



**Panoramic Heights Homeowners Association**  
www.panoramicheightshoa.com

**POSITION ON COMPREHENSIVE PLAN AMENDMENT 2022-0005**  
**September 13, 2022**

The Panoramic Heights Homeowners Association (PHHA) has devoted four months to review, evaluate, discuss and comment on all publicly available information related to the proposed Comprehensive Plan Amendment (CPA) 2022-0005. This included submitting four prior comment letters with details to the City on May 12, June 23, August 23 and September 7, 2022.

This Proposal would change the Land Use Designation from Low Density Residential to High and Medium Density Residential on 38.24 acres on the top, and north and south upper slopes of Thompson Hill.

We found that future developments allowed by this Land Use Designation change could result in:

- Up to 557 multi-family housing units on the proposed 38.24 acres on the top and upper north and south slopes of Thompson Hill.
- Commercial activities; such as motels, hotels and similar accommodations on the top of the Hill.
- Increased allowable housing density on Thompson Hill by a factor of up to 3.7 times.
- Construction of multi-family housing units on small lots in place of single family homes on large lots.
- Incompatibility with adjacent land uses and surrounding neighborhoods, which are all low density residential developments.
- Significantly increased traffic on Southridge area roads and more cut-through traffic in surrounding neighborhoods.
- More housing and roads on steep slopes with increased risks of erosion, runoff and landslides.
- Loss of existing wildlife and habitat.

We have received personal input from about 100 households in neighborhoods throughout the Southridge area including: Panoramic Heights, South Cliffe, Creekstone, Apple Valley, Southridge Estates, Windsong and several others. These households have similar concerns about the impacts of CPA 2022-0005, and all but one household expressed their opposition to this Proposal.

Their top concerns are:

1. Increased traffic,
2. Incompatibility with existing neighborhoods,
3. Steep slopes, runoff and landslides,
4. Decrease in property values, and
5. Noise and light pollution.

We have also reviewed all of the written public comments submitted. They expressed similar concerns, and all of the commenters opposed CPA 2022-0005.

We conclude that CPA 2022-0005 does not meet the Approval Criteria and Additional Factors in Kennewick Municipal Code (KMC) 4.12.110.7 and 8. The Proposal would allow significant adverse impacts on the property, in surrounding neighborhoods, and throughout the Southridge area.

Based on our extensive evaluation and the public input, **PHHA opposes CPA 2022-0005.**

**We request that the Planning Commission recommend that the City Council deny the Proposal. Then we request that the City Council deny CPA 2022-0005.**

PHHA understands the need for more multi-family housing units throughout Kennewick, especially affordable ones. However, there are more suitable locations to construct them than on the steep slopes of an isolated hilltop surrounded by single family homes. They should be built in areas that will have close access to arterial roads, public transportation, commercial activities and public services.

PHHA does not oppose reasonable and responsible developments on Thompson Hill. These developments should be compatible with surrounding neighborhoods, which have low density, single-family homes. New developments should be designed with access roads that do not force traffic through adjacent neighborhood streets. And, housing should be built on slopes of less than 15% to avoid geological hazards, similar to Panoramic Heights and Citadel Estates.

PHHA views Citadel Estates as a model for the type of high-end single family homes on large, terraced lots that could be built on the top and upper slopes of Thompson Hill. And, we believe the future residents of Citadel Estates would share our concerns about CPA 2022-0005.

Reasonable and responsible low density residential homes on large view lots can be built on the less steep slopes and top of Thompson Hill within the existing Low Density Residential land use designation and current residential zoning.