



Planning Commission MEETING Agenda

January 5, 2026 at 6:30 PM

City Hall Council Chambers - 210 W. 6th Ave - Virtual

The City of Kennewick broadcasts meetings on the City's website and Zoom. You can watch the broadcast or register to participate via Zoom on the Planning Commissions webpage at www.go2kennewick.com/PlanningCommission.

The public can also submit comments by either filling out an online form at www.go2kennewick.com/PCPublicComment, via e-mail to cedinfo@ci.kennewick.wa.us, or submitting written comments to Kennewick Planning Commission, P.O. Box 6108, Kennewick, WA 99336. Comments must be received no later than 4:00 p.m. on the day before the meeting.

1. CALL TO ORDER

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 under New Business.

- a. Approval of the Minutes Dated *November 17 and December 15, 2025*
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone (COZ #2025-0005) proposes to change approximately 4.61 acres generally located at 3805 S. Vancouver Street from Residential, Suburban Density (RS) to Residential, Low Density (RL). Comprehensive Plan Land Use Designation is Low Density Residential. Applicant is Jessica Bruce, AHBL Engineering, 2215 N. 30th St. #300, Tacoma, WA 98403. Owner is Melgarejo Hilario Zaragoza, 3805 S. Vancouver St., Kennewick WA 99337.

4. VISITORS NOT ON AGENDA

5. OLD BUSINESS

- a. City Council Action Updates

6. NEW BUSINESS

- a. DCA-2025-0006: Amend Kennewick Municipal Code Section 18.12.010.B.1 to allow vehicle sales, incidental repair and service as a permitted use in the Urban Mixed-Use Zone, other than Vista Field area.
A new chapter in the Kennewick Municipal Code to establish development regulations for unit lot subdivisions.

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

8. ADJOURNMENT