PLANNING COMMISSION
MEETING MINUTES

Wednesday, October 14, 2020
Location: Digital Zoom Meeting

I. INVOCATION:

None.

II. CALL TO ORDER:

6:00 pm

III. ROLL CALL:

Chair	Kal Patel	Present
Vice-Chair	Sean Fell	Present
	Evah Dixon	Absent
	Art Bubb	Present
	Mark Collins	Present

Staff Present:

Zachary Becker, Planning Technician
Heather Trautman, Principal Planner
Kevin Anderson, Public Works Director

IV. PLEDGE OF ALLEGIANCE: Completed.

V. APPROVAL OF AGENDA: Commissioner Collins moved to approve the agenda, as presented. **Commissioner Fell** seconded. Motion passed unanimously.

VI. **APPROVAL OF MINUTES: Commissioner Fell** moved to approve the minutes for September 9, 2020, as presented. **Commissioner Collins** seconded. Motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION: None.

IX. PUBLIC HEARINGS:

A. **Traffic Impact Fee Ordinance** Public Works Director Kevin Anderson presented on the proposed Traffic Impact Fee Ordinance, with clarity on Appendix A provided by Traffic Engineer Bill White. Jamie Kowalski testified by asking some clarifying questions. The Planning Commission also offered additional clarifying questions. **Commissioner Fell** motioned to recommend the Planning Commission's findings to City Council. The motioned was seconded by **Commissioner Collins**. Motion passed unanimously. The hearing concluded at 6:24 pm.

B. **Short Subdivision Ordinance** Principal Planner Heather Trautman presented on the proposed Short Subdivision Ordnance. The Planning Commission offered clarifying questions. **Commissioner Collins** motioned to recommend the Planning Commission's findings to City Council. The motioned was seconded by **Commissioner Bubb**. Motion passed unanimously. The hearing concluded at 6:31 pm.

C. **Industrial Sub Area Plan** Principal Planner Heather Trautman presented on the Industrial Sub Area Plan. Jamie Kowalski testified by asking some clarifying questions. The Planning Commission also offered additional clarifying questions. **Commissioner Bubb** motioned to recommend the Planning Commission's findings to City Council. The motioned was seconded by **Commissioner Collins**. Motion passed unanimously. The hearing concluded at 6:50 pm.

X. **ACTION ITEMS:** Rescheduled November 11th Planning Commission to November 12 due to Veteran's Day holiday. **Commissioner Bubb** moved to approve the rescheduled meeting. **Commissioner Collins** seconded. Motion passed unanimously. Action items ended at 6:54 pm.

XI. **WORKSHOP:**

a. **Transportation Concurrency Ordinance**
Public Works Director Kevin Anderson and City Attorney Stanley Schwartz presented on the Transportation Concurrency Ordnance. After discussion, the Planning Commission agreed to move the Ordinance forward to a public hearing at the next Planning Commission meeting. The workshop ended at 7:05 pm.

b. **Marijuana Production and Processing in the C2**
Principal Planner Heather Trautman presented on a text amendment to the Airway Heights Municipal Code that would allow for the production and processing of marijuana to occur in select areas of the C2 zone. Comments were made by Maija Druffel and Harry Green, a property owner and legal counsel that would be impacted by this text amendment. After the Planning Commission

discussed the text amendment with City Attorney Stanley Schwartz, the Planning Commission agreed to move the amendment forward to public hearing at the next Planning Commission meeting. The workshop ended at 7:35 pm.

XII.   COMISSIONER REPORTS:

a. **Commissioner Collins** spoke about the Industrial Sub-area public engagement process and stakeholder meeting.
b. **All Commissioners** had a discussion regarding **Commissioner Dixon** and if her position on the Planning Commission was vacant. **Commissioner Patel** offered to send a letter to **Commissioner Dixon** to confirm.

XIII.   STAFF REPORTS:

A. Next meeting: November 12, 2020
B. Hunter's Crossing Preliminary Plat Public Hearing
C. Marijuana Production and Processing in the C2 Public Hearing
D. Kalispel Tribe R3 Rezone Development Agreement Workshop

XIV.   ADJOURNMENT:

Chair Patel adjourned the meeting at 7:51 pm

APPROVED: **ATTEST:**

Kal Patel, Chair   Heather Trautman, Principal Planner