



City Council Regular Meeting Agenda

September 15, 2026 at 6:30 PM

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

Meetings are broadcast live at <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

Recordings are posted to the website no later than 24 hours after the meeting.

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Public comment registration and instructions are available at

<https://www.go2kennewick.com/PublicComments>.

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome/Invocation

HONORS & RECOGNITIONS

- Proclamation: Fire Prevention Week
- Proclamation: GEAR UP Washington
- Recognition: Certificate of Advanced Municipal Leadership Presented to Councilmember Millbauer

2. VISITORS

A total of thirty minutes is allocated for visitor comments, with each person permitted to speak once for a maximum of three minutes. Visitors are welcome to address any topic, except for election measures and items under a current or future public hearing; and quasi-judicial matters.

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

All items included in the Consent Agenda have been provided to each member of the Kennewick City Council for review and consideration. These items are deemed routine and will be approved with a single motion from the Council, without any separate discussion. A Councilmember may remove an item for individual consideration.

- Meeting Minutes: September 1, 2026, City Council Regular Meeting**
Motion to approve the minutes as presented.
- Meeting Minutes: September 8, 2026, City Council Workshop**
Motion to approve the minutes as presented.
- Claims Roster: August 2026**
Motion to approve the Claims Roster for August 2026 in the amount of \$4,361,070.51 comprised of electronic payments and check numbers 325342-325644.
- Payroll Roster: For the Pay Period Ending 08/31/2026**
Motion to approve the payroll roster for the pay period ending 08/31/2026.

e. **Claim Roster: Toyota Center Operations and Box Office Accounts**

Motion to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for July 2026 in the amount of \$315,129.52 comprised of check numbers 29330-29370 in the amount of \$107,123.48 and electronic transfers in the amount of \$208,006.04.

f. **Contract: Award the P2527 Island View to Vista Field Active Transportation Network Design Services to KPFF, Inc.**

Motion to authorize the City Manager to execute an agreement with KPFF, Inc. for an amount not to exceed \$962,000 to complete the design services for the P2527 Island View to Vista Field Active Transportation Network Project.

g. **Final Plat: Urban Trails Phase 1, at 9187 Bob Olson Parkway, SUB-2026-0005**

Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the Final Plat of Urban Trails Phase 1, contingent on payment of fees and bonding for incomplete sidewalk and landscape work.

h. **Final Plat: Desert Sands Phase 1, at 11292 W Clearwater Avenue, SUB-2026-0007**

Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign Desert Sands Phase 1 Final Plat, contingent upon payment of fees and bonding for incomplete sidewalk and landscape work.

5. ORDINANCES & RESOLUTIONS

All items listed in a docket have been made available to each member of the Kennewick City Council for their review and consideration. The docket items are interconnected and can be approved with a single motion from the Council. Instead of addressing each item separately, a staff report will be presented for the entire docket. However, a Councilmember has the option to request the removal of any item for individual consideration and voting.

a. **DOCKET: 2026 COMPREHENSIVE PLAN PERIODIC UPDATE**

Motion to approve the Comprehensive Plan Periodic Update Docket as presented, adopting docket items 5.a.1. through 5.a.3.

1) **Ordinance: 2026 Comprehensive Plan Periodic Update (CPA-2026-0001)**

ORDINANCE TITLE: AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE CITY OF KENNEWICK AND REPEALING ORDINANCE 5695

Motion to adopt the ordinance as presented.

2) **Resolution: Housing Action Plan**

RESOLUTION TITLE: A RESOLUTION ADOPTING THE 2026 HOUSING ACTION PLAN

Motion to adopt the resolution as presented.

3) **Resolution: Future Land Use Map**

RESOLUTION TITLE: A RESOLUTION ADOPTING THE 2026 FUTURE LAND USE MAP

Motion to approve the resolution as presented.

b. **DOCKET: 2026 COMPREHENSIVE PLAN PERIODIC UPDATE DEVELOPMENT CODE AMENDMENTS**

Motion to approve the Development Code Amendment Docket supporting the Comprehensive Plan Periodic Update as presented, adopting docket items 5.b.1 through 5.b.18.

