

City of Kenmore
Planning Commission Meeting Minutes
April 21, 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

Edouard Lassalle

Mike Vanderlinde

Excused

Dwight Thompson

Staff

Todd Hall, Principal Planner

Shannon Tipple-Leen, Planning Commission Clerk

1. CALL TO ORDER

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

2. ROLL CALL

Commissioner Thompson 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 7, 2026, were approved. The consent agenda was accepted with unanimous consent.

7. AGENDA ITEMS

Todd Hall gave a presentation on the Housing Strategy Plan (HSP) update.

Questions/Comments:

The Planning Commission held a wide-ranging discussion on how the updated Housing Strategy Plan (HSP) should address affordability, equity, displacement risks, and housing diversity. Themes and considerations are summarized below.

Anti-Displacement Strategies & Increasing Density

- Commissioners discussed how to balance increased density with minimizing displacement, particularly for vulnerable populations such as residents of manufactured home communities (MHCs).
- There was general agreement that increasing overall housing supply, including affordable units, is an important part of mitigating displacement.
- Potential strategies discussed included:
 - Strengthening tenant protections and relocation assistance
 - Exploring community land trusts, co-ops, and shared ownership models
 - Considering right of first refusal policies and resident preference policies
- Commissioners questioned whether tools like inclusionary zoning and affordability requirements may either support or inadvertently constrain housing production.
- There was interest in better understanding local housing needs, unit types, and affordability levels to inform policy decisions.

Manufactured Home Communities (MHCs) Preservation

- The Commission discussed the long-term viability of MHCs as a source of affordable housing.
- Key challenges identified:
 - Resident vulnerability due to lack of land ownership
 - Aging infrastructure and rising rents
 - Locations in environmentally vulnerable areas
- Strategies considered included:
 - Preservation through community land trusts or cooperative ownership
 - Relocation or phased redevelopment approaches

- Allowing new forms of manufactured housing in more zones
- There was debate over whether to preserve existing MHCs or prioritize redevelopment into more sustainable housing types.

Equity, DEIA Integration & Homeownership Gaps

- Commissioners emphasized the importance of centering equity in housing policy, particularly for BIPOC residents and renters.
- Suggested actions:
 - Engage community-based organizations and individuals with lived experience
 - Integrate the DEIA Equity Toolkit into decision-making processes
- There was discussion about how to balance affordability goals with equity outcomes and whether combining these goals creates challenges or opportunities.

Affordable Housing Development & STEP Housing

- The Commission explored approaches to permanent supportive housing (PSH), emergency housing, and STEP housing models.
- Considerations included:
 - Identifying effective site selection criteria, including proximity to transit and services
 - Evaluating different housing models
 - Understanding cost efficiencies, service delivery, and scalability
 - Clarifying zoning requirements and potential code flexibility (e.g., parking, setbacks)
- Commissioners expressed interest in learning from regional examples and providers to better understand what models are most effective.

Partnerships & Implementation

- Strong partnerships with regional housing providers and service organizations (e.g., county agencies and nonprofits) were identified as critical.

Community Engagement & Inclusive Participation

- The Commission emphasized the importance of inclusive community engagement throughout the HSP update.
- Priorities include:
 - Meaningfully involving renters, BIPOC residents, MHC residents, and local workers
 - Partnering with community organizations to support outreach
 - Clearly communicating housing needs, policy tradeoffs, and regulatory requirements

- Commissioners noted the need to:
 - Set clear expectations for how community input will be used
 - Ensure engagement is ongoing, transparent, and accessible
 - Be thoughtful about timing and framing of outreach efforts

Ongoing Input

- The role of ongoing advisory structures was discussed.
- While there was support for continued community input, commissioners noted:
 - Engagement should focus on facilitating diverse perspectives, not necessarily creating new formal advisory bodies
 - The importance of defining who to engage, when, and how, depending on the policy stage

Next Steps:

Planning Commission Meeting May 5, 2026.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:14 PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: 5/5/20206