

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

(I am *or* We are) opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. (I *or* We) request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

(I *or* We) live at (*insert your address*) in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, (I *or* we) oppose this proposed amendment for the following reasons:

- (*state your concerns about the development and potential impacts upon you, Panoramic Heights, the Southridge area, and/or the environment*)
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Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, (I *or* we) believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

*(Insert your name(s), address, and email address)*