

**CITY OF KENNEWICK
PLANNING COMMISSION REGULAR MEETING
February 5, 2024**

1. CALL TO ORDER

Chair Victor Morris called the meeting to order at 6:30 p.m.

City Council and Staff Present:

Veronica Griffith (Virtual)	Krystal Townsend
Tina Gregory	Steve Donovan
Ken Short	Joseph Laris
Thomas Helgeson	
Lola Franklin	
Victor Morris	

Commissioner Hempstead was absent.

Chair Morris led the Pledge of Allegiance.

2. APPROVAL OF CONSENT AGENDA

- **Approval of the Minutes Dated December 18, 2023**
- **Approval of Agenda**
- **Motion to enter Staff Report into Record**

MOTION: Vice Chair Helgeson moved, seconded by Commissioner Gregory to approve the consent agenda as presented.

DISCUSSION: None.

VOTE: The motion passed unanimously (6-0; Commissioner Hempstead Absent).

3. PUBLIC HEARING

a. Change of Zone (COZ) #2023-0009 proposing to change the zoning designation for approximately 5.9 acres located at 10601 & 10657 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owners are Marjorie Van Zuyen, 1664 Sorrento Lane, Richland, WA 99352 & Tom Lachmann, Kooskooskia, Inc., 91905 E. Sagebrush Rd, Kennewick, WA 99338

Chair Morris described the protocol for the public hearing. Chair Morris opened the public hearing at 6:35 p.m.

Joseph Laris, Associate Planner, provided a staff report and presented the staff recommendation.

The Commission inquired if the mailing notice had been sent given that it was not included in the packet. The Commission remarked that there is a nearby apartment complex, which would have generated a large number of mailings. Steve Donovan answered the mailing was sent to the property owner; tenants do not receive notice.

Paul Knutsen, the applicant's representative, spoke in favor of the application and answered questions.

No members of the public provided testimony for or against the application.

No additional remarks were made by the applicant.

No additional remarks were made by staff.

Chair Morris closed the public hearing at 6:41 p.m.

MOTION: Vice Chair Helgeson moved, seconded by Commissioner Franklin that the Planning Commission concur with the findings and conclusions in the staff report COZ-2023-0009 and recommend to City Council approval of the request.

DISCUSSION: None

VOTE: The motion passed unanimously (6-0; Commissioner Hempstead Absent).

4. VISITORS NOT ON THE AGENDA

There were no visitors.

5. OLD BUSINESS

Mr. Donovan announced the Cedar Street annexation petition is on the City Council agenda for February 6, 2024.

In response to an inquiry from the Commission, Mr. Donovan provided an update on final City Council action for COZ-2023-0008 at 208 N Kellogg St.

6. NEW BUSINESS

No new business.

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

In response to an inquiry from the Commission, Mr. Donovan confirmed there is no meeting February 19, 2024, due to the holiday. The next meeting will be in March.

There were no further remarks.

8. ADJOURNMENT

Chair Morris concluded the meeting at 6:45 p.m.

Krystal Townsend, CMC, CPRO
City Clerk