



September 9, 2024
6:30 p.m.

PLANNING COMMISSION SPECIAL MEETING AGENDA

****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING PLATFORM****

1. **CALL TO ORDER:**

- a. 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 on the regular agenda by request.

- a. Approval of the Minutes dated June 3, 2024
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Comprehensive Plan Amendment (CPA) #2024-0001 proposing to change the land use designation for approximately 1.79 acres located at 803 S. Steptoe Street from Low Density Residential (LDR) to Industrial (I). Applicant is Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owner is T3 Development Steptoe LLC and Kennewick Acquisition Company LLC.
- b. Comprehensive Plan Amendment (CPA) #2024-0002 proposing to change the land use designation for approximately 0.5348 acres located at 2219 W. 13th Avenue from Low Density Residential (LDR) to Medium Density Residential (MDR). Applicant/Owner is Douglas Jones, 712 S. Young Place, Kennewick, WA 99336.
- c. Comprehensive Plan Amendment (CPA) #2024-0003 proposing to change the land use designation for approximately .55 acres located at 1200 N. Irving Place from Commercial (C) to Low Density Residential (LDR). Applicant is Lexar Homes of TC, 1212 Irving Place, Kennewick, WA 99336. Property owner is SLAC, LLC.
- d. Comprehensive Plan Amendment (CPA) #2024-0004 proposing a text amendment to the Comprehensive Plan to add the expansion of the Convention Center to the Capital Facilities Plan list of projects. Applicant is the City of Kennewick.

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:**