



Planning Commission MEETING Agenda

March 16, 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 February 2, 2026 & March 2, 2026
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone (COZ) #2026-0001, proposing to change the zoning district for approximately 37.67 acres located at 4501 S. Olympia Street from Residential, Suburban (RS), to Residential, Low (RL). Comprehensive Plan Land Use Map designation is Low Density Residential (LDR). Applicant is Peter Harpster, Harpster Land Development, 5804 Road 90, Suite C, Pasco, WA 99301. Property owner is Big Sky North LLC, 12406 Eagle Reach Court, Pasco, WA 99301.

4. VISITORS NOT ON AGENDA

5. OLD BUSINESS

- a. City Council Action Updates

6. NEW BUSINESS

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

8. ADJOURNMENT

KENNEWICK PLANNING COMMISSION

DRAFT - MEETING MINUTES

FEBRUARY 2, 2026

1. CALL TO ORDER:

Vice Chair Tina Gregory called the regular meeting of the Kennewick Planning Commission to order at 6:34 p.m. Six Commissioners were present, one Commissioner absent and six Commissioners in the Council Chambers.

ATTENDANCE:

Commissioners Present:

Tina Gregory, *Vice Chair*
Mark Barger, *Commissioner*
Michelle Morales, *Commissioner*
Christopher Arneson, *Commissioner*
Douglas Perez, *Commissioner*
Ana Rahimlou, *Commissioner (online)*
***Commissioner Absent: James Hempstead**, *Chairman*

City Staff Present:

Anthony Muai, *AICP Planning Director*
Steve Donovan, *AICP Development Services Manager*
Matt Halitsky, *AICP Assistant Planner*
Melinda Didier, *Planning Administrative Asst.*

Ms. Didier announced a quorum was established.

MOTION: Commissioner Arneson moved to excuse Commissioner Hempstead’s absence from the meeting.

SECOND: Commissioner Perez.

DISCUSSION: None.

VOTE: The motion passed unanimously (6-0).

Vice Chair Gregory lead the Pledge of Allegiance.

2. CONSENT AGENDA:

a. Approval of Minutes Dated January 5, 2026

b. Approval of Agenda

c. Motion to Enter Staff Report into Record

MOTION: Commissioner Perez moved to approve the consent agenda as presented.

SECOND: Commissioner Barger.

DISCUSSION: None.

VOTE: The motion passed unanimously (6-0).

3. PUBLIC HEARINGS:

Vice Chair Gregory made the following statement:

“Good evening and welcome to the February 2, 2026, 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. **Development Code Amendment (DCA) #2025-0006 – an application proposing to amend Kennewick Municipal Code (KMC) 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 the Vista Field Area. Applicants are Moe Nassar, 408 W. Columbia Dr., Kennewick, and Hary Mahal, 520 E. Columbia Dr., Kennewick, WA 99336.**

Vice Chair Gregory opened the public hearing at 6:40 p.m. for Development Code Amendment (DCA) 2025-0006, an amendment to KMC Section 18.12.010.B.1 to allow vehicle sales, incidental repair and service in the UMU zone, other than in Vista Field area.

Commissioner Arneson recused himself from the hearing for DCA-2025-0006 due to on-going business connections with the applicants, the Commissioner will not participate in any part of the Public Hearing for this item on the agenda.

Development Services Manager Steve Donovan described the application and presented the staff report.

Staff recommends the Planning Commission forward a recommendation for denial of DCA-2025-0006 to City Council.

Planning Commission Questions of Staff: There are many existing car lots in the Columbia Drive downtown area, why isn't this compatible with the Comprehensive Plan; is there a way to change codes so that existing car lot businesses can expand and not have many more come in; regarding the Bridge 2 Bridge, River 2 Railway Plan, why has the plan not moved forward; .

Commissioner Perez declared current business connections and transactions with the applicants but chooses not to recuse himself unless staff recommends doing so.

Testimony by Applicant/Applicant's Representative:

Rick Simon, Applicant's Representative, Richland, WA

Mr. Simon stated he is the applicants representative and said the purpose of the amendment is for the businesses located in that district can expand and grow their businesses in the UMU district.

Moe Nassar, Applicant
408 W. Columbia Drive
Kennewick 99336

Mr. Nassar spoke in support of the proposed amendment; it will allow business expansion and be a benefit to the City.

Haray Mahal, Applicant
520 E. Columbia Drive
Kennewick 99337

M. Mahal spoke in support of the proposed amendment; his business has been there since 2006, wishes to continue and expand use of business.

Testimony in Favor of the Request:

Caleb Aldinger, Allied Automotive
834 Klamath Avenue
Kennewick 99336

Has business in this area for fifteen years, in best interest of City to keep existing businesses and allow for growth and expansion of those businesses.

Mr. Aldinger presented a letter of support for amendment of UMU zoning district, entered into record as Exhibit 5.

