

City of Kenmore
Planning Commission Meeting Minutes
June 2, 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

Dwight Thompson

Edouard Lassalle (joined online at 7:50PM)

Excused

Chris Olson

Mike Vanderlinde

Staff

Debbie Bent, Community Development Director

Brittany Chue, Senior Planner

Shannon Tipple-Leen, Planning Commission Clerk

Scott Passey, Co-Clerk

1. CALL TO ORDER

A quorum was not reached at 7pm so the meeting was held until it was met.

The meeting was called to order by Chair Banaszynski at 7:02 PM.

2. ROLL CALL

Commissioners Vanderlinde and Olson 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 May 5, 2026 were accepted with unanimous consent.

7. AGENDA ITEMS

Neighborhood Retail Discussion

Senior Planner Brittany Chue continued review of proposed regulations for neighborhood retail uses with the Planning Commission, discussing signage, operating standards, permitting processes, and specific use categories.

Signage

Commissioners generally supported allowing wall signs up to 25 square feet and A-frame signs up to 6 square feet. Discussion focused on appropriate placement, visibility, and enforcement of signage regulations. Commissioners expressed concerns about potential impacts of freestanding signs on neighborhood character and requested additional information regarding existing residential neighborhood sign regulations, lighting standards, and comparisons with real estate and temporary signage. Consensus was reached to evaluate wall signs, A-frame signs, and freestanding signs together before making a final recommendation.

Location and Scale

The Commission reached consensus on allowing residential commercial uses throughout the R4 through R24 residential zones. Commissioners also supported a maximum commercial floor area of 2,500 square feet.

Hours of Operation

Most commissioners supported operating hours between 6:00 a.m. and 10:00 p.m. Concerns were raised regarding potential noise and traffic impacts during evening hours, with some preference expressed for a 9:00 p.m. closing time. Commissioners noted that operational impacts could be revisited if issues arise after implementation.

Multiple Businesses

Commissioners supported allowing multiple businesses within the 2,500-square-foot size limit. Concerns were raised regarding potential traffic impacts associated with multiple tenants occupying a single site.

Zoning and Development Regulations

Staff clarified that most residential commercial uses would be reviewed through a Type 1 permit process, while conditional uses would require a Type 2 review. Some commissioners questioned whether commercial conversions of residential properties

should undergo additional review due to potential impacts such as traffic generation, tree removal, and site modifications. Commissioners requested additional information regarding traffic generation associated with neighborhood-serving commercial uses and discussed balancing walkability goals with vehicle access and parking considerations. General support was expressed for encouraging neighborhood-scale, walkable commercial development.

Eating and Drinking Establishments

Commissioners discussed definitions and regulations for eating and drinking establishments. General support was expressed for allowing restaurants, while concerns were raised regarding drinking establishments due to potential neighborhood impacts and public health considerations. Some commissioners supported allowing restaurants serving alcohol and tasting rooms, while others preferred maintaining distinctions between eating and drinking establishments. Discussion also focused on whether conditional uses should be permitted up to 5,000 square feet or remain limited to 2,500 square feet. Additional discussion occurred regarding drive-through facilities, fast-food uses, and the role of neighborhood commercial nodes.

Retail Sales

Commissioners generally supported the proposed retail sales definition but discussed several categories requiring additional refinement, including pet-related businesses, cannabis sales, convenience stores, and age-restricted products. Discussion emphasized promoting healthy neighborhood-serving retail, encouraging access to fresh food, and discouraging uses that may negatively affect community health. Commissioners suggested further study of small-format retail establishments and convenience store impacts.

Personal Services

The Commission reviewed proposed personal service uses and generally agreed that dry cleaning, carpet cleaning, upholstery cleaning, and similar uses may not be compatible with residential neighborhoods due to environmental concerns. Commissioners discussed refining definitions related to massage services, pet grooming, medical offices, and other personal services. Additional consideration was given to neighborhood-serving uses such as barber shops, beauty salons, shoe repair services, and healthcare-related services.

Recreational Facilities

Commissioners discussed recreational facilities and youth-oriented uses, including swim schools, youth centers, social clubs, and community gathering spaces. Questions were raised regarding how these uses would be defined and regulated under the proposed code.

Arts, Entertainment, and Indoor Uses

Commissioners generally supported the staff recommendation for arts and entertainment uses. Discussion included artist studios, gaming spaces, youth-oriented activities, and opportunities for co-locating multiple businesses within a single facility.

Specialized Instruction Schools

The Commission discussed specialized instruction schools, including art, dance, and driving schools. Questions were raised regarding overlap with home occupation regulations, parking demand, and compatibility with residential neighborhoods. Commissioners requested additional information before making final recommendations on certain instructional uses.

Prohibited Uses

Commissioners reviewed the proposed prohibited use list and discussed several categories, including business services, data centers, cemeteries, mausoleums, and mobile food vendors. Questions were raised regarding the rationale for allowing certain uses within residential zones and whether limited forms of mobile food service could be considered in the future.

Next Steps

Staff noted that commissioners not present at the meeting would have an opportunity to provide additional comments when draft code language is presented. Several topics, including signage standards, traffic impacts, use definitions, and conditional use thresholds, will require additional information and discussion before final recommendations are made.

Future Meetings:

Planning Commission Meeting June 16, 2026. Housing Strategy Plan.

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 10:12PM.

Shannon Tipple-Leen

Planning Commission Clerk

Approved by Planning Commission on: _6/16/2026_