

City of Kenmore
Planning Commission Meeting Minutes
January 6, 2026 @ 7:00 PM

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

Tracy Banaszynski, Chair

Dwight Thompson, Vice Chair (virtual)

Kara Macias

Edouard Lassalle

Mike Vanderlinde

David Dorrian

Chris Olson (virtual)

Staff

Todd Hall, Principal Planner

Shannon Tipple-Leen, Planning Commission Clerk

Michelle Kang, Co-Clerk

1. CALL TO ORDER

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

2. ROLL CALL

All commissioners present.

MOTION – Commissioner Vanderlinde moved to move up the voting of officers to the third item on the agenda. Commissioner Macias seconded. 7 Yes: 0 No. Motion passed.

3. ELECTION OF OFFICERS

MOTION – Commissioner Vanderlinde nominated Tracy Banaszynski to position of Chair. Commissioner Dorrian seconded. Chair Banaszynski accepted. Yes: 7, No: 0, Absent: 0. Motion passed.

MOTION – Vice Chair Thompson nominated David Dorrian to position of Vice Chair. Commissioner Lassalle seconded. Commissioner Dorrian accepted. Yes: 7 No: 0 Absent: 0. Motion passed.

4. LAND ACKNOWLEDGEMENT

The Land Acknowledgement was read.

5. FLAG SALUTE

The Flag Salute was done.

6. PUBLIC COMMENTS

No Public comment was given.

7. CONSENT AGENDA - APPROVAL OF MINUTES

The Planning Commission Meeting Minutes from December 2, 2025, were approved. The consent agenda was accepted with unanimous consent.

8. AGENDA ITEMS

PROS Plan

Todd Hall gave a brief presentation on the final draft of the PROS Plan.

Questions/Comments:

Chair Banaszynski – To clarify you would like a recommendation to send to Council.

Staff response: Yes

Vice Chair Dorrian – Great job on this document.

Chair Banaszynski – Second that. Maps and design are beautiful.

Commissioner Vanderlinde – the Commission owes a great deal to Beckwith Consulting too. Please pass along.

Vice Chair Dorrian – small edit Kenmore’s Future Triangle. Remove "Kenmore future triangle" and have it read "Kenmore will tend to continue...."

MOTION – Commissioner Thompson moved to send the PROS Plan to City Council for their consideration. Commissioner Olson seconded. Yes: 7, No: 0, Absent: 0. Motion passed.

MOTION – Commissioner Thompson moved to add the memorandum from Vice Chair Dorrian to the packet to send to Council. Commissioner Lassalle seconded. Yes: 7, No: 0, Absent: 0. Motion passed.

2026 Docket

Todd Hall presented the Planning Commission Docket for 2026.

Commissioner Vanderlinde - On affordable housing item, thinking about what the end point of that legislative session is and how that may affect our work.

Staff reply: Because it is a short session, we should know fairly quickly which bills are going to survive and what will affect us.

Vice Chair Dorrian - Regarding Rep. Davis drive to convert Bastyr student housing into affordable housing - might that require us to make a zoning change?

Staff reply: More to come on this issue. Comments on current permits to convert some student housing to clinic use.

Commissioner Lassalle - As we come out of PROS Plan, regarding item 4 (Capital Facilities Plan), what type of fine tuning would be required.

Staff reply: Transportation and stormwater budgets are more definitive.

Commissioner Vanderlinde- Regarding Bastyr housing to clinic conversion, should ensure that they are done safely and meet all codes.

Staff reply: City has in-house building staff, as well as work with L&I to ensure compliance and safety.

Vice Chair Dorrian – Regarding Affordable Housing and STEP - if we're working on the housing strategy, and it needs to be consistent with the Housing Element, the drive for Council to continue a STEP committee needs further clarification as to what that committee is going to do. If the Planning Commission is working on affordable housing strategy at the same time, those two things cannot be in conflict. So if we're saying that if the STEP committee is going to be a function of Development Services instead of Community Development and actually reviewing proposals for STEP housing, could see how that might make sense, but would expect that would be consistent with strategies of the Housing Element and not with the intent to implement a separate strategy for those reviews. Not sure how this is being treated with Council, but as I look at this that's a concern that comes up. On the flip side, we need to be aware of Council's concern there as well, which is that they want to make sure the community input is being given on all of these things.

Commissioner Thompson - STEP Committee is not the Planning Commission, and if they are going to suggest amendments to Comp Plan and Element, by law this has to go to Planning Commission. The STEP Committee doesn't have the legal authority to review for Comp Plan. Also, agrees with Vic Chair Dorrian on working together.

