



Planning Commission MEETING Agenda

April 6, 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 March 16, 2026
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone (COZ) 2026-0002, proposing to change 0.76 acres generally located at 2918 S. Jean Street from Residential, Suburban Density (RS), to Residential, Low Density (RL). Comprehensive Plan land use designation is Low Density Residential (LDR). Applicant is Shane O'Neill, Clover Planning & Zoning, 6904 Rogue Drive, Pasco, WA 99301. Property owner is Elijah Family Homes, PO Box 2005, Richland, WA 99352.
- b. Development Code Amendment (DCA) 2025-0006, remanded back to the Planning Commission by City Council for amendment, originally proposed an amendment to KMC Section 18.12.010 B.1 that would have allowed vehicle sales, incidental repair and service as a permitted use in the Urban Mixed-Use (UMU) zone, except for Vista Field Area. Applicants Moe Nassar, 408 W. Columbia Drive, Kennewick, & Hary Mahal, 520 E. Columbia Drive, Kennewick, WA 99336.
- c. City of Kennewick and Port of Kennewick, Vista Field Development Agreement Amendment and Extension.

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