1) **Ordinance: KMC 18.09.075 Affordable Housing**

ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.075 TO THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

- 2) **Ordinance: KMC 18.09.425 Commercial Use**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.425 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 3) **Ordinance: KMC 18.09.627 Emergency Housing**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.627 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 4) **Ordinance: KMC 18.09.628 Emergency Shelter**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.628 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 5) **Ordinance: KMC 18.09.1275 Mass Timber Construction**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.1275 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 6) **Ordinance: KMC 18.09.1335 Modular Construction**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.1335 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 7) **Ordinance: KMC 18.09.1510 Passive House Requirements**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.1510 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 8) **Ordinance: KMC 18.09.1513 Permanent Supportive Housing**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.1513 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 9) **Ordinance: KMC 18.09.1925 Senior Housing**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.1925 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 10) **Ordinance: KMC 18.09.2075 Tiny Houses**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.2075 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 11) **Ordinance: KMC 18.09.2093 Transitional Housing**
ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTION 18.09.2093 TO THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 12) **Ordinance: KMC 18.12.010 A.1 Residential Use Table**
ORDINANCE TITLE: AN ORDINANCE RELATING TO RESIDENTIAL USE TABLE AND AMENDING SECTION 18.12.010 A.1 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.

13) Ordinance: KMC 18.12.010 A.2 Table of Residential Site Development Standards

ORDINANCE TITLE: AN ORDINANCE RELATING TO TABLE OF RESIDENTIAL SITE DEVELOPMENT STANDARDS AND AMENDING SECTION 18.12.010 A.2 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

14) Ordinance: KMC 18.36.030 Off-Street Parking, Dimensional Standards

ORDINANCE TITLE: AN ORDINANCE RELATING TO DIMENSIONAL STANDARDS AND AMENDING SECTION 18.36.030 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

15) Ordinance: KMC 18.36.050 Minimum Parking Requirements - General

ORDINANCE TITLE: AN ORDINANCE RELATING TO MINIMUM PARKING REQUIREMENTS - GENERAL AND AMENDING SECTION 18.36.050 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

16) Ordinance: KMC 18.36.060 Specific Parking Requirements

ORDINANCE TITLE: AN ORDINANCE RELATING TO SPECIFIC PARKING REQUIREMENTS AND AMENDING SECTION 18.36.060 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

17) Ordinance: KMC 18.36.067 Parking Requirements for the UMU Zoning District

ORDINANCE TITLE: AN ORDINANCE RELATING TO PARKING REQUIREMENTS FOR THE UMU ZONING DISTRICT AND AMENDING SECTION 18.36.067 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

18) Ordinance: KMC 18.36.090 Off-Street Parking Exceptions

ORDINANCE TITLE: AN ORDINANCE RELATING TO EXCEPTIONS AND AMENDING SECTION 18.36.090 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

c. DOCKET: 2026 CRITICAL AREAS ORDINANCE UPDATE

Motion to approve the 2026 Critical Areas Ordinance Docket supporting the Comprehensive Plan Periodic Update as presented, adopting docket items 5.c.1 through 5.c.32.

1) Ordinance: KMC 18.58.010 Critical Areas - General Provisions; Definitions

ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND AMENDING SECTION 18.58.010 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

2) Ordinance: KMC 18.58.020 Critical Areas - General Provisions; Purpose

ORDINANCE TITLE: AN ORDINANCE RELATING TO PURPOSE AND AMENDING SECTION 18.58.020 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

3) Ordinance: KMC 18.58.090 Critical Areas - General Provisions; General Provisions for Mitigation

ORDINANCE TITLE: AN ORDINANCE RELATING TO GENERAL PROVISIONS FOR MITIGATION AND AMENDING SECTION 18.58.090 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