Chair Banaszynski - STEP Is over, for now, but may come back for further comments.

Staff reply: Debbie can comment when she returns.

Commissioner Macias – Housing Use Element update is current?

Staff – yes but if we find we need to make some adjustments we can.

Commissioner Macias - Was everything addressed with regards to HB 1220 in the last update?

Staff reply: When we worked with consultants regarding middle housing, we updated what we needed to at that time. If there's additional items that need to be amended in the Housing Element with regards to affordable housing we can do so this year.

Commissioner Macias - If Bastyr changes use to affordable housing, that would require more of a zoning/land use change?

Staff reply: Yes, but we don't know a lot at this point.

Vice Chair Dorrian - There would be value on at least connecting back with Housing Element as we're talking through affordable housing strategy because the time we worked on Housing Element as so quick. Because we've made such big changes with regards to middle housing and inclusionary housing, is there any data on this yet?

Staff reply: Would be good to check in either late this year or early next on results.

Commissioner Vanderlinde - Learning a lot more on how we work with affordable housing, particularly in Seattle. Look at what we did originally and how we might make changes.

Vice Chair Dorrian - Regarding item 14 (commercial to residential conversion) - if we're enabling this would this have an impact on zoning?

Staff reply: It could, but only if it doesn't comply with existing zoning. If a greater impact city-wide, might make this a separate item for future discussion.

Vice Chair Dorrian - Under future consideration, Manufactured Housing and Mobile Home Park regulations. We should get ahead of community engagement if we're going to consider any changes to Mobile Home Park regulations.

Commissioner Vanderlinde - Lakepointe, what's going to happen with this and specifically related to housing?

Staff reply: Leadership is working on this.

Commissioner Macias - Appeals timeline on manufactured homes?

Staff reply: Will have Debbie address when she returns.

Commissioner Macias - Would be nice to have regulations in place.

Chair Banaszynski - Believe the clock starts only after the appeal is settled. Would be protected for the full length of time until the appeal is settled.

Commissioner Thompson - A lot of community interest in downtown, reopen the plan, all the issues. Concerned with how the process may go and then be told that the Commission has to be rushed.

Staff reply: As of now, the docket notes the focus on the scope of the Downtown Plan first before any comprehensive planning takes place with the Commission.

Commissioner Vanderlinde - We have a list of items, could very well come up with other things. Maybe we should think about some prioritization.

Vice Chair Dorrian - Would really like to have more time on Affordable Housing Strategy (AHS) vs. Neighborhood Commercial/Corner Stores. Todd said that this schedule could change and could allocate more time to AHS.

Commissioner Lassalle - STEP first part of year, AHS second part of year, whereas tenant protection there is some overlap. If we have STEP recommendations adopted even before the introduction of AHS, want to make sure haven't missed an opportunity of deciding one if we haven't had the opportunity in talking about the other.

Commissioner Macias - Maybe we'll have some to put more in there since it's a short legislative session.

Chair Banaszynski - Appreciates the schedule, if we can have more time for AHS, corner stores should be quicker of a discussion than housing, appreciates TOD carve out is held, do you know if how restructuring of King County and climate office how that might affect our work purchasing mobile home parks, can there be money put in the budget

Discussion on the speaking points for PROS recommendation at Council.

Chair Banaszynski – Presenting the PROS Plan to Council. Should we take some time to discuss what we want to talk about. Do you feel like there are things you would want to share that haven't been shared.

Vice Chair Dorrian – Shared most of our thoughts in the transmittal letter.
Commissioner Vanderlinde – Agree. Can't see us using Council time to reiterate the same thing.

Chair Banaszynski – Seeing a lot of nods.

Commissioner Olsen - This document is very readable and speaks for itself. Happy to talk about trails but the maps show approx. locations.

Commissioner Thompson – Capital Facilities Element we can discuss specific Pros Plan pieces. There is another opportunity to provide input there.

Chair Banaszynski – Hearing unanimously that we would feel comfortable with staff sharing the plan. Seeing lots of nods.

Commissioner Olson – Seeing a change on the map. Will talk to staff.

Chair Banaszynski – We have a plan for the presentation. Talk to Todd if you want to add something.

Chair Banaszynski – Thank you to Commissioner Thompson for your role as Vice Chair.

MOTION – Vice Chair Dorrian moved to cancel the January 20th meeting.
Commissioner Vanderlinde seconded. Yes: 7, No: 0, Absent: 0. Motion passed.

Next Steps:
Planning Commission Meeting February 3, 2026.

9. ADJOURNMENT

Vice Chair Thompson adjourned the meeting at 8:38PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: February 3, 2026