Ken Williamson
Property Owner on Columbia Drive in UMU Zoning

Has oldest business on Columbia Drive, was on the Bridge to Bridge Committee is in neutral opinion of proposed amendment.

Testimony Against the Request: None

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: Mr. Donovan gave final comments from staff.

The Planning Commission asked clarifying questions of staff.

Public Testimony Closed at 7:39 p.m.

The Planning Commissioners asked clarifying questions of staff.

MOTION: Commissioner Morales moved that the Planning Commission concur with the findings and conclusions in staff report DCA-2025-0005 and recommend denial of the request to City Council. The motion died for lack of a second.

MOTION: Commissioner Perez moved that the Planning Commission Concur with the findings and conclusions in staff report DCA-2025-0006 and recommend approval of the
Planning Commission Minutes February 2, 2026 – **DRAFT**

request to City Council. Mr. Donovan pointed out to Commissioner Perez his concurrence with staff findings and conditions for approval and offered amended findings and conditions for a motion of approval of the request. Motion died for lack of a second.

MOTION: Commissioner Morales moved that the Planning Commission concur with the **amended** findings and conditions of staff and recommend approval of DCA-2025-0006 to amend KMC Section 18.12.010.B.1 to City Council.

SECOND: Commissioner Perez.

DISCUSSION: Statements by Planning Commissioners included what happens with the UMU zone moving forward and alignment with the Comprehensive Plan, design standards and building development.

VOTE: The motion passed 6-0 (Unanimously).

- b. Development Code Amendment (DCA) 2025-0007 – a proposal to amend Kennewick Municipal Code (KMC) Section 17.04.020: Definitions, and create Kennewick Municipal Code 17.14 to establish development regulations for unit-lot subdivisions. Applicant – City of Kennewick, Community Planning.**

Vice Chair Gregory opened the public hearing at 7:49 p.m. for Development Code Amendment (DCA) 2025-0007, a development code amendment for certain KMC Sections 17.

Applicant:
City of Kennewick, Community Planning

Mr. Donovan described the application, presented the staff report, and Staff recommends the Planning Commission forward a recommendation for approval of DCA-2025-0007 to City Council.

Planning Commission Questions of Staff: What does bad State legislation do to City zoning codes.

Testimony by Applicant/Applicant's Representative: Applicant is City of Kennewick; no additional comments.

Testimony in Favor of the Request:

John Lawhead
2319 W. 29th Avenue
Kennewick

Mr. Lawhead gave comments in favor of this request, mandated by the State for Middle Housing, for affordable housing. Not applicable to all subdivisions in the City. Ready to get these developments done.

Testimony Neutral/Against the Request: None.

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: Mr. Donovan gave final comments from staff.

MOTION: Commissioner Arneson moved that the Planning Commission concur with the findings and conclusions in staff report DCA-2025-0007 and recommend approval of the request to City Council.

SECOND: Commissioner Perez.

DISCUSSION: None.

VOTE: The motion passed unanimously (6-0).

4. VISITORS NOT ON AGENDA: None.

5. OLD BUSINESS:

a. CITY COUNCIL ACTION UPDATES:

Mr. Muai reported that the City Council will consider the rezone tomorrow.

6. NEW BUSINESS:

a. Comprehensive Plan Periodic Update – Climate and Land Use.

The consultants introduced themselves, gave their respective presentations and answered clarifying questions for the planning commissioners.

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

Planning Commissioners thanked staff and commented on the consultant work on the periodic update to the Comprehensive Plan.

8. ADJOURNMENT: Vice Chair Gregory concluded the meeting at 9:22 p.m.

Melinda Didier, CPT
Administrative Assistant, Community Planning

**DRAFT - KENNEWICK PLANNING COMMISSION
MARCH 2, 2026
WORKSHOP MEETING MINUTES**

1. CALL TO ORDER

Chairman Hempstead called the March 2, 2026, Kennewick Planning Commission Workshop Meeting to order at 6:30 p.m.

Commissioners Christopher Arneson, Mark Barger, Douglas Perez, Ana Rahimlou, Michelle Morales, Vice Chair Tina Gregory and Chairman James Hempstead were present in the Council Chambers; all Planning Commissioners were present.

Chairman James Hempstead led the Pledge of Allegiance.

Staff present at the workshop meeting were Anthony Muai, AICP Planning Director; Steve Donovan, AICP Development Services Manager; AICP Senior Planner Matt Halitsky; Melinda Didier, Community Planning Administrative Assistant/Planning Commission Recorder.

Scott Bonjukian from Makers Architecture and Jessie Hartmann from Berk Consulting presented a review of the Housing Element of the Comprehensive Plan Periodic Update, answered clarifying questions for the Planning Commissioners. Mr. Muai also answered clarifying questions for the Planning Commissioners.

2. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Staff reported that City Council will consider the Planning Commission recommendation and staff alternative recommendation for DCA-2025-0006: too allow vehicle sales/repair/service in the UMU (Urban Mixed Use) zone. Staff answered clarifying questions

No members of the public were present, either in person or remotely.

