



September 18, 2023

PLANNING COMMISSION AGENDA

6:30 p.m.

****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING PLATFORM****

1. CALL TO ORDER:

- a. Roll Call/Pledge of Allegiance

2. CONSENT AGENDA: All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated August 21, 2023
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Comprehensive Plan Amendment (CPA) #2023-0001 proposing to change the land use designation for approximately 0.5093 acres located at 208 N. Kellogg Street from Low Density Residential (LDR) to Commercial (C). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owner is Brian Anderson, 5861 W. Clearwater Avenue, Kennewick, WA 99336.
- b. Comprehensive Plan Amendment (CPA) #2023-0002 proposing to change the land use designation for approximately 1.18 acres located at 1215 S. Cedar Street Low Density Residential (LDR) to Medium Density Residential (MDR). Applicant is Daniel Kapsi, JF Engineering, 104 N. Clover Island Drive, #201, Kennewick, WA 99336. Property owner is Jorge Manuel Guitron Bernal, 1215 S. Cedar Street, Kennewick, WA 99337.
- c. Comprehensive Plan Amendment (CPA) #2023-0003 proposing to change the land use designation for approximately 12.33 acres located at 205 & 331 S. Oak Street, 102, 203, & 207 S. Quince Place and 1411, 1511, 1531, 1543 & 1601 E. 3rd Avenue from Industrial (I) to Low Density Residential (LDR). Applicant is Raeder, 66511 S. Meals Road, Kennewick, WA 99337. Property owners are Roy Sitton, Shepard Commercial, LLC, Luis Licea, Enrique Cervantes, Alice Reser, Catherine Raeder, Barbara Mansfield, Jose' & Beatriz Guizar, Robert & Sarah Cassano, and Chantal Nault.

4. VISITORS NOT ON AGENDA:

5. OLD BUSINESS:

- a. City Council Action Updates

6. NEW BUSINESS:

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

8. ADJOURNMENT: