

AIRWAY HEIGHTS PLANNING COMMISSION MEETING

AGENDA

November 10, 2021 6:00 P.M.

Due to COVID 19 Public Meetings and Hearings are being conducted via electronic methods. To participate in this meeting, you may join via Zoom at the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/85452172063>

Meeting ID: 854 5217 2063

One tap mobile

+12532158782,85452172063# US (Tacoma)

Please note that the microphones will be muted until public comment on the agenda.



- I. Invocation
- II. Call to Order : _____ PM
- III. Roll Call
 - A. Kal Patel, Chair
 - B. Mark Collins, Vice Chair
 - C. Angelena Campobasso
 - D. Hank Bynaker
 - E. Stephanie Lamb
- IV. Pledge of Allegiance
- V. Approval of Agenda
- VI. Approval of Minutes
- VII. Public Comment
- VIII. Presentation
- IX. Public Hearings
- X. Action Items
- XI. Workshops
 - a. 2022 Comprehensive Plan
 1. Summary of Visioning Activities
 2. Housing and Population Scenarios
 3. Urban Growth Area Scenarios
- XII. Commissioner Reports
- XIII. Staff Report
 - A. Next Meeting: Wednesday, December 8, 2021
- XIV. Adjournment: _____ p.m



**PLANNING COMMISSION
MEETING MINUTES**

Wednesday, October 13, 2021
Location: Digital Zoom Meeting

I. INVOCATION:

None.

II. CALL TO ORDER:

6:15 pm

III. ROLL CALL:

Chair	Kal Patel	Absent
	Mark Collins	Present
	Angelena Campobasso	Present
	Hank Bynaker	Present
	Stephanie Lamb	Present

Staff Present:

Zachary Becker, Planning Technician
Heather Trautman, Principal Planner

IV. PLEDGE OF ALLEGIANCE: Completed.

V. APPROVAL OF AGENDA: **Commissioner Lamb** moved to approve the agenda, motion was seconded by **Commissioner Bynaker**, motion passed unanimously.

VI. APPROVAL OF MINUTES: **Commissioner Bynaker** moved to approve the minutes for August 11, 2021, motion was seconded by **Commissioner Lamb**, motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION:

- a. **2022 Comprehensive Plan Community Outreach Update.** Principal Planner Heather Trautman provided an update on the 2022 Comprehensive Plan Community outreach process, including upcoming Facebook live events and the Comprehensive Plan website. Staff also presented a summary of the public outreach that took place at Airway Heights Day 2021. Commissioners asked general questions and provided support for the outreach process.

IX. PUBLIC HEARINGS: None.

X. ACTION ITEMS: None.

XI. WORKSHOP: None.

XII. COMMISSIONER REPORTS: Commissioner Collins commented on the City's recent Smart Growth award, as well as, the recent construction along Hwy. 2 and Hayford.

XIII. STAFF REPORTS: Planning Technician Zachary Becker reported on current projects throughout the City and his experience at Airway Heights Day 2021. Principal Planner Heather Trautman reported on additional grant opportunities for the City, as well as, the next steps in terms of long term planning projects. The Commissioners also discussed the potential for taking the month of December off, but ultimately decided to meet during the month of December.

A. Next meeting: November 10, 2021

XIV. ADJOURNMENT:

Chair Collins adjourned the meeting at 6:54 pm

APPROVED:

Mark Collins, Chair

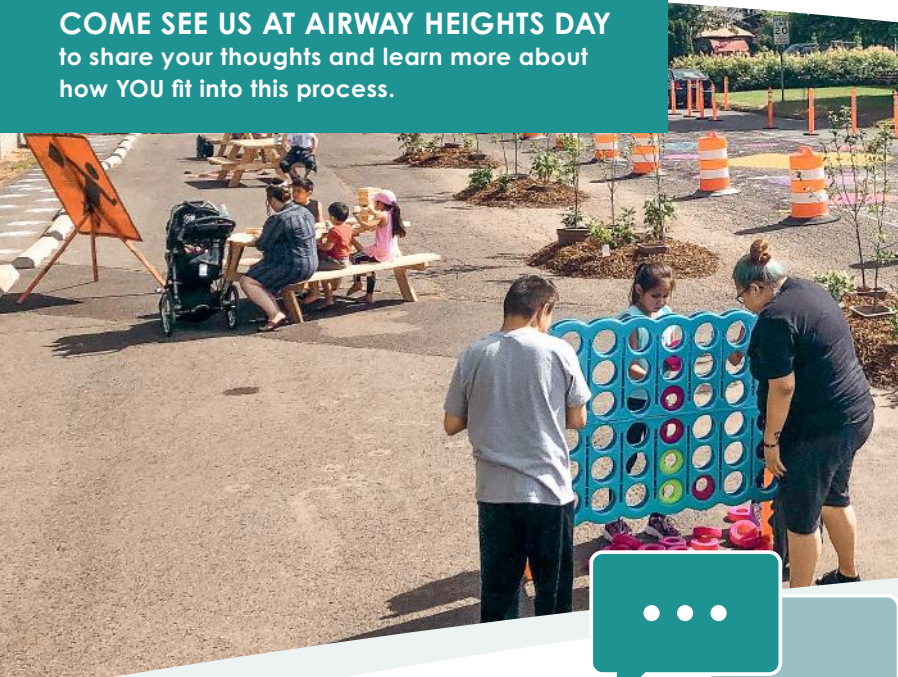
ATTEST:

Heather Trautman, Principal Planner



AIRWAY COMPREHENSIVE PLAN HEIGHTS

COME SEE US AT AIRWAY HEIGHTS DAY
to share your thoughts and learn more about
how YOU fit into this process.



GET INVOLVED

Join the conversation on Facebook at
[www.facebook.com/cityofairwayheights/
events](https://www.facebook.com/cityofairwayheights/events)

In the meantime, fill out our survey
and learn more on our website

WWW.CAWHCOMPPLAN.COM

By participating in this process, you are
helping the City of Airway Heights become
a better place to live, work, and play as it
continues to grow.



FOR MORE INFORMATION,
please email Amy Aiello at
amy@bigskypublicrelations.com
or call 509-688-4079

The City of Airway Heights is
updating its Comprehensive Plan
and we want to hear from YOU.

A series of live virtual events will give you
the opportunity to interact with
City leadership, including:



INTRO TO COMPREHENSIVE PLAN

Thurs, October 7, 5:30 p.m.



RESIDENTIAL + COMMERCIAL LAND USE

Tues, October 19, 5:30 p.m.



PARKS, RECREATION, ARTS, + CULTURE

Wed, October 20, 5:30 p.m.



HOUSING

Thurs, October 21, 5:30 p.m.



TRANSPORTATION AND ROADS

Tues, October 26, 5:30 p.m.



COMMUNITY DESIGN + INFRASTRUCTURE (Water, Utilities, Power)

Wed, October 27, 5:30 p.m.



LOCAL BUSINESSES, THE ECONOMY, AND CITY-OWNED BUILDINGS

Thurs, October 28, 5:30 p.m.

Airway Heights Comprehensive Plan Update

Land Use Element

Overview

The City of Airway Heights is updating the Comprehensive Plan and extending the planning horizon another five years to 2042. The City is required to complete a periodic update by 2026 that will include updated growth allocations for population and employment from Spokane County. This 2022 update will prepare the City to participate in the County planning process to allocate growth to Airway Heights and ensure there are adequate infrastructure and public facilities so that development is a success for the community. The City has sufficient capacity for employment growth and will address any changes to plans and regulations for employment growth as part of the 2026 periodic update. Figure 1 shows the population target in the existing Comprehensive Plan.

Figure 1. 2037 Population Targets

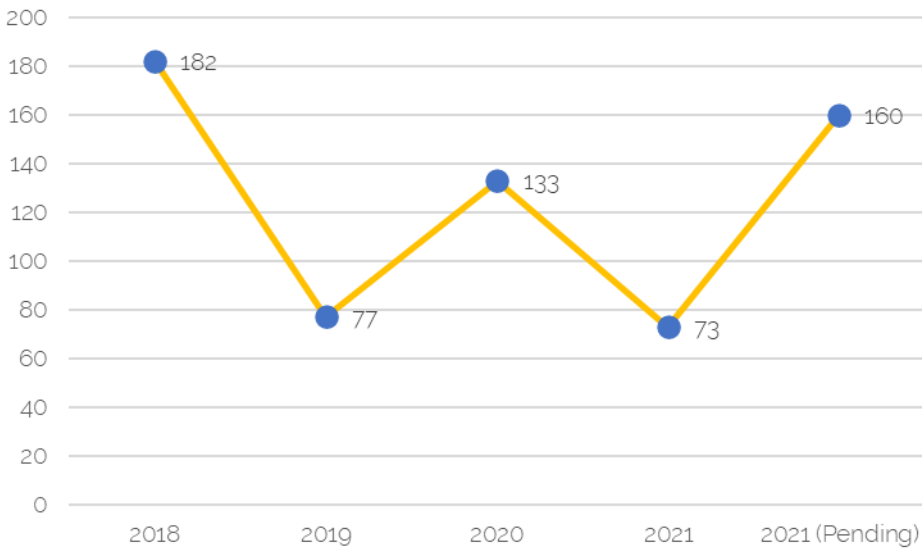
2037 Population Target	14,298
2037 Population Target (New)	5,218
Housing Production (2017-2021)	625
2037 Housing Target	2,054
Household size	2.54
Annual Housing Target	102.7

City of Airway Heights, 2021

Growth Trends

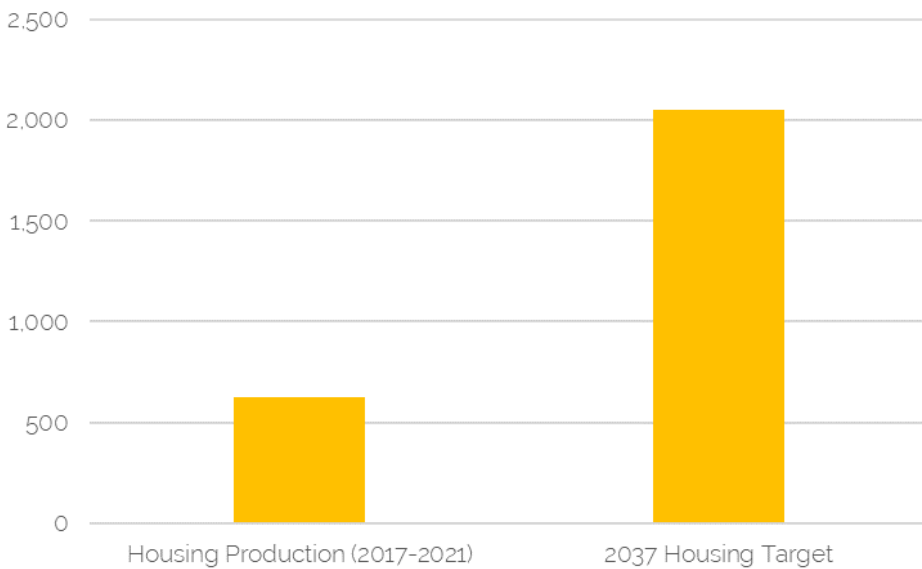
Airway Heights is currently meeting its obligations under the WA Growth Management Act to accommodate growth and is not required to make land use changes as part of this update. However, given Airway Heights is a fast-growing City and recent growth is outpacing the population and housing growth targets, the City has the opportunity to plan for additional growth. Since 2017, when the City last updated its Comprehensive Plan, 625 new units of housing have been completed or are in the pipeline. This number of units represents 30% of the City's population target in three and half years (See Figure 2 and Figure 3).

Figure 2. Housing Production 2018-2021



City of Airway Heights, 2021

Figure 3. Housing Production vs. Housing Target

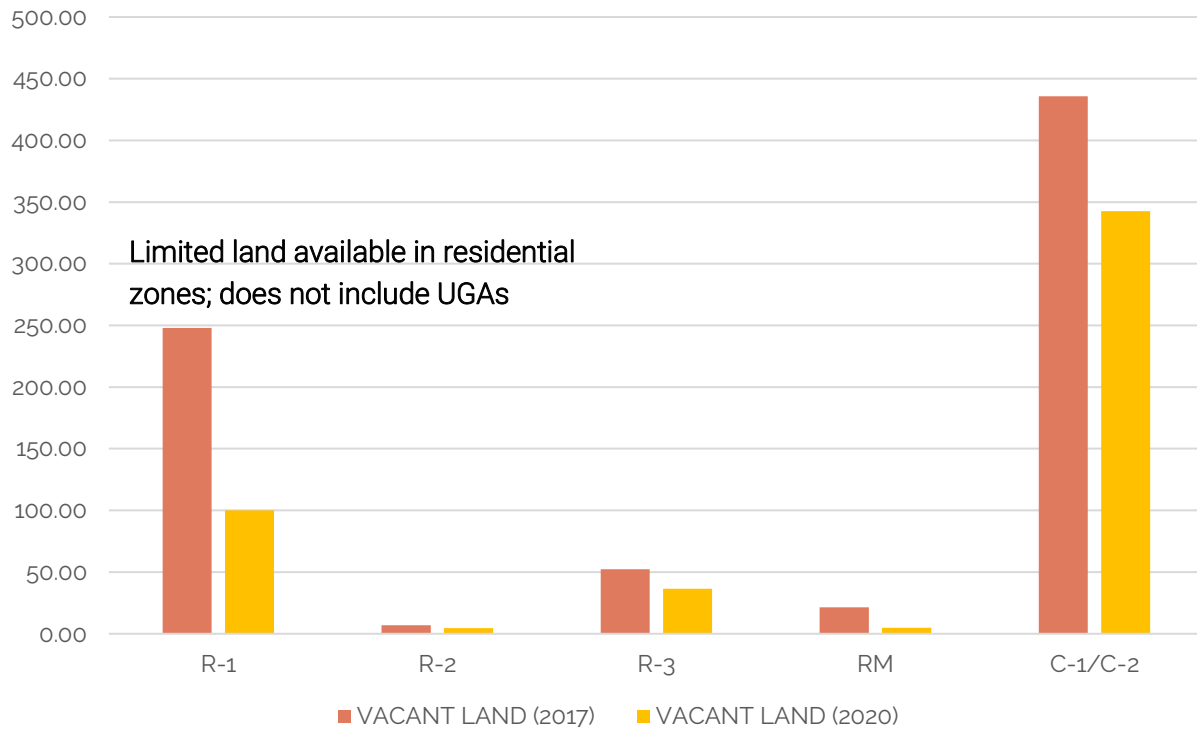


City of Airway Heights, 2021

Most of Airway Heights' residential land capacity is in the C1/C-2 commercial districts as much of the vacant land in the residential zoning districts have been developed (See Figure 4). The land capacity analysis from the 2017 Comprehensive Plan did not account for vacant land in the City's urban growth areas (UGAs). Significant portions of the UGA are restricted from residential development due to either development restrictions associated with Fairchild Airforce Base or from

grant obligations from the Recreation and Conservation Office (RCO) such as at the off-road vehicle parking in the northern UGA.

Figure 4. Vacant Land 2017 vs. 2021

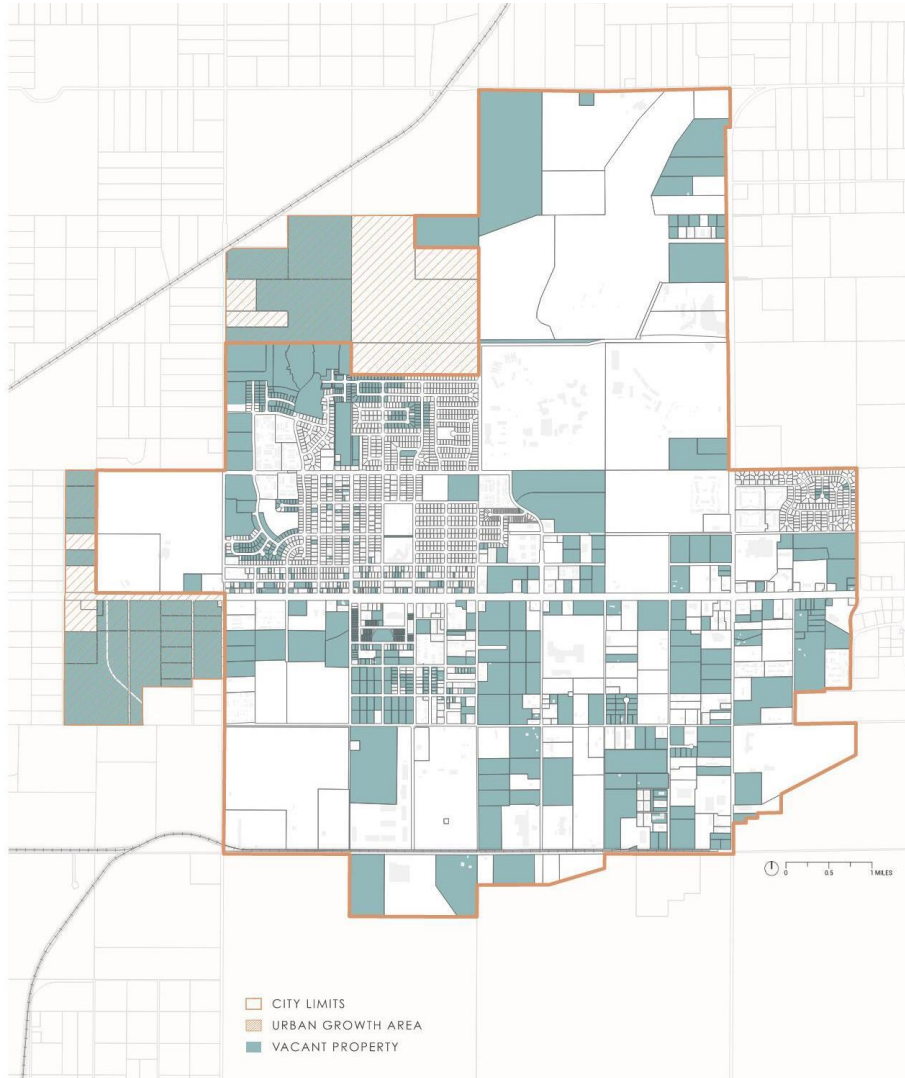


City of Airway Heights, 2021

Urban Growth Areas

The City has approximately 470 acres of land within the designated UGAs shown in Figure 5. The map also shows land that is identified as vacant from the City's GIS data. The UGAs are located to the west of the City limits along Route 2 and to the north of the City limits that includes the off-road vehicle park. The UGA area along Route 2 west of the City cannot be developed for residential use and the off-road vehicle park is also restricted from residential development.

Figure 5. Urban Growth Areas



City of Airway Heights, 2021

Growth Scenarios

Scenario #1: Linear Growth (No Build)

Scenario 1 simply extends the planning horizon five years and assumes Airway Heights will be allocated the same amount of growth for the next 20-year planning period. This scenario will address whether the City has sufficient capacity to accommodate population growth and assumes not changes to the UGAs until at least 2026. Figure 6 shows the remaining housing target that must be accommodated through 2042 after accounting for the 625 units that have been developed since the last Comprehensive Plan update. This scenario assumes that 68.5 acres of land zoned R-2 is developed in the existing north UGA. Based on this scenario the City has sufficient capacity to accommodate the population target through 2042 even with the lower assumption for potential new units. Figure 8 shows the UGA area that would be subject to R-2 zoning under this scenario.

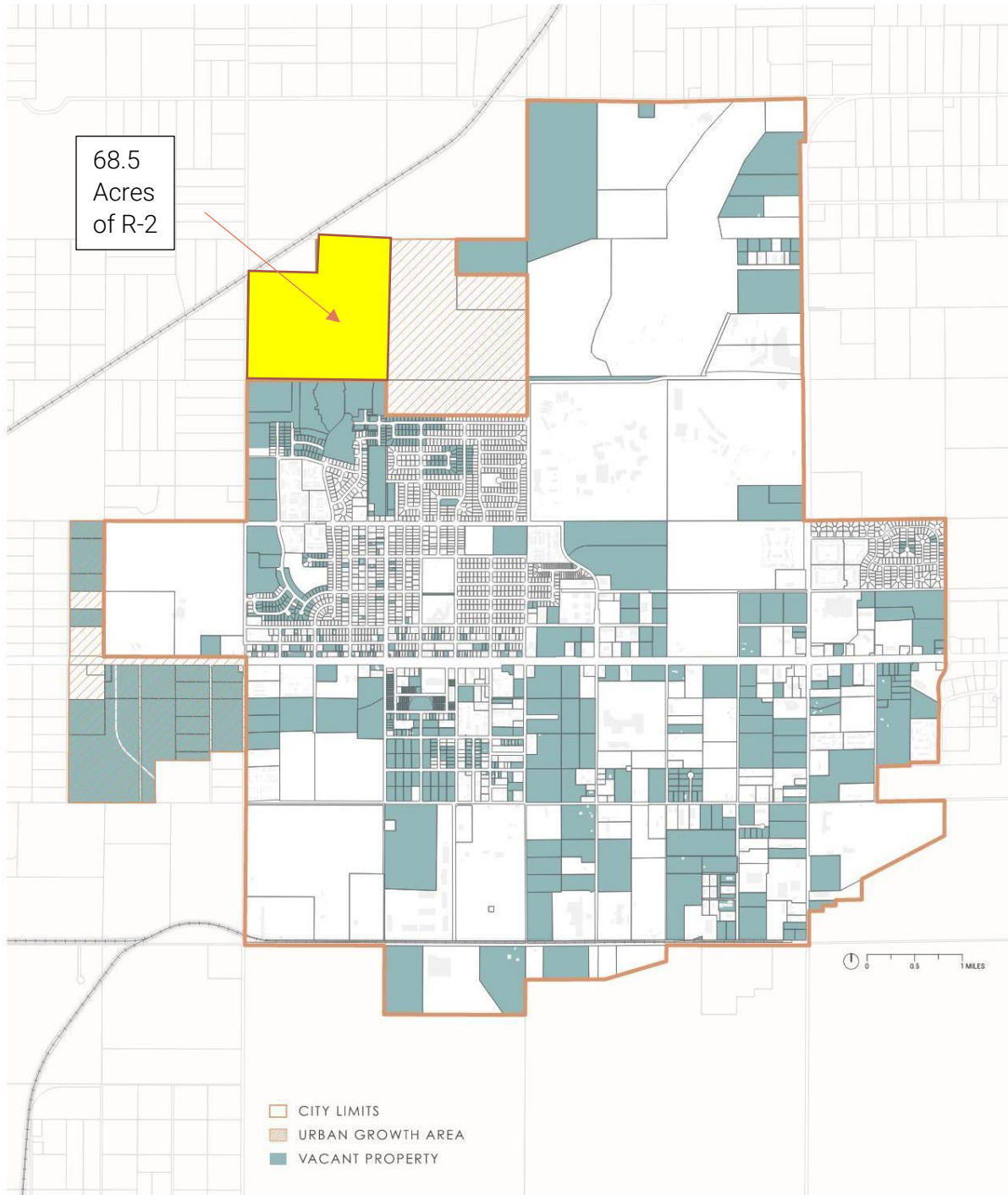
Figure 6. Scenario 1 Growth Capacity

	REMAINING POPULATION TARGET	2022 CAPACITY LOW	2022 CAPACITY HIGH	2022 RESIDENTIAL UNIT NEED HIGH	2022 RESIDENTIAL UNIT NEED LOW
Housing Target 2042 (Linear)	1,943	2,185	3,395	-242	-1,452

Figure 7. Scenario 1 - Growth by Zoning District

ZONE	AVAILABLE LAND (2022)	POTENTIAL UNITS LOW (2022)	POTENTIAL UNITS HIGH (2022)
R-1	50.1	250	250
R-2	2.2	22	22
R-3	18.3	183	365
RM	2.4	17	17
C-1/C-2	102.8	1028	2055
UGA (R2)	68.5	685	685
TOTAL:	334.2	2185	3395

Figure 8. Scenario 1 Build-out Map



Scenario #2: Plan for the Growth Rate

Scenario 2 assumes Airway Heights continues to grow at the current rate for residential development. Additional measures are implemented under Scenario 2 to accommodate residential growth including pursuing a UGA swap with Spokane County for 213 acres of land that is currently in the UGA but restricted from residential development. At the current rate of residential development, the City would need to accommodate 3,125 additional units through 2042 (See Figure 9). With the UGA swaps and assuming it is zoned R-2 the City would have sufficient capacity to accommodate the updated housing target for 2042 even when densities are assumed to be lower in the C1/C2 zoning districts. Figure 10 shows the capacity within each zoning district that allows residential development. Figure 11 shows the proposed UGA swaps and potential locations for additional residential capacity in the north and east of the City limits.

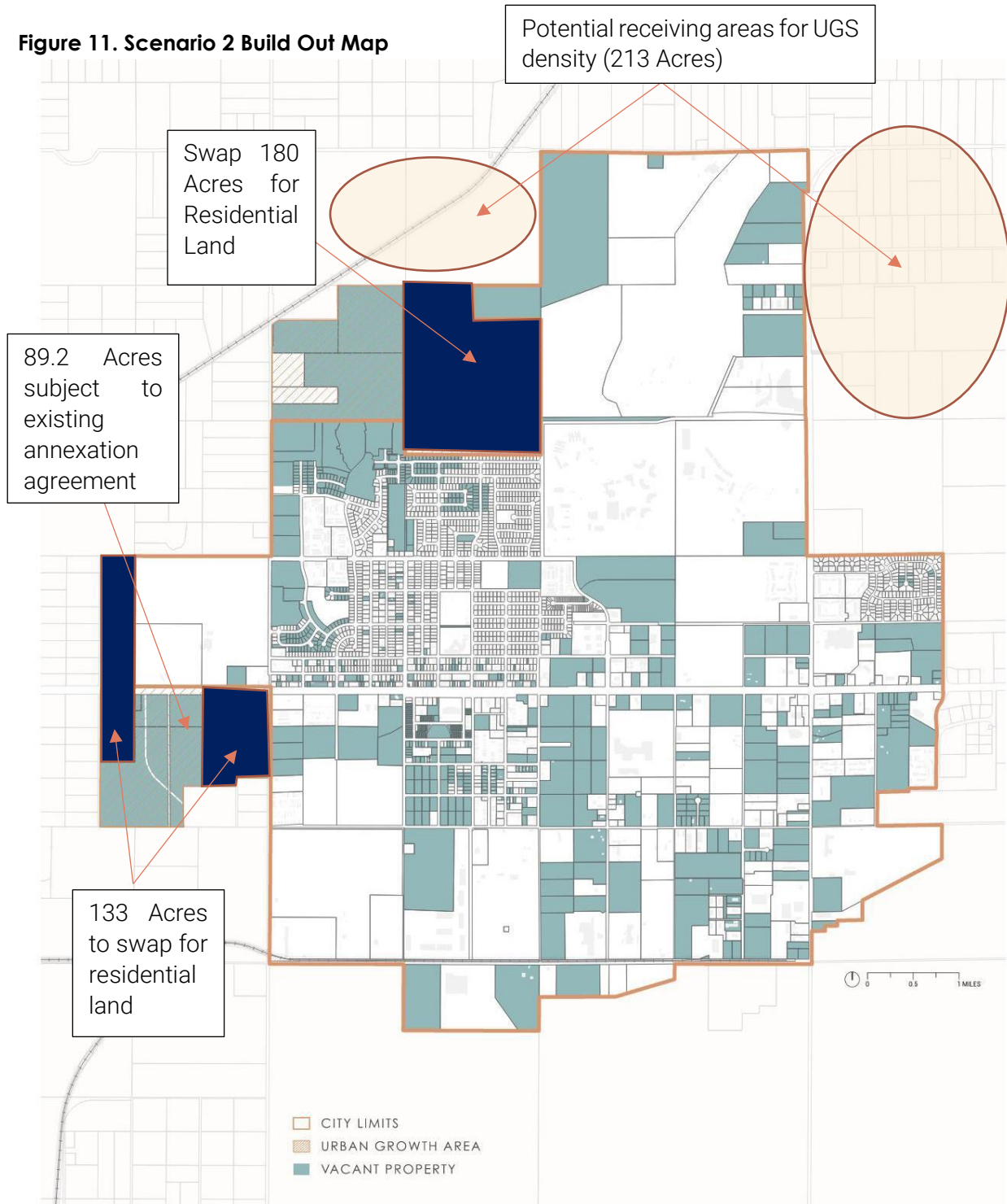
Figure 9. Scenario 2 Growth Capacity

	HOUSING TARGET 2042	2022 CAPACITY LOW	2022 CAPACITY HIGH	2022 RESIDENTIAL UNIT NEED HIGH	2022 RESIDENTIAL UNIT NEED LOW
Housing Target 2042 (Growth Rate)	3,125	3,750	4,960	-625	-1,835

Figure 10. Scenario 2 Growth Capacity by Zone

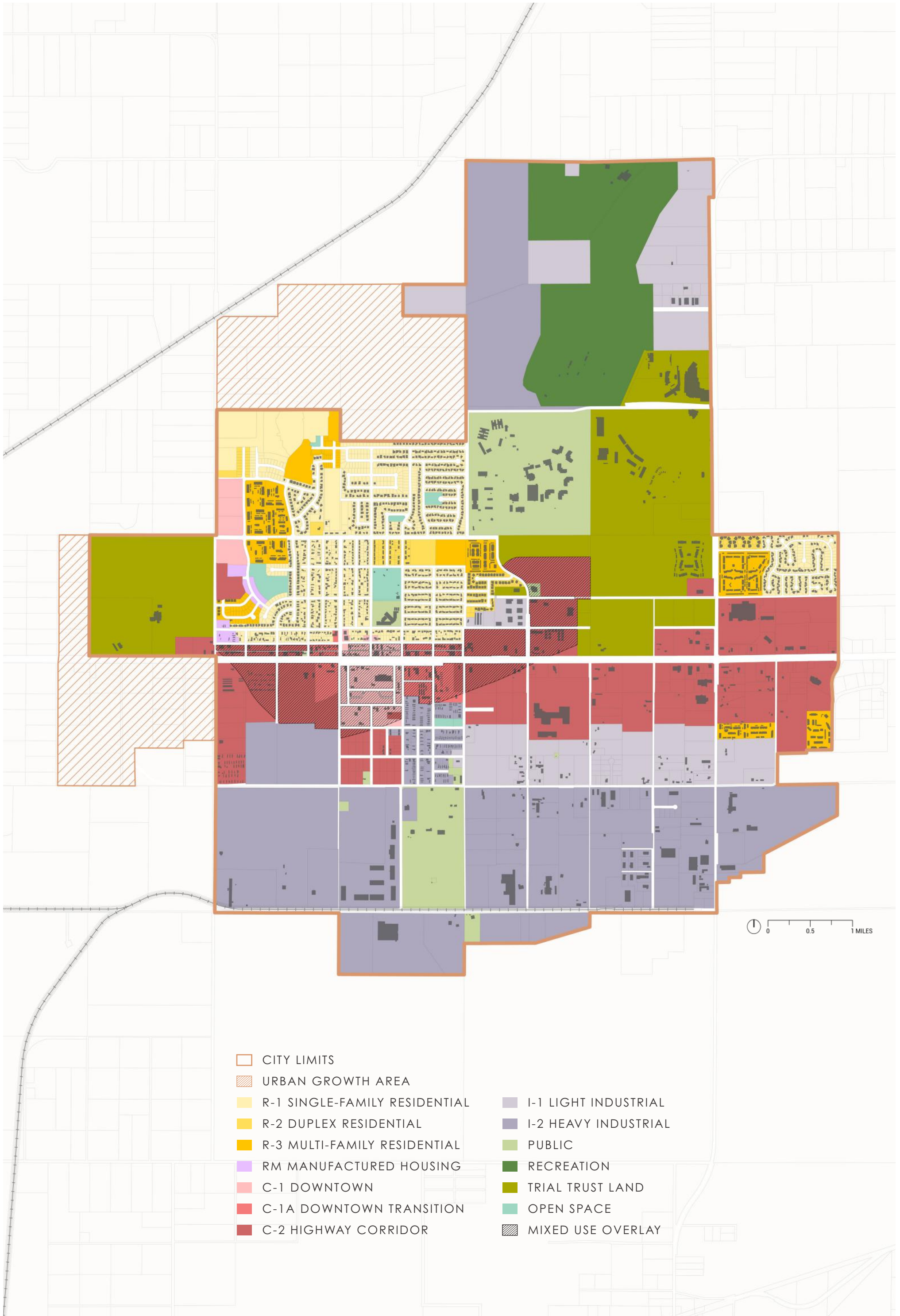
ZONE	AVAILABLE LAND (2022)	POTENTIAL UNITS LOW (2022)	POTENTIAL UNITS HIGH (2022)
R-1	50.1	250	250
R-2	2.2	22	22
R-3	18.3	183	365
RM	2.4	17	17
C-1/C-2	102.8	1028	2055
UGA (R2)	68.5	685	685
UGA Swap North (R2)	90.0	900	900
UGS Swap West (R2)	66.5	665	665
TOTAL:	334.2	3750	4960