ADJOURNMENT: The meeting concluded at 8:27 p.m.



COMMUNITY PLANNING DEPARTMENT

**STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION**

FILE No: COZ-2026-0001

Staff Report Date: March 9th, 2026

Hearing Date & Location: March 16th, 2026 at Kennewick City Hall and Virtual

Report Prepared By: Joseph Laris
Assistant Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone, COZ-2026-0001

Summary of Proposal: A Change of Zone from Residential, Suburban (RS) to Residential, Low Density (RL) for 37.67 acres.

Proposal Location: 4501 S Olympia St

Legal Description: Lot 1

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 8 NORTH RANGE 29, LESS THE NORTH 30 FEET FOR COUNTY ROAD. LESS RIGHT OF WAY 1.9 ACRES. LESS RIGHT OF WAY .12 ACRES. LESS PORTION DEFINED AS FOLLOWS: THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY OF COUNTY ROAD, DESCRIPTION CHANGE 4-8-71. LESS PORTION TO COUNTY FOR ROAD 7-15-76. SUBJECT TO EASEMENT 11-25-60, 4-2-69. EXCEPT THAT PORTION FOR ROAD RIGHT OF WAY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 01°20'03" EAST, ALONG THE WEST LINE OF SAID SECTION 24, FOR A DISTANCE OF 60.60 FEET; THENCE NORTH 88°39'57" EAST, FOR A DISTANCE

OF 30.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH OLYMPIA AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°20'03" EAST, FOR A DISTANCE OF 37.55 FEET; THENCE NORTH 34°39'26" EAST, FOR A DISTANCE OF 51.82 FEET; THENCE NORTH 56°40'53" EAST, FOR A DISTANCE OF 27.48 FEET; THENCE SOUTH 89°48'17" WEST, FOR A DISTANCE OF 33.77 FEET; THENCE SOUTH 44°14'07" WEST, FOR A DISTANCE OF 28.00 FEET, TO THE TRUE POINT OF BEGINNING. (Per SWD for road purposes AF#2011-006460, 3/1/2011)

Property Owner: Lot 1
 Big Sky North LLC
 12406 Eagle Reach Ct
 Pasco, WA 99301

Applicant: Harpster Land Development
 c/o Peter Harpster
 5804 Rd 90 Suite C
 Pasco, WA 99301

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	November 19th, 2025
Application Submittal	January 28 th , 2026
Determination of Completeness Issued	February 2 nd , 2026
Notice of Application Posted	February 2 nd , 2026
SEPA Threshold Determination Issued	February 23 rd , 2026
Property Posting Sign for SEPA Determination	February 23 rd , 2026
SEPA Appeal Period	March 9 th , 2026
Date of Mailed Notice of Public Hearing	March 2 nd , 2026
Property Posting Sign for Public Hearing	March 2 nd , 2026
Date of Published Notice of Public Hearing	March 1 st , 2026

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity/Site Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Public Hearing Mailing
7. Determination of Non-Significance

8. Benton Public Utility District Email
9. Kennewick Irrigation District Email
10. Bonneville Power Administration Email
11. Planning Dept. response to M. Ramos question
12. Public Comments

Zoning adjacent to the site:

North: Residential, Low Density (RL)
East: Residential, Low Density (RL)
South: Residential, Suburban (RS)
West: Residential, Low Density (RL)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

Goal 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

Policy 1: Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.

Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Policy 2: Residential Low Density - Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and *Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RL Zoning District is an implementing zoning district of the site's current Commercial Land Use Designation.*
- b. Promotes the public necessity, convenience and general welfare; and *Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with the surrounding properties.*
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and

Staff Response: The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.

- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
Staff Response: The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The RL Zone is an implementing zone of the site's Low Density Residential Land Use Designation.
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.
Staff Response: The proposed Change of Zone abuts land currently zoned RL north, east, and west.

Public Comments:

A few comments were received from neighboring property owners concerned with potential impacts from any new development that the change of zone would allow.

Agency Comments:

The Bonneville Power Administration, Columbia Irrigation District, and Benton Public Utility District have no comments on the proposal.

Benton Clean Air Agency has not provided any comment on the proposal.

Kennewick Irrigation District provided general comments concerning the irrigation service on the property.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2026-0001) is a request to change the zoning district for 37.67 acres. Pursuant to Table 1 of the Comprehensive Plan, the RL Zoning District is an implementing zoning district of the Low Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a city's development regulations implement its comprehensive plan.

The City annexed the site in 2007 and zoned the property A – Agriculture. The property was rezoned to Residential, Suburban (RS) in 2018.

Per KMC 18.03.040 (2), the purpose of RL Zoning District is as follows:

RL - The purpose of the RL district is to establish areas for low density, single-family, and middle housing dwelling units, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.

Per KMC 18.03.040 (1), the purpose of the RS Zoning District is as follows:

RS - The purpose of the RS district is to establish areas for low density single-family and middle housing dwelling units, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in a semi-rural setting.

