

City of Kenmore
Planning Commission Meeting Minutes
March 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 (virtual)
Kara Macias
Chris Olson
Dwight Thompson

Excused

Edouard Lassalle
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

Commissioners Lassalle and Vanderlinde were 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 February 3, 2025, were approved. The consent agenda was accepted with unanimous consent.

8. AGENDA ITEMS

Corner Stores/ACU's

Brittany Chue gave a second presentation on the Corner Stores/ACU's.

Questions/Comments:

Questions regarding Bill 1175 not passing the State Legislature. Commissioners wanted to know whether it would stay on the docket for Kenmore. Staff said it was still a Council priority for Planning Commission.

There was direction that the Planning Commission should have preliminary discussions and then there would be public engagement as part of the process. After that, the Commission could go to Council if need be.

Consensus with Commission to discuss neighborhood shops and cafes as well as additional land uses.

Location:

General support for any residential zone. Interest in further discussing excluding and/or limiting commercial in R1 and R4 zones aligned with middle housing approach. Bring the stream map and highlight % land in this area.

Maximum size:

Commissioners had a variety of opinions. Asked staff to bring back info on current middle housing approach for considering regulating commercial use in same way. Bring back info on building codes in relation to conversion.

Operating Hours:

Following noise ordinances 7am-7pm. Staff will check on what type of noises besides construction are nuisance. In general 6am-10pm is typical operating hours. Considering more but consensus around that.

Parking:

Consensus for no or very little requirements. Like the bicycle parking idea. Balancing parking with the neighborhood. Did not require additional with Middle Housing. Cars will come and go and be gone after 10pm. Parking is large source

of impervious surface. Doesn't mean it won't be built, just not required. ADA requirements?

Maximum Height:

Same as zoning districts but confirm if there any exemptions for height currently.

Sign Regulations discussion. Bring back current sign code for residential zones and commercial zones suggest ways this can be adapted.

Setback discussions. Bring back info on middle housing code setbacks and any info on reasons for reducing setbacks for commercial uses. Need more discussion.

Other:

Open space, outdoor seating, amenity zone. Retain accessible routes. What uses can be allowed in non-building areas.

Occupancy code for commercial business, more info. Garage conversion to cabinet making as a home occupation. Is there a clear distinction between home business and small-scale retail in terms of regulations.

Referring to commerce document which ones need to be addressed. Document available here:

<https://deptofcommerce.app.box.com/s/tn1dh2c3lcj7nr6lw8lax950lvbfe8yg>

Frontage improvement requirements.

Like the state code for no nicotine, and food with alcohol. Noise, hazardous materials like dry cleaning.

Micro opportunities for commercial use, tents selling food,

Revisit land uses that should be ltd, such as dry cleaning, car repair.

Private use of public space concern, sidewalks.

MOTION – Commissioner Thompson moved to cancel the March 17th meeting. Commissioner Olson seconded. Yes: 5, No: 0, Absent: 0. Motion passed.

Next Steps:

Cancel Meeting March 17, 2026.

Planning Commission Meeting April 7, 2026.

9. ADJOURNMENT

Vice Chair Thompson adjourned the meeting at 9:49.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: 4/07/2026