Figure 11. Scenario 2 Build Out Map



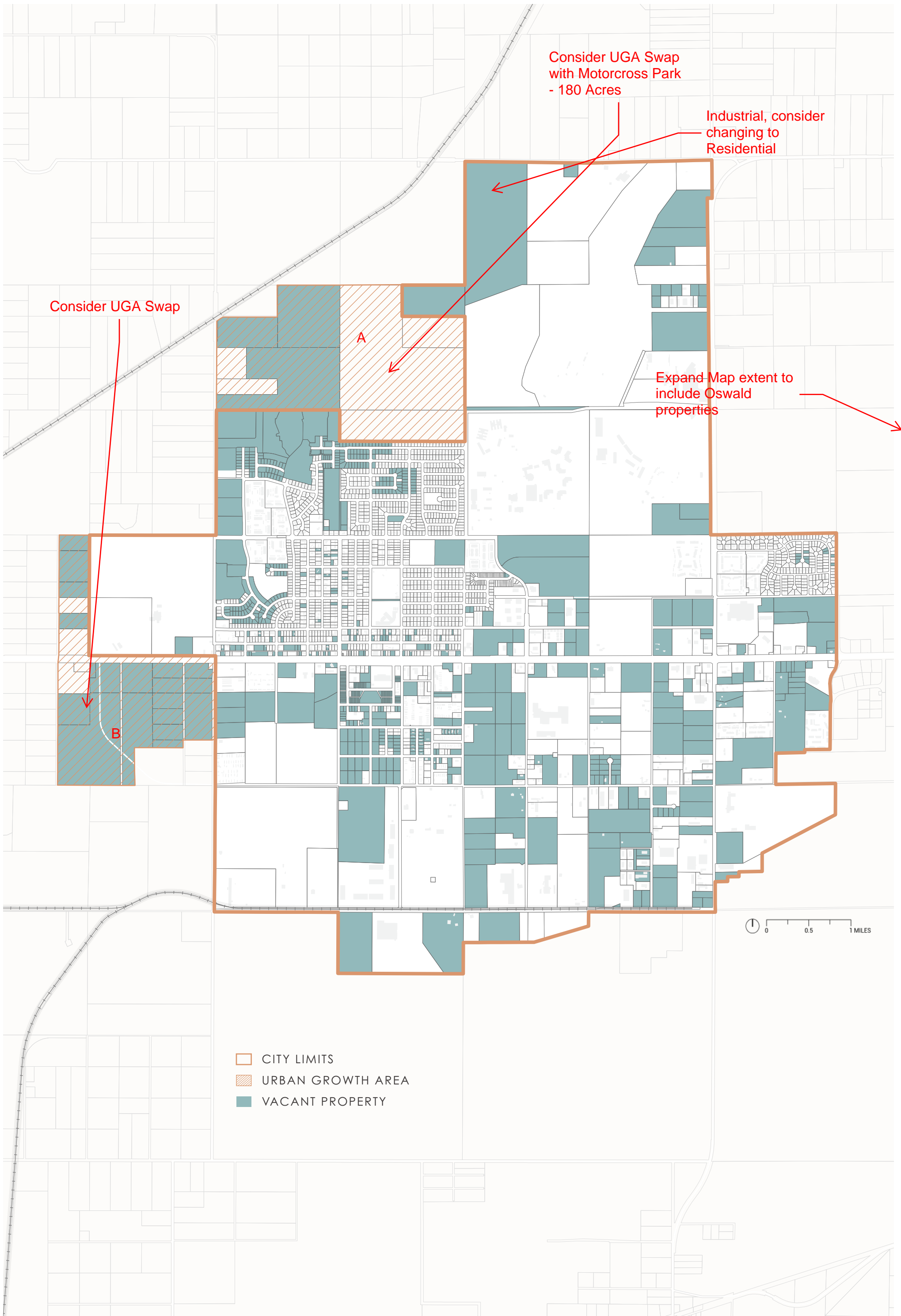
AIRWAY HEIGHTS

ZONING DESIGNATIONS 2021