The RL district permits smaller lots compared to the RS District. RL requires a 5500 sq ft minimum lot size compared to RS which requires an 8000 sq ft min lot size. Both RS and RL allow for townhome lots with a minimum lot size of 1800 sq ft.

Future development of the site would be limited to only the permitted uses of the RL Zoning District and subject to the applicable development and design standards. Additionally, development will be subject to meeting applicable concurrency requirements, such as utility and street improvements.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Harpster Land Development, c/o Peter Harpster, 5804 Rd 90 Suite C, Pasco, WA 99301.
2. The property owner is Big Sky North LLC, 12406 Eagle Reach Ct, Pasco, WA 99301.
3. The proposed change of zone is located at 4501 S Olympia St.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zone from Residential, Suburban to Residential, Low Density.
6. The Residential, Low Density Zoning District is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map Designation.
7. The application was submitted on January 28th, 2026.
8. The application was declared complete, routed for review to City Departments and outside agencies on February 2nd, 2026.
9. Access to the site is via Olympia St and 45th Ave.
10. The Determination of Non-Significance, ED-2026-0002, was issued on February 23rd, 2026.
11. The property posting sign for the public hearing was posted on site March 2nd, 2026.
12. The Notice of Public Hearing was published in the Tri-City Herald on March 1st, 2026.
13. Hearing notices were mailed to property owners within 300 feet of the site on March 2nd, 2026.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Low Density Residential
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff have reviewed the application and recommend that the Planning Commission concur with the findings and conclusions contained in staff report COZ-2026-0001 and recommends approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2026-0001 and recommend approval of the request to City Council.

COZ-2026-0001 Supplemental Questions

1. Please explain how the public necessity, convenience, and general welfare require the adoption of the proposed amendment.

The requested zoning aligns with the adjacent properties, meets the intent of the Comprehensive Plan, and will help the City of Kennewick achieve its housing goals through more flexible standards achieved with RL zoning.

2.a. Are there sites presently available on the market which are correctly zoned for the proposed use?

*

No

2.b. Are these sites within a 1/2 mile of the proposed site?

*

No

2.c. Within 1 mile of the proposed site?

*

No

2.d. If you answered yes to any of the above, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized.

N/A

3. Please explain how the proposed amendment is consistent with the existing land use pattern in the area.

The adjacent properties are zoned RL. The proposed zoning is consistent with neighboring properties and is allowed within the LDR land use.

4.a. Are the existing uses in the area in conformance with the area's zoning classification?

*

Yes

4.b. If NO, please explain the differences. If YES, please type NA.

N/A

5.a. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area?

*

No

5.b. Please explain:

N/A

6. Please explain how the existing zoning prohibits reasonable use of the property.

The existing zoning does not prohibit reasonable use of the property but a change in zoning would allow for more flexibility with potential future development and would encourage density that matches adjacent properties.

7. Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.

The residential character of properties in the immediate area is not anticipated to be affected by the proposed amendment.

8. Please explain how the proposed amendment will affect property values in the vicinity.

Property values in the vicinity are not anticipated to be changed by the proposed amendment.

9.a. Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.

The proposed amendment is in alignment with the City's Comprehensive Plan and conforms to the adjacent properties.

9.b. Please explain how approval of the proposed amendment will or will not deter the use, improvement or development of adjacent property in accordance with the existing zoning.

The proposed zoning amendment would likely lead to the future development of the subject site, subsequently leading to a higher likelihood of future development of adjacent properties.

10. Please explain how approval of the proposed amendment will or will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area.

Although the subject property would not be considered a "deteriorated area." the proposed amendment will allow for potential development of single-family lots through private investments with a greater flexibility for design standards.

