

City of Kenmore  
Planning Commission Meeting Minutes  
February 3, 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

Edouard Lassalle

Kara Macias

Chris Olson

Dwight Thompson

Mike Vanderlinde

Staff

Debbie Bent, Community Development Director

Brittany Chue, Senior 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.

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 January 6, 2026, were approved. The consent agenda was accepted with unanimous consent.

## 7. **AGENDA ITEMS**

### **Corner Stores and Accessory Commercial Units (ACU's)**

Brittany Chue gave a presentation on Corner Stores and ACU's.

The Planning Commission held an initial, wide-ranging discussion. The Planning Commission were interested in expanding neighborhood-scale commerce, but also had questions about compatibility, viability, housing impacts, and implementation. At the next Planning Commission meeting staff will bring forward information to help the Commission clarify the scope and policy direction.

#### *Key Themes from Commission Discussion*

- Definitions matter: Commissioners need clarity on what qualifies as a "corner store" versus an ACU or home-based business.
- Location is critical: Strong distinction between arterials/collectors and interior residential areas, with interest in context-sensitive standards.
- Compatibility concerns: Noise, lighting, parking, traffic, and form/scale were consistent concerns, alongside a desire to avoid strip-commercial outcomes.
- Economic realism: Questions about viability in lower-density areas, especially during downturns, and how parking requirements affect feasibility.
- Housing impacts: Concerns about loss of housing stock, conversion of owner-occupied homes to rentals, and condoization of ACUs.
- Flexibility & incubation: Interest in ACUs, food trucks, and mobile vendors as lower-barrier ways to support entrepreneurs and home-based businesses.
- Equity & access: Desire to support neighborhood convenience and walkability while recognizing historic zoning patterns and access to services.

- Community Engagement: Desire for community engagement and outreach including outreach to the business community.

**MOTION** – Commissioner Thompson moved to cancel the Tuesday Feb 17 meeting. Commissioner Macias seconded. Yes: 7, No: 0, Absent: 0. Motion passed.

**Next Steps:**

Planning Commission Meeting March 3, 2026, 7pm.

8. **ADJOURNMENT**

Vice Chair Dorrian adjourned the meeting at 9:02PM.

*Shannon Tipple-Leen*

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Planning Commission Clerk  
Approved by Planning Commission on: 03.03.2026