

**Kennewick Planning Commission
Public Hearing on May 3, 2021
Starting at 6:30 PM via Zoom**

(Register to Speak at:
<https://www.go2kennewick.com/598/Planning-Commission>)

Prepared by Panoramic Heights Homeowners Association (PHHA)
For Concerned Members of the Public
April 22, 2021

Persons who want to **express their concerns at the public hearing must register by May 3 at 5 PM** to speak at the public hearing. Speaking slots are limited so register only if you intend to speak. Details and registration are at:

<https://www.go2kennewick.com/598/Planning-Commission>

It is important that the Planning Commission hears from as many people as possible to **STOP HIGH DENSITY DEVELOPMENT ON THOMPSON HILL.**

If you need advice in expressing your written concerns, or speaking at the public hearing, refer to:

<https://panoramicheightshoa.com/urgent-proposed-high-density-development/>

GUIDANCE: It is important to express your concerns clearly, completely and succinctly. Then explain why you are concerned.

For example, stating “I’m concerned about traffic” is not enough. A better way would be to say something like “We understand that high density development could result in up to 6,500 vehicle trips per day on existing streets. These streets and associated intersections are primarily residential and are near or over design capacity already. This development would create significant traffic issues throughout the entire Southridge area.”

Of course, you don’t have to be this detailed, but you should have some facts or basis to substantiate your concerns.

You will be limited to three minutes, so practice what you will say.

GROUND RULES: Here are the Planning Commission's ground rules for speaking. You must follow them to be heard.

1. All speakers must be pre-registered via the online Planning Commission Webpage (<https://www.go2kennewick.com/598/Planning-Commission>)
2. When your name is called during the public testimony portion of the webinar, the Planning Staff will "unmute" you;
3. Please give your name AND ADDRESS for the audio record;
4. All comments and questions shall be addressed to the Planning Commission, should be relevant to the application and not be of a personal nature;
5. Each speaker shall have THREE minutes to provide their testimony;
6. Avoid repetitive comments;
7. If there are a large number of speakers who are part of a group or organization please select a representative to speak on behalf of the group;
8. Behavior such as clapping, booing, hissing or remarks is prohibited;
9. Every citizen participating should have the opportunity to testify without such distractions.

(PHHA NOTE: Regarding items 6 and 7, in the virtual public hearing format, if you don't speak you are not visible nor is your presence recognized. Therefore, each person should speak if they want their concerns to count, regardless of whether your concerns may be mentioned by other speakers.)

The order of the hearing 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. Other testimony in FAVOR of the request;
4. Testimony either NEUTRAL or AGAINST the request;
5. Final staff comments.
6. Close the Public Hearing and discuss the proposed Comprehensive Plan Amendment.
7. Vote on the proposal.

The Planning Commission's recommendation then goes to the City Council for the final decision, probably within 2 weeks.