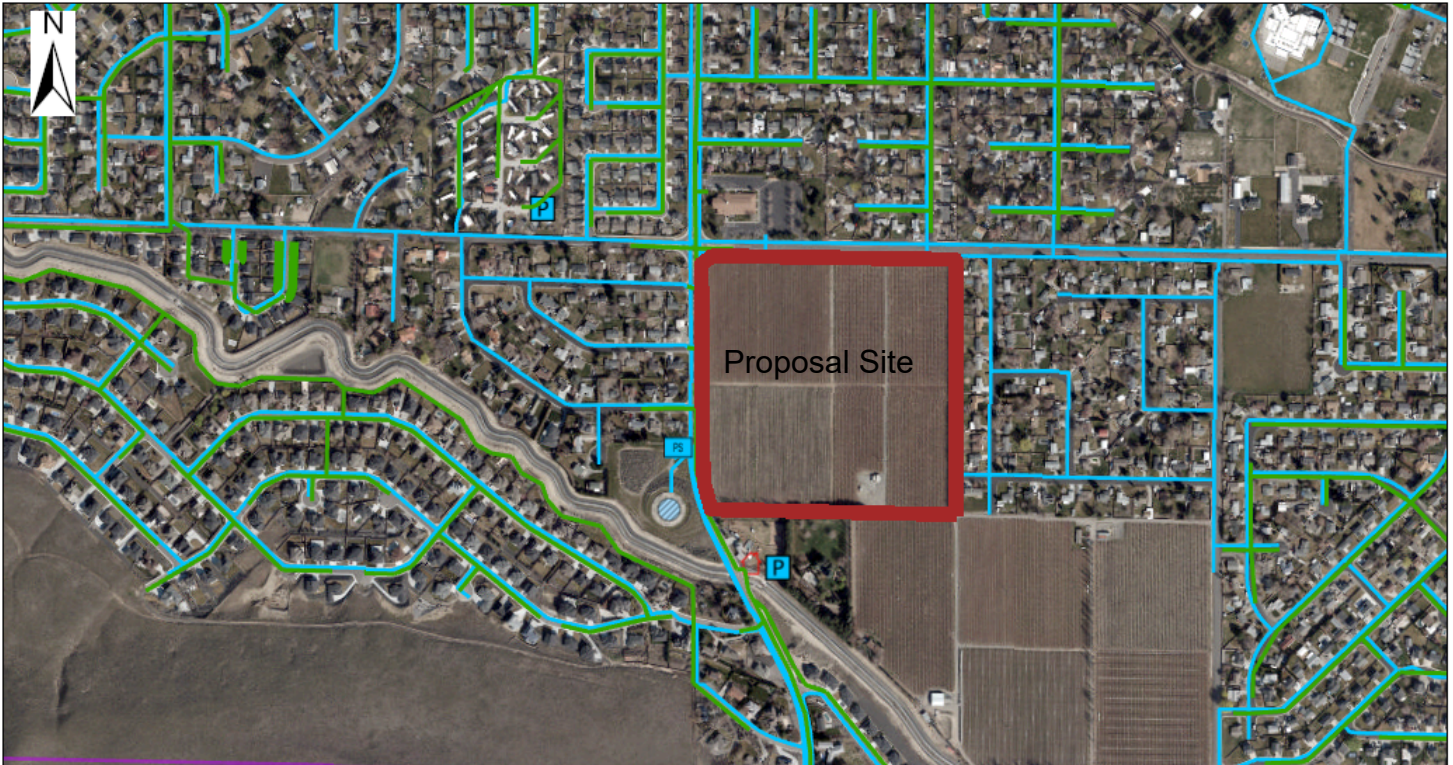
11. Please explain how approval of the proposed amendment will or will not combat any economic segregation and allow greater choice in the market.

The proposed amendment is a non-project action and as such the question asks the applicant to presuppose the size and type of homes that may be constructed under a potential future application. However, broadly speaking, rezoning the property from RS to RL will allow for smaller lots, similar to the adjacent properties, and more design flexibility, expanding home ownership opportunities.


12. Please explain how approval of the proposed amendment will or will not create conflict between potential land uses and transportation patterns.

The proposed amendment is allowed within the LDR land use and will not create conflict. The proposed zoning amendment is a non-project action and will not affect transportation patterns.