- 4) **Ordinance: KMC 18.58.100 Critical Areas - General Provisions; Best Available Science**
ORDINANCE TITLE: AN ORDINANCE RELATING TO BEST AVAILABLE SCIENCE AND MAPPING AND AMENDING SECTION 18.58.100 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 5) **Ordinance: KMC 18.58.110 Critical Areas - General Provisions; Allowed Activities**
ORDINANCE TITLE: AN ORDINANCE RELATING TO ALLOWED ACTIVITIES AND AMENDING SECTION 18.58.110 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 6) **Ordinance: KMC 18.58.130 Critical Areas - General Provisions; General Review Process**
ORDINANCE TITLE: ORDINANCE TITLE: AN ORDINANCE RELATING TO GENERAL REVIEW PROCESS AND AMENDING SECTION 18.58.130 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 7) **Ordinance: KMC 18.58.140 Critical Areas - General Provisions; Wetland, Geologically Hazardous Areas, and Habitat Conservation Areas - General Report Requirements**
ORDINANCE TITLE: ORDINANCE TITLE: AN ORDINANCE RELATING TO WETLAND, GEOLOGICALLY HAZARDOUS AREAS, AND FISH AND WILDLIFE HABITAT CONSERVATION AREAS – GENERAL REPORT REQUIREMENTS AND AMENDING SECTION 18.58.140 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 8) **Ordinance: KMC 18.58.150 Critical Areas - General Provisions; Wetland, Habitat Conservation, and Geologically Hazardous Areas - Modifications to Report Requirements**
ORDINANCE TITLE: AN ORDINANCE RELATING TO WETLAND, FISH AND WILDLIFE HABITAT CONSERVATION, AND GEOLOGICALLY HAZARDOUS AREAS – MODIFICATIONS TO REPORT REQUIREMENTS AND AMENDING SECTION 18.58.150 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 9) **Ordinance: KMC 18.58.160 Critical Areas - General Provisions; Mitigation Sequencing**
ORDINANCE TITLE: AN ORDINANCE RELATING TO MITIGATION SEQUENCING AND AMENDING SECTION 18.58.160 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 10) **Ordinance: KMC 18.58.170 Critical Areas - General Provisions; Mitigation Requirements**
ORDINANCE TITLE: AN ORDINANCE RELATING TO MITIGATION REQUIREMENTS AND AMENDING SECTION 18.58.170 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 11) **Ordinance: KMC 18.58.180 Critical Areas - General Provisions; Mitigation Plan Requirements**
ORDINANCE TITLE: AN ORDINANCE RELATING TO MITIGATION PLAN REQUIREMENTS AND AMENDING SECTION 18.58.180 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.
- 12) **Ordinance: KMC 18.58.190 Critical Areas - General Provisions; Unauthorized Critical Area Alterations and Enforcement**
ORDINANCE TITLE: AN ORDINANCE RELATING TO UNAUTHORIZED CRITICAL AREA ALTERATIONS AND ENFORCEMENT AND AMENDING SECTION 18.58.190 OF THE KENNEWICK MUNICIPAL CODE
Motion to adopt the ordinance as presented.

13) **Ordinance: KMC 18.58.200 Critical Areas - General Provisions; Critical Area Markers and Signs**

ORDINANCE TITLE: AN ORDINANCE RELATING TO CRITICAL AREA MARKERS AND SIGNS AND AMENDING SECTION 18.58.200 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

14) **Ordinance: KMC 18.58.210 Critical Areas - General Provisions; Native Growth Habitat Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO NATIVE GROWTH HABITAT AREAS AND AMENDING SECTION 18.58.210 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

15) **Ordinance: KMC 18.59.010 Critical Areas - Wetlands; Designation, Rating and Mapping Wetlands**

ORDINANCE TITLE: AN ORDINANCE RELATING TO DESIGNATION, RATING AND MAPPING WETLANDS AND AMENDING SECTION 18.59.010 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

16) **Ordinance: KMC 18.59.030 Critical Areas - Wetlands; Additional Requirements**

ORDINANCE TITLE: AN ORDINANCE RELATING TO WETLANDS – ADDITIONAL REQUIREMENTS AND AMENDING SECTION 18.59.030 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

17) **Ordinance: KMC 18.59.040 Critical Areas - Wetlands; Performance Standards - General Requirements**

ORDINANCE TITLE: AN ORDINANCE RELATING TO PERFORMANCE STANDARDS – GENERAL REQUIREMENTS AND AMENDING SECTION 18.59.040 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

18) **Ordinance: KMC 18.59.050 Critical Areas - Wetlands; Performance Standards - Mitigation Requirements**

ORDINANCE TITLE: AN ORDINANCE RELATING TO PERFORMANCE STANDARDS – MITIGATION REQUIREMENTS AND AMENDING SECTION 18.59.050 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

19) **Ordinance: KMC 18.60.010 Critical Areas - Critical Aquifer Recharge Areas; Designation**

ORDINANCE TITLE: AN ORDINANCE RELATING TO CRITICAL AQUIFER RECHARGE AREAS DESIGNATION AND AMENDING SECTION 18.60.010 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

