KENNEWICK PLANNING COMMISSION
March 3, 2025
MEETING MINUTES

1. CALL TO ORDER

Vice Chair Helgeson called the meeting to order at 6:30 p.m.

Vice Chair Helgeson welcomed new Planning Commissioners Ana Rahimlou and Douglas Perez.

Vice Chair Helgeson led the Pledge of Allegiance.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following present:

PRESENT: Commissioners James Hempstead, Tina Gregory, Ken Short, Ana Rahimlou, Douglas Perez, Vice Chairman Thomas Helgeson (*All in person).*

ABSENT: Commissioner Nikki Griffith.

STAFF: Anthony Muai, AICP Planning Director; Steve Donovan, AICP Development Services Manager; Matt Halitsky, AICP Senior Planner; Melinda Didier, Community Planning Administrative Assistant.

Six commissioners were present at the 6:30 p.m. start of meeting, with Commission Griffith absent; Ms. Didier declared a quorum was established.

Commissioner Hempstead moved to excuse Commissioner Griffith's absence; Commissioner Gregory seconded the motion. Motion passed on a unanimous roll call vote.

2. CONSENT AGENDA

a. Approval of the minutes dated January 6, 2025.

b. Approval of the agenda.

c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Hempstead moved to approve the Consent Agenda; Commissioner Short seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a unanimous roll call vote.

3. PUBLIC HEARINGS:

Vice Chairman Helgeson made the following statement:

"Good evening and welcome to the March 3, 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) #2024-0003:

Vice Chairman Helgeson opened the public hearing at 6:35 pm for Change of Zone (COZ) #2024-0003, proposing to change the zoning designation for approximately 0.5348 acres located at 2219 W. 13th Avenue from Residential. Low Density (RL) to Residential, Medium Density (RM). Applicant and Owner – Doug Jones, 712 S. Young Place, Kennewick, WA 99336.

1. Mr. Halitsky described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ-2024-0003 to City Council.

   Planning Commission asked clarifying questions of staff: Is there an access easement; is this to unify three lots; is there access to the rear of the property; is there a shop proposed.
2. Testimony of Applicant/Applicant's Representative: Applicant/Owner Doug Jones was in the audience but elected not to comment.
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: Joy Polk, 2222 W. 15th Avenue, Kennewick, WA 99336; Ms. Polk spoke about access & not wanting additional residential units.
5. Testimony of Those Registered on Virtual Format: None
6. Staff Final Comments: None
7. Public Testimony Closed at 6:43 p.m.
8. Planning Commission Questions of Staff: None

MOTION: Commissioner Hempstead moved the Planning Commission concur with the findings and conclusion contained within staff report COZ-2024-0003 and recommend APPROVAL to the City Council. Commissioner Short seconded the motion. Commissioner Gregory stated that she knows the applicant but can remain impartial; the Planning Commission accepted her statement.

DISCUSSION: None

The motion passed unanimously.

4. VISITORS NOT ON AGENDA:

a. None

5. OLD BUSINESS:

a. City Council Action Updates – COZ-2024-0002 from 1/6/2025 Planning Commission meeting was approved by City Council.

6. NEW BUSINESS:

a. None

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS/STAFF: None

ADJOURNMENT: The meeting concluded at 6:47 p.m.