

**CITY OF KENNEWICK
CITY COUNCIL REGULAR MEETING
May 20, 2025**

City Council Present:

Gretl Crawford, *Mayor*
Chuck Torelli, *Mayor Pro Tem*
Loren Anderson, *Councilmember*
Brad Beauchamp, *Councilmember*

Jason McShane, *Councilmember*
Jim Millbauer, *Councilmember (arrived at 6:55 p.m.)*
John Trumbo, *Councilmember*

City Staff Present:

Erin Erdman, *City Manager*
Laurencio Sanguino, *City Attorney*
Nick Farline, *Parks, Facilities, & Recreation Director*
Anthony Muai, *Planning Director*
John Cowling, *Public Works Director*
Jose Santoy, *Police Commander*
Chad Michael, *Fire Chief*

Cary Roe, *Deputy City Manager*
Lisa Beaton, *Deputy City Manager*
Krystal Johnston, *City Clerk*
Jamie O'Neill, *Parks Infrastructure Supervisor*
Steve Donovan, *Planning Manager*
Jessica Platt, *Finance Director*
Chad Crouch, *Executive Services Director*
Alisha Piper, *Planner*

1. CALL TO ORDER

Mayor Crawford called the meeting to order at 6:30 p.m.

Ms. Johnston stated all councilmembers were in attendance with the exception of Councilmember Millbauer. Ms. Johnston explained Councilmember Millbauer would be arriving later in the evening and stated a quorum was established.

Councilmember Anderson led the Pledge of Allegiance.

Doug Slachter provided the invocation.

Proclamation: EMS/Paramedics Week Mayor Crawford read the proclamation into the record and presented it to Kennewick Fire Captain Chris Feather. Captain Feather expressed appreciation for the recognition and spoke to the critical services provided not just by Kennewick Fire personnel, but medical providers throughout the system to include nurses and emergency physicians.

Proclamation: Public Works Week Mayor Crawford read the proclamation into the record and presented it to Public Works Director John Cowling. Mr. Cowling expressed appreciation for the proclamation and for the Public Works Department personnel.

2. VISITORS:

None.

3. APPROVAL OF AGENDA

MOTION:	Mayor Pro Tem Torelli moved to approve the agenda as presented.
SECOND:	Councilmember Anderson.
DISCUSSION:	None.
VOTE:	The motion passed unanimously (6-0) (Councilmember Millbauer not present).

4. CONSENT AGENDA

MOTION:	Mayor Pro Tem Torelli moved to approve the consent agenda as presented.
SECOND:	Councilmember McShane.
VOTE:	The motion passed unanimously (6-0) (Councilmember Millbauer not present).

- a. **Meeting Minutes: May 6, 2025, City Council Regular Meeting**
Motion to approve the minutes as presented.
- b. **Meeting Minutes: May 13, 2025, City Council Workshop Meeting**
Motion to approve the minutes as presented.
- c. **Claims Roster: April 2025**
Motion to approve the Claims Roster for April 2025 in the amount of \$7,187,420.02 comprised of electronic payments and check numbers 319062-319461.
- d. **Payroll Roster: For the Pay Period Ending 04/30/2025**
Motion to approve the payroll roster for the pay period ending 04/30/2025.
- e. **Franchise: Assignment and Change in Control Between US Cellular and T-Mobile for an Existing Franchise Agreement**
Motion to authorize the Mayor to sign the Assignment and Change in Control Transaction Notice with USCOC of Richland Inc, in accordance with the terms of the franchise agreement.
- f. **Contract Award: Steptoe & Arrowhead Signal Project**
Motion to award Contract P2112-25 Steptoe & Arrowhead Signal Project to ESF Development LLC in the amount of \$514,558.00 plus a 10% contingency amount of \$51,455.80, for a total amount of \$566,013.80 and authorize the City Manager to execute the contract.
- g. **Contract Award: 32nd & Lone Lift Station Project**
Motion to award Contract P2408-25, 32nd & Lone Lift Station Project to C&E Trenching in the amount of \$574,953.60 plus a 10% contingency amount of \$57,495.36, for a total amount of \$632,448.96 and authorize the City Manager to execute the contract.
- h. **Set Hearing Date: Six-Year Transportation Improvement Plan**
Motion to set the date of June 3, 2025, for a public hearing to adopt the Six-Year Transportation Improvement Plan (2026-2031).
- i. **Set Public Meeting Date: Annexation AZ-2025-0001, Strizhak Haven Ranch, LLC at 5215 S Washington Street**
Motion to set the required public meeting for AZ-2025-0001 for June 3, 2025.