20) **Ordinance: KMC 18.60.020 Critical Areas - Critical Aquifer Recharge Areas; Mapping of Critical Aquifer Recharge Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO MAPPING OF CRITICAL AQUIFER RECHARGE AREAS AND AMENDING SECTION 18.60.020 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

21) **Ordinance: KMC 18.60.050 Critical Areas - Critical Aquifer Recharge Areas; Performance Standards - Specific Uses**

ORDINANCE TITLE: AN ORDINANCE RELATING TO PERFORMANCE STANDARDS – SPECIFIC USES AND AMENDING SECTION 18.60.050 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

22) **Ordinance: KMC 18.60.060 Critical Areas - Critical Aquifer Recharge Areas; Uses Prohibited from Critical Aquifer Recharge Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO USES PROHIBITED FROM CRITICAL AQUIFER RECHARGE AREAS AND AMENDING SECTION 18.60.060 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

23) **Ordinance: KMC 18.61.020 Critical Areas - Frequently Flooded Areas; Designation**

ORDINANCE TITLE: AN ORDINANCE RELATING TO DESIGNATION AND AMENDING SECTION 18.61.020 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

24) **Ordinance: KMC 18.62.010 Critical Areas - Geologically Hazardous Areas; Designation of Geologically Hazardous Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO DESIGNATION OF GEOLOGICALLY HAZARDOUS AREAS AND AMENDING SECTION 18.62.010 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

25) **Ordinance: KMC 18.62.020 Critical Areas - Geologically Hazardous Areas; Designation of Specific Hazard Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO DESIGNATION OF SPECIFIC HAZARD AREAS AND AMENDING SECTION 18.62.020 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

26) **Ordinance: KMC 18.62.030 Critical Areas - Geologically Hazardous Areas; Classification of Geologically Hazardous Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO CLASSIFICATION OF GEOLOGICALLY HAZARDOUS AREAS AND AMENDING SECTION 18.62.030 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

27) **Ordinance: KMC 18.62.040 Critical Areas - Geologically Hazardous Areas; Mapping of Geologically Hazardous Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO MAPPING OF GEOLOGICALLY HAZARDOUS AREAS AND AMENDING SECTION 18.62.040 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

28) **Ordinance: KMC 18.62.070 Critical Areas - Geologically Hazardous Areas; Critical Area Report - Additional Requirements for Specific Hazards**

ORDINANCE TITLE: AN ORDINANCE RELATING TO CRITICAL AREA REPORT – ADDITIONAL REQUIREMENTS FOR SPECIFIC HAZARDS AND AMENDING SECTION 18.62.070 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

29) **Ordinance: KMC 18.63.010 - 18.63.040 Critical Areas - Fish and Wildlife Habitat Conservation Areas**

ORDINANCE TITLE: AN ORDINANCE RELATING TO CRITICAL AREAS – FISH AND WILDLIFE HABITAT CONSERVATION AREAS AND AMENDING CHAPTER 18.63 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

30) **Ordinance: KMC 18.66.020 Critical Areas - Flood Damage Prevention; Definitions**

ORDINANCE TITLE: AN ORDINANCE RELATING TO DEFINITIONS AND AMENDING SECTION 18.66.020 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

31) **Ordinance: KMC 18.66.030 Critical Areas - Flood Damage Prevention; General Provisions**

ORDINANCE TITLE: AN ORDINANCE RELATING TO GENERAL PROVISIONS AND AMENDING SECTION 18.66.030 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

32) **Ordinance: KMC 18.66.040 Critical Areas - Flood Damage Prevention; Administration**

ORDINANCE TITLE: AN ORDINANCE RELATING TO ADMINISTRATION AND AMENDING SECTION 18.66.040 OF THE KENNEWICK MUNICIPAL CODE

Motion to adopt the ordinance as presented.

d. **Resolution: 2046 Transportation System Plan Adoption**

RESOLUTION TITLE: A RESOLUTION ADOPTING THE 2046 TRANSPORTATION SYSTEM PLAN

Motion to adopt the resolution as presented.

6. NEW BUSINESS

a. **Real Property: Potential Park Property Surplus**

b. **Animal Control Facility**

c. **Contract: 2026 - 2028 Collective Bargaining Agreement – IAFF**

Motion to authorize execution of the 2026-2028 collective bargaining agreement with International Association of Fire Fighters (IAFF), Local #1296, as presented.

7. COUNCIL COMMENTS & DISCUSSION

8. CONCLUSION