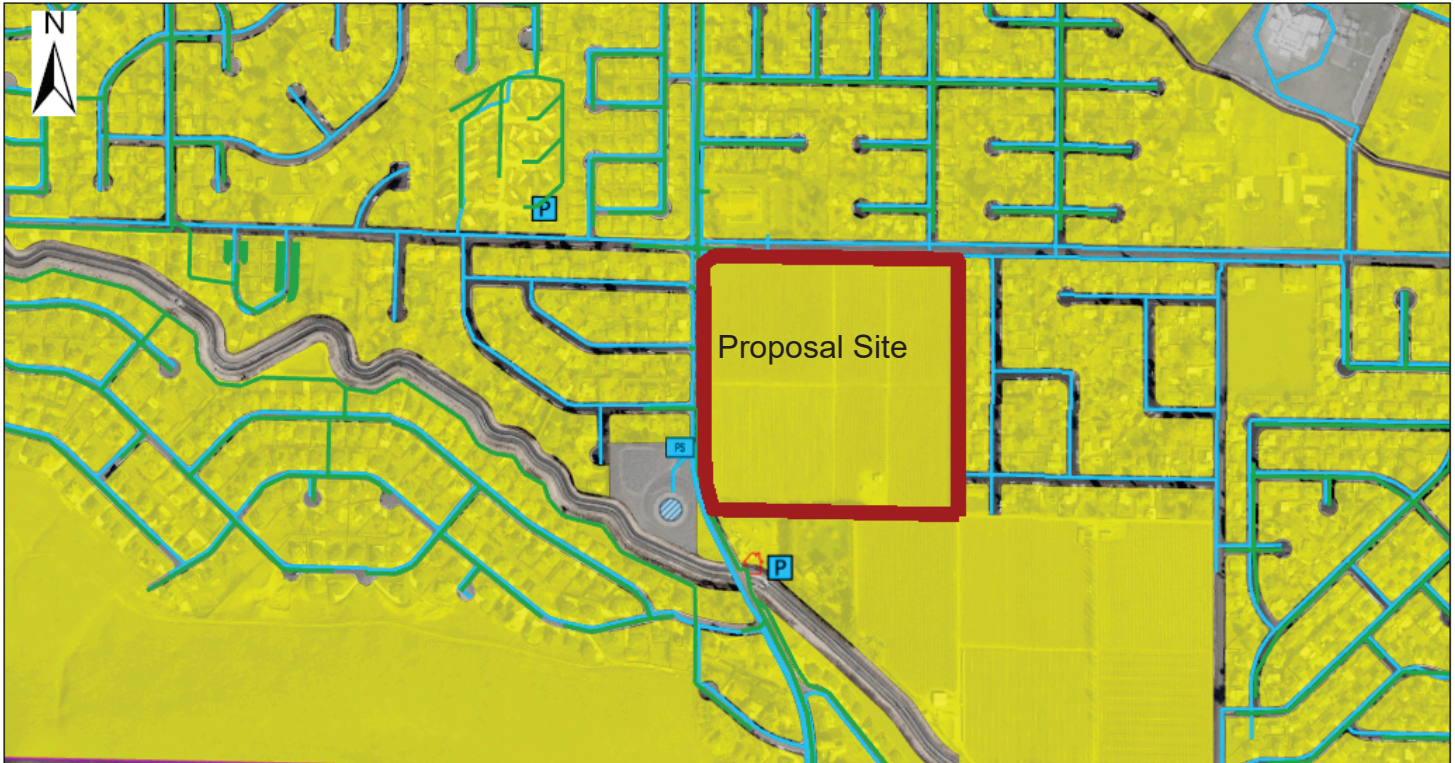
COK Permitting Map



The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented.

<ul style="list-style-type: none"> — SewerForcemain — SewerMainline StreetName P WaterBoosterPump A WaterPumpStation 	<ul style="list-style-type: none"> ● WaterReservoir — WaterMainline Parcel 	<p>CityLimits</p> <p>CityName</p> <ul style="list-style-type: none"> Kennewick 🏠 HistoricBuilding Registry Yes 	<p>Image</p> <p>RGB</p> <ul style="list-style-type: none"> ■ Red: Red ■ Green: Green ■ Blue: Blue World_Hillshade 	<p>1 inch equals 975 feet</p> <p>0 275 550 1,100 ft</p> <p>0 320 640 1280 ft</p> <p>3/9/2026</p> 
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COK Permitting Map



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<ul style="list-style-type: none"> SewerForceMain SewerMainline StreetName WaterBoosterPump WaterPumpStation 	<ul style="list-style-type: none"> WaterReservoir WaterMainline Parcel 	CityLimits CityName <ul style="list-style-type: none"> Kennewick HistoricBuilding Registry Yes 	LandUsePlan LandUseDesignation <ul style="list-style-type: none"> LOW DENSITY RESIDENTIAL PUBLIC FACILITY 	Image RGB <ul style="list-style-type: none"> Red: Red Green: Green Blue: Blue World_Hillshade 	1 inch equals 975 feet 0 275 550 1,100 ft 0 320 640 1280 ft 3/9/2026
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COK Permitting Map



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<ul style="list-style-type: none"> SewerForceMain SewerMainline StreetName WaterBoosterPump WaterPumpStation 	<ul style="list-style-type: none"> WaterReservoir WaterMainline Parcel 	CityLimits CityName <ul style="list-style-type: none"> Kennewick HistoricBuilding Registry Yes 	Parcel Zoning Zoning <ul style="list-style-type: none"> PF RL RS RTP 	Image RGB <ul style="list-style-type: none"> Red: Red Green: Green Blue: Blue World_Hillshade 	1 inch equals 975 feet 0 275 550 1,100 ft 0 320 640 1280 ft 3/9/2026
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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

March 16, 2026 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, March 16, 2026, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Permit# COZ-2026-0001 – A Change of Zone for 37.67 acres generally located at 4501 S Olympia St from Residential, Suburban (RS) to Residential, Low Density (RL). The site has a Comprehensive Plan Land Use Designation of Low Density Residential. **Review the site map on the back of this notice.**

Submit written comments to Joseph Laris, Assistant Planner at Joseph.Laris@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Joseph Laris at (509) 585-4558.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Joseph Laris at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ED-2026-0002

DESCRIPTION OF PROPOSAL: This proposal is for a zoning amendment to parcel (124892000001000) from RS to RL.

PROPONENT: Harpster Land Development, c/o Peter Harpster, 5804 Rd 90 Suite C, Pasco, WA 99301

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4501 S OLYMPIA ST

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Anthony Muai, AICP
POSITION/TITLE: Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4386

Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- No conditions.
- See attached condition(s).