5. NEW BUSINESS

- a. **UPDATE: 2025 Legislative Session** The City's contract lobbyist, Briahna Murray, a partner with Gordon Thomas Honeywell provided a comprehensive update of the legislative session and answered Council's questions. No action taken.

Councilmember Millbauer arrived at 6:55 p.m.

6. ORDINANCES

a. **Ordinance 25-6093: Transitioning Public-Facing Parks Regulations from the Kennewick Administrative Code 9-44 to the Kennewick Municipal Code, Amending Section 10.08.040**

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO OFFENSES AGAINST PUBLIC ORDER AND AMENDING SECTION 10.08.040 OF THE KENNEWICK MUNICIPAL CODE

Mr. O'Neill provided a staff report and answered Council's questions.

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Millbauer
DISCUSSION:	Councilmembers voiced their surprise regarding the need for an ordinance to limit confetti in piñatas and sought clarification on the distinction between sports fields and multi-purpose fields. Mr. O'Neill responded by emphasizing that confetti poses a considerable issue and confirmed that dog leash laws are applicable to all fields, regardless of their occasional use for purposes other than sports.
VOTE:	The motion passed unanimously (7-0)
<i>The City Clerk assigned Ordinance No. 25-6093.</i>	

b. **Ordinance: Transitioning Public-Facing Planning Regulations from the Kennewick Administrative Code to the Kennewick Municipal Code (DCA-2025-0003)**

Mr. Donovan provided a staff report with an overview of items 6.b.1 through 6.b.3. Mr. Donovan and Mr. Muai responded to Council questions. Council discussed at length the intent and ramifications of the second sentence under 18.45.010(7) presented under Item 6.b.3. Several Councilmembers advocated for removing the language.

b.1. Ordinance 25-6094: Relating to the State Environmental Policy Act and Amending Section 4.08.540 of the Kennewick Municipal Code (DCA-2025-0003)

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO THE STATE ENVIRONMENTAL POLICY ACT AND AMENDING SECTION 4.08.540 OF THE KENNEWICK MUNICIPAL CODE

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Anderson
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0)
<i>The City Clerk assigned Ordinance No. 25-6094.</i>	

b.2. Ordinance 25-6095: Relating to Zoning and Amending Section 18.12.250 of the Kennewick Municipal Code (DCA-2025-0003)

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS AND AMENDING SECTION 18.12.250 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Councilmember McShane moved to adopt the ordinance as presented.

SECOND: Mayor Pro Tem Torelli

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6095.

b.3. Ordinance 25-6096: Relating to Zoning and Amending Section 18.45.010 of the Kennewick Municipal Code (DCA-2025-0003).

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS AND
AMENDING SECTION 18.45.010 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented, with the exception that the second sentence under 18.45.010(7) will be removed.

SECOND: Councilmember Anderson

DISCUSSION: Council discussed the effect of this ordinance and one Councilmember spoke about the placement of this language and questioned if it would be better placed elsewhere within the chapter.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6096.

c. Ordinance 25-6097: Transitioning Public-Facing Planning Regulations from the Kennewick Administrative Code to the Kennewick Municipal Code 18.42.120 - Minor Variations (DCA-2025-0004)

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO LAND USE PERMITS AND AMENDING SECTION
18.42.120 OF THE KENNEWICK MUNICIPAL CODE

Mr. Donovan provided a staff report and responded to Council questions.

