

**KENNEWICK PLANNING COMMISSION
MEETING MINUTES
JUNE 2, 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 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:

Anthony Muai, *AICP Planning Director*
Steve Donovan, *AICP*
Development Services Manager
Joseph Laris, *Assistant 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 June 2, 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) 2025-0003 – proposes to change the zoning designation of 3.81 acre of land located at 1701, 1735, and 1767 S. Union Street from Commercial, Neighborhood (CN) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property Owners are Ford Group, LLC, 4818 W. 20th Court, Kennewick, WA 99338 for Lot 1 and RSC Union LLC, PO Box 808, Manchester, WA 98353 for Lots 2 and 3.**

Chair Hempstead opened the public hearing at 6:30 p.m. for Change of Zone (COZ) 2025-0003, a zone change from CN to CC for 3.81 acres of land located at 1701, 1735, and 1767 S. Union Street.

Applicant:
Knutzen Engineering
5401 Ridgeline Drive #160
Kennewick, WA 99338

Property Owners:
Ford Group LLC
4818 W. 20th Court
Kennewick, WA 99338

RSC Union LLC
PO Box 808
Manchester, WA 98353

Mr. Laris described the application, presented the staff report, and Staff recommends the Planning Commission forward a recommendation for approval of COZ-2025-0003 to City Council.

Planning Commission Questions of Staff: Will there be any changes/additions to existing structures; will privacy from an RV park affect surrounding property values; does zone change align with the Comprehensive Plan.

Testimony by Applicant/Applicant’s Representative: Applicant/Applicant’s Representative Paul Knutzen of Knutzen Engineering spoke to his clients’ desire to have the properties change of zone approved.

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 6:48 p.m.

MOTION: Vice Chair Gregory moved that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0003 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. Muai reported that at the City Council meeting on May 20, 2025 the Middle Housing zoning ordinance and two Development Code Amendments were approved.

6. NEW BUSINESS: The July 21, 2025 Planning Commission meeting will be a workshop; the City Clerk will present training for the commissioners on OPMA (Open Public Meeting Act), Public Records, and public meeting parliamentary procedure.

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

Planning Commissioners expressed enthusiasm for the July 21, 2025 OPMA & Public Records Planning Commission training workshop.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 6:55 p.m.

Melinda Didier, CPT
Administrative Assistant, Community Planning