Project is subject to the following conditions:

- N/A

Date: February 23, 2026

Signature: _____ 

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR

From: [Tina Glines](#)
To: [Joseph Laris](#)
Subject: RE: [E] Agency Notification COZ-2026-0001 and ED-2026-0002
Date: Tuesday, February 3, 2026 7:19:57 AM
Attachments: [image003.png](#)
[image004.png](#)
[image001.png](#)

No comments.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



Redbook: Customer Engineering Standards

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, February 2, 2026 10:29 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; BCAA <contact@bentoncleanair.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Angela Richman <richmana@bentonpud.org>; EngService <engservice@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Evan Edwards <edwardse@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Cascade Natural Gas - Jody Adams <jody.adams@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally

<Jessica_Lally@Yakama.com>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>

Subject: [E] Agency Notification COZ-2026-0001 and ED-2026-0002

[EXTERNAL EMAIL]

Good morning,

The City of Kennewick has received a Change of Zone application and SEPA checklist that requires your attention.

Description: The proposed zoning amendment for parcel (124892000001000) is to rezone from RS to RL, matching the adjacent properties.

Address: 4501 S Olympia St

Parcel #: 124892000001000

Land Use Designation: Low Density Residential

Please review over the attached documents and have any comments back by February 18. You can send comments to joseph.laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: [Chris Sittman](#)
To: [Joseph Laris](#)
Cc: [Wendy Durado](#)
Subject: RE: Agency Notification COZ-2026-0001 and ED-2026-0002
Date: Wednesday, February 11, 2026 8:55:46 AM
Attachments: [image001.png](#)
[image003.png](#)

KID has no comments regarding COZ-2026-0001.

Chris D. Sittman
 Engineering Dept./CAD Specialist
 Kennewick Irrigation District
 2015 S. Ely St.
 Kennewick, WA 99337
 Desk: 509-460-5435
 Cell: 509-873-1123

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, February 2, 2026 10:29 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; BCAA <contact@bentoncleanair.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Cascade Natural Gas - Jody Adams <jody.adams@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver

<Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>

Subject: Agency Notification COZ-2026-0001 and ED-2026-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

The City of Kennewick has received a Change of Zone application and SEPA checklist that requires your attention.

Description: The proposed zoning amendment for parcel (124892000001000) is to rezone from RS to RL, matching the adjacent properties.

Address: 4501 S Olympia St

Parcel #: 124892000001000

Land Use Designation: Low Density Residential

Please review over the attached documents and have any comments back by February 18. You can send comments to joseph.laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Joseph Laris](#)
Subject: RE: Agency Notification COZ-2026-0001 and ED-2026-0002
Date: Wednesday, February 18, 2026 3:54:09 PM
Attachments: [image001.png](#)
[image002.png](#)

Joseph,

Bonneville Power Administration (BPA) has had the opportunity to review Agency Notification COZ-2026-0001 and ED-2026-0002.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 3,600 feet south of the subject property. BPA does not have any objections to the approval of this request at this time..

If you have any questions or need additional information, please feel free to contact me by email or at (360) 624-0566 or BPA realty specialist Valorie Connell at (509) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Right-of-Way Agent | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | 360-624-0566

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, February 2, 2026 10:29 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; BCAA <contact@bentoncleanair.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Cascade Natural Gas - Jody Adams <jody.adams@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter -

Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtelban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>

Subject: Agency Notification COZ-2026-0001 and ED-2026-0002

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Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: [Marcos Ramos](#)
To: [Joseph Laris](#)
Subject: RE: 4501 S Olympia St
Date: Thursday, February 5, 2026 3:04:24 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image005.png](#)
[image001.png](#)

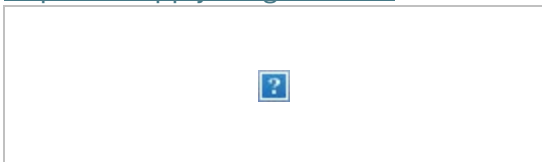
Thank you for getting back to me. I'll keep a look out for the new posting.

Thank You,
Marcos Ramos

Lighting Outside Sales
Office: (509) 582-5156 ext. 104
Cell: (509) 947-5733



marcos@kiesupply.com
<http://kiesupply.xolights.com/>



From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Thursday, February 5, 2026 2:57 PM
To: Marcos Ramos <marcos@kiesupply.com>
Subject: RE: 4501 S Olympia St

Hello,

As of right now no subdivision plans have been submitted for review so we can't say what types of housing will be built or which homebuilder will be involved. Once a preliminary plat is submitted a new public notice sign will be posted on site. Let me know if you have any more questions.

Joseph Laris

City of Kennewick
Community Planning - Assistant Planner
Phone: 509.585.4558
Joseph.Laris@ci.kennewick.wa.us

From: Marcos Ramos <marcos@kiesupply.com>
Sent: Thursday, February 5, 2026 1:32 PM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: 4501 S Olympia St

Hello,

My name is Marcos Ramos. I am the outside salesman at KIE Supply.
I was curious to know what type of houses will be built at 4501 S Olympia St.
And if you know of any builder(s) that may be building the houses at this location.