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Anderson

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6097.

d. Ordinance: Relating to implementation of HB 1110 (2023) - Middle Housing

Mr. Muai provided a staff report with an overview of items 6.d.1 through 6.d.9. Mr. Muai, together with Ms. Erdman and Mr. Cowling, responded to Council questions.

d.1. Ordinance 25-6098: Relating to Public Water System Connections and Amending KMC 14.09.080

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO PUBLIC WATER SYSTEM CONNECTIONS AND
AMENDING SECTION 14.09.080 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember McShane

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6098.

d.2. Ordinance 25-6099: Relating to Public Sewer System Connections and Amending KMC 14.22.030

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO SEWERAGE SERVICE AND AMENDING SECTION 14.22.030 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Millbauer

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6099.

d.4. Ordinance 25-6100: Relating to Definitions and Adding Sections to KMC 18.09

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTIONS 18.09.504, 18.09.508, 18.09.585, 18.09.596, 18.09.735, 18.09.775, 18.09.2007, 18.09.2027, 18.09.2035, 18.09.2097, and 18.09.2105 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Millbauer

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6100.

d.3. Ordinance 25-6101: Relating to General Provisions and Amending KMC 18.03.040

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO GENERAL PROVISIONS AND AMENDING SECTION 18.03.040 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Councilmember Anderson moved to adopt the ordinance as presented.

SECOND: Mayor Pro Tem Torelli

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6101.

d.5. Ordinance 25-6102: Relating to Zone Districts and Standards and Amending KMC 18.12.010

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS AND AMENDING SECTIONS 18.12.010 A.1 and 18.12.010 A.2 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Councilmember McShane moved to adopt the ordinance as presented except that the RL minimum lot size will be 6,001 square feet rather than 5,500 square feet.

SECOND: Mayor Pro Tem Torelli

DISCUSSION: Council debated the merits of the lot size amendment.

VOTE: **The motion failed (5-2)** (*Councilmember McShane and Councilmember Trumbo voting yes*)

MOTION: Councilmember McShane moved to adopt the ordinance as presented.

SECOND: Mayor Pro Tem Torelli

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0)**

The City Clerk assigned Ordinance No. 25-6102.

d.6. Ordinance 25-6103: Relating to Landscaping and Amending KMC 18.21.020 and 18.21.060

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO LANDSCAPING AND AMENDING SECTIONS 18.21.020 AND 18.21.060 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Millbauer

DISCUSSION: Drought tolerant landscaping was debated.

VOTE: **The motion passed (6-1)** (*Councilmember Anderson dissenting*)

The City Clerk assigned Ordinance No. 25-6103.

d.7. Ordinance 25-6104: Relating to Off-Street Parking and Amending KMC 18.36.060 and 18.36.100

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO OFF-STREET PARKING AND AMENDING SECTIONS 18.36.060 and 18.36.100 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Anderson

DISCUSSION: None.

VOTE: **The motion passed (7-0)**

The City Clerk assigned Ordinance No. 25-6104.

d.8. Ordinance 25-6105: Relating to Land Use Permits and Amending KMC 18.42.110

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO LAND USE PERMITS AND AMENDING SECTION
18.42.110 OF THE KENNEWICK MUNICIPAL CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Anderson

DISCUSSION: None.

VOTE: **The motion passed (7-0)**

The City Clerk assigned Ordinance No. 25-6105.

**d.9. Ordinance 25-6106: Relating to Residential Design Standards and Amending KMC
18.75.010, 18.75.020 and 18.75.030**

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO RESIDENTIAL DESIGN STANDARDS AND AMENDING
SECTIONS 18.75.010, 18.75.020 and 18.75.030 OF THE KENNEWICK MUNICIPAL
CODE

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember McShane

DISCUSSION: None.

VOTE: **The motion passed (7-0)**

The City Clerk assigned Ordinance No. 25-6106.

7. COUNCIL COMMENTS/DISCUSSION:

Councilmembers reported on their respective activities, upcoming events, and items of concern.

8. CONCLUSION: Mayor Crawford concluded the meeting at 8:59 p.m.

Krystal Johnston

Krystal Johnston, CMC, CPRO
City Clerk

At the time of publishing these minutes, the City Council meeting recording is available at:

<https://kennewickwa.new.swagit.com/videos/343457>