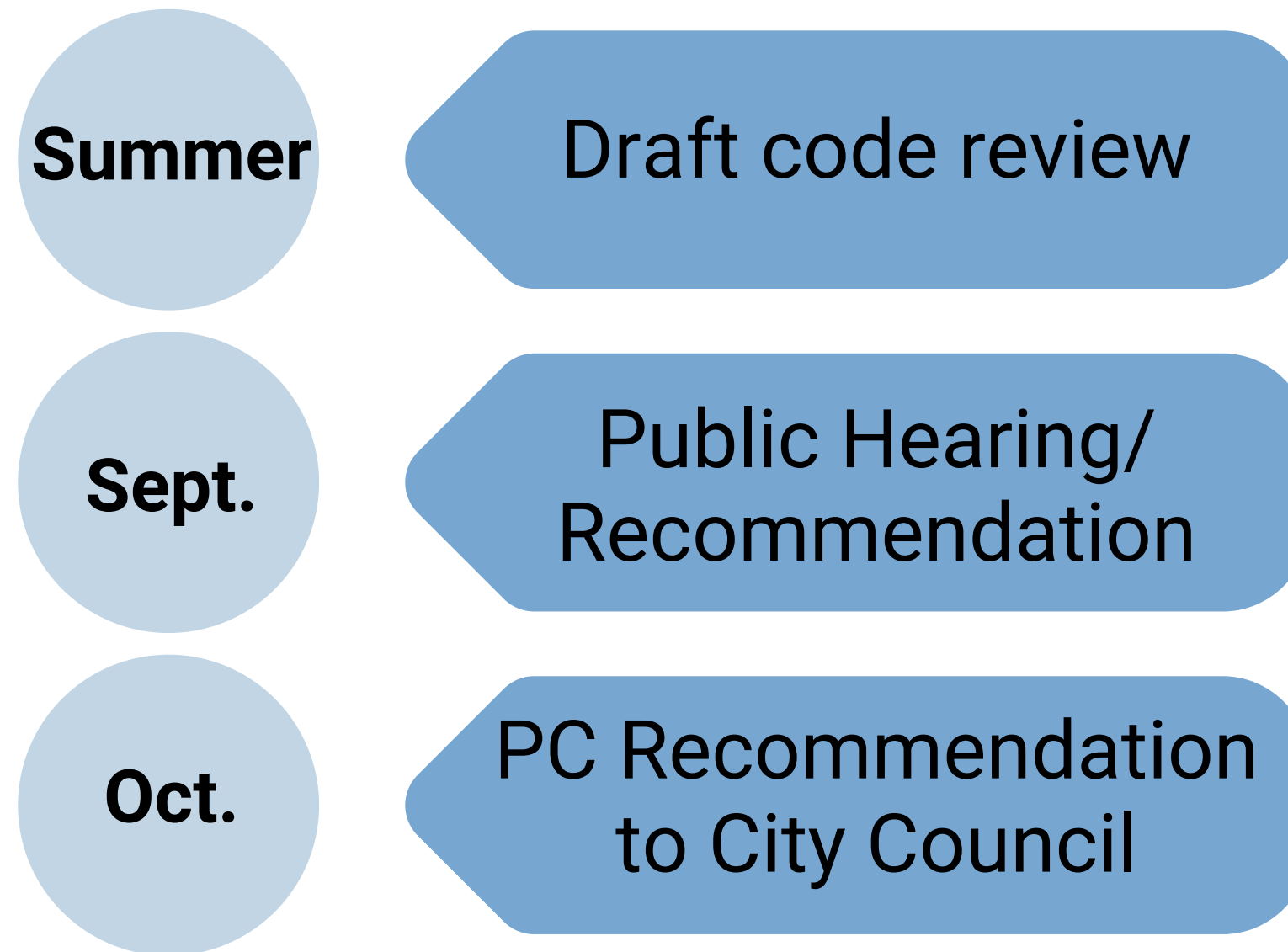
Additional Uses

2. Would you like to allow additional neighborhood retail or service uses in residential areas?

Prohibited Uses

3. Would you like to prohibit any additional uses other than the existing ones?
 - a. Do you want to continue prohibiting the uses listed in Appendix A or amend any of these for neighborhood retail in R-4—R-24, NB, and CB?

Tentative Next Steps



For comments and questions:

Brittany Chue
Senior Planner, Community Development Department
bchue@kenmorewa.gov
425-984-6157



Neighborhood Nodes – Community Map

- Community members selected areas for potential future nodes
- Some locations fall within current stream buffer areas
- Since nodes are higher density, additional time is needed for on-site analysis, community engagement, and assessment of potential impacts
- Neighborhood nodes may be evaluated in the future as part of a potential Phase Two of the project