Thank You,
Marcos Ramos

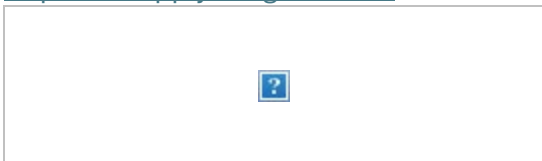
Lighting Outside Sales

Office: (509) 582-5156 ext. 104

Cell: (509) 947-5733



marcos@kiesupply.com
<http://kiesupply.xolights.com/>



From: [Judy Deneen](#)
To: [Joseph Laris](#)
Subject: File numberCOZ-2026-0001
Date: Tuesday, February 17, 2026 8:30:05 AM

Mr. Laris.

We have lived in our home at 4405 S. Kent St. here in Kennewick for 41 years. We moved out here to be away somewhat from the "city" busyness. When we first moved here the acres across 45th Ave from us was an asparagus field. Then Mr. Pringle put in the cherry orchard. We do NOT want apartments, condo's or the like in our area of single family homes. This will adversely affect our property values. There is land elsewhere for a developer.

Again we both OPPOSE this change in the code to allow more units in our area.

James & Judy Deneen

From: [S Phipps](#)
To: [Joseph Laris](#)
Subject: 4501 S.Olympia Street Proposal
Date: Friday, February 13, 2026 2:04:45 PM

Hi there!

We have lived in our home next to the orchard for approximately 17 years...We would appreciate the city keeping the lot sizes as large as possible (10,000sqft minimum lot size would be preferred over the proposed 8,000 minimum) to keep consistency with the rest of the homes in our rural area that are South of 45th Street... We want the area to remain rural and less congested. Thankyou very much for your consideration!

Sydney Phipps
509-948-6670

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: [B.V](#)
To: [Joseph Laris](#)
Subject: File NumBer COZ-2026-0001
Date: Tuesday, February 17, 2026 3:42:53 PM

Mr. Laris,

I have several problems with your plans for development. As a long time resident directly across 45th from this development I know it will have a significant impact on the neighborhood as far as traffic, noise and a large number of people added to a small piece of property. As you know population density tends to result in increased crime of various types. This neighborhood has been fairly low in crime and this project will undoubtedly bring an increase.

I have a few other areas of concern:

First of all, you placed a very small notice in the roundabout area which requires the residents to park their vehicles a distance away and walk to read the notice. I find this very unfortunate because there are a number of elderly residents who will never see this sign. Many others drive by without taking notice. Your signage needs to be larger and placed in areas that can be easily accessed by local residents.

Secondly, the entire dynamics of the neighborhood will change significantly due to the number of housing units proposed for this area. You have done a poor job of advising the surrounding residents of what the plans are. I am aware because I called as soon as I saw the orchard being destroyed. While I am for development, I urge you and the city of Kennewick to reconsider the number of housing units you plan to approve. This will bring much added congestion to a fairly quiet part of town. While some may be able to relocate to a quieter area, many will be forced to complete their remaining years in a noisy and busy neighborhood that was not on the radar when they purchased their property.

Everyone living in the household at 4403 S. Kent OPPOSES this development completely and at the very least consider putting in a park and minimal houses.

Please find better ways to inform the public of development. An 8.5 x 11 piece of paper on a roundabout is not the proper way even if it is allowable.

We feel the needs and desires of surrounding residents have not been taken into consideration.

Sincerely,

Brenda Vanderpool

From: [Sarah Wright](#)
To: [Joseph Laris](#)
Subject: Parcel #1248920000001000
Date: Thursday, February 5, 2026 11:32:13 AM

The above parcel is located at 4501 S. Olympia Street. This is directly across from where I live on 44th and Kent.

I am not opposed to having this change, as it is the owners right on what they do with their property.

However, I am just concerned about the minimum size of the lots of 8000 SF. That is a very small lot and very small home. I would like to see this square footage increased as the other homes around this area are larger in size. I do not want to see a congested amount of homes sitting on one acre. 8000 SF divided by one acre is over 5 homes per acre - totally too small.

I am also very concerned about the traffic. 45th, especially going from Olympia to Ely is already busy, lots and lots of walkers and bicycles. From Olympia and 45th to Locust Grove Road is busy with walkers and bicycles, as well as a lot of traffic already.

We already have people, not a lot, from Olympia and 45th going East, at high rates of speed. They have a straight shot for about 1 mile and they like to see how fast they can go.

I have lived on 44th and Kent for 44 years. Homes have been going up all around us in 44 years and understand, but do not have to like it.

Please consider changing the minimum lot size of 8000 SF to something like 1/4 or 1/3 or 1/2 acre plots.

Thank you.

Sarah Wright
1004 West 44th Place
Kennewick, WA 99337
509-430-3544