

KENNEWICK PLANNING COMMISSION
MEETING MINUTES
May 19, 2025

1. CALL TO ORDER:

Chairman James Hempstead called the regular meeting of the Kennewick Planning Commission to order at 6:30 p.m. All Commissioners were present in the City Council chambers.

ATTENDANCE:

Commissioners Present:

James Hempstead, *Chair*
Tina Gregory, *Vice Chair*
Mark Barger, *Commissioner*
Michelle Morales, *Commissioner*
Christopher Arneson, *Commissioner*
Douglas Perez, *Commissioner*
Ana Rahimlou, *Commissioner*

City Staff Present:

Steve Donovan, *AICP*
Development Services Manager
Alisha Piper, *Planner*
Melinda Didier, *Planning Administrative Asst.*

Ms. Didier announced a quorum was established.

Chair Hempstead lead the Pledge of Allegiance.

2. CONSENT AGENDA:

MOTION: Vice Chair Gregory moved to approve the consent agenda as presented.

SECOND: Commissioner Perez.

DISCUSSION: None.

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

3. PUBLIC HEARINGS:

Chair Hempstead made the following statement:

“Good evening and welcome to the May 19, 2025 Kennewick Planning Commission meeting.

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one, three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearings shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The Applicant or Applicant’s Representative(s) Presentation;
3. Testimony in Favor of the Request;
4. Testimony Either Neutral or Against the Request;
5. Final Applicant Comments;

6. Final Staff Comments;
7. Close the public hearing and discuss the request.”

- a. **Change of Zone (COZ) 2025-0002 – proposes to change the zoning designation of 0.55 acre of land located at 1200 N Irving Place from Commercial, Office (CO) to Residential, Low Density (RL). Applicant is Adam Diaz, 725 S. Yelm Street, Kennewick, WA 99336. Property Owner is SLAC, LLC, 1212 N. Irving Place, Kennewick, WA 99336.**

Chair Hempstead opened the public hearing at 6:35 p.m. for Change of Zone (COZ) 2025-0002, a zone change from CO to RL for 0.55 acres of land located at 1200 N. Irving Place.

Applicant:
Adam Diaz

Ms. Piper described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ-2025-0002 to City Council.

Planning Commission Questions of Staff: Commissioner Rahimlou asked about high density residential zoning.

Testimony by Applicant/Applicant’s Representative: None, not present.

Testimony in Favor of the Request: None.

Testimony Neutral/Against the Request: None.

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: None.

Public Testimony Closed at 6:40 p.m.

MOTION: Vice Chair Gregory moved that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0002 and recommend approval of the request to City Council.

SECOND: Commissioner Arneson.

DISCUSSION: None.

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

4. VISITORS NOT ON AGENDA: None.

5. OLD BUSINESS:

- a. **CITY COUNCIL ACTION UPDATES:**

Mr. Donovan reported that the City Council on May 20, 2025 will consider the Middle Housing zoning ordinance and the last two Development Code Amendments that were recommended for approval by the Planning Commission at their previous meetings.

6. NEW BUSINESS: None.

**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFFBOARD
COMMENTS/DISCUSSION:**

Chairman Hempstead discussed facilitating leadership and community engagement, vision for the community from the Planning Commission with looking to adding a Planning Commission workshop for these topics; Ms. Didier said that she will notify Planning Director Anthony Muai of this request and that Mr. Muai is working with City Clerk Krystal Johnston's schedule for OPMA & Public Records Planning Commission training workshop.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 6:44 p.m.

Melinda Didier, CPT
Administrative Assistant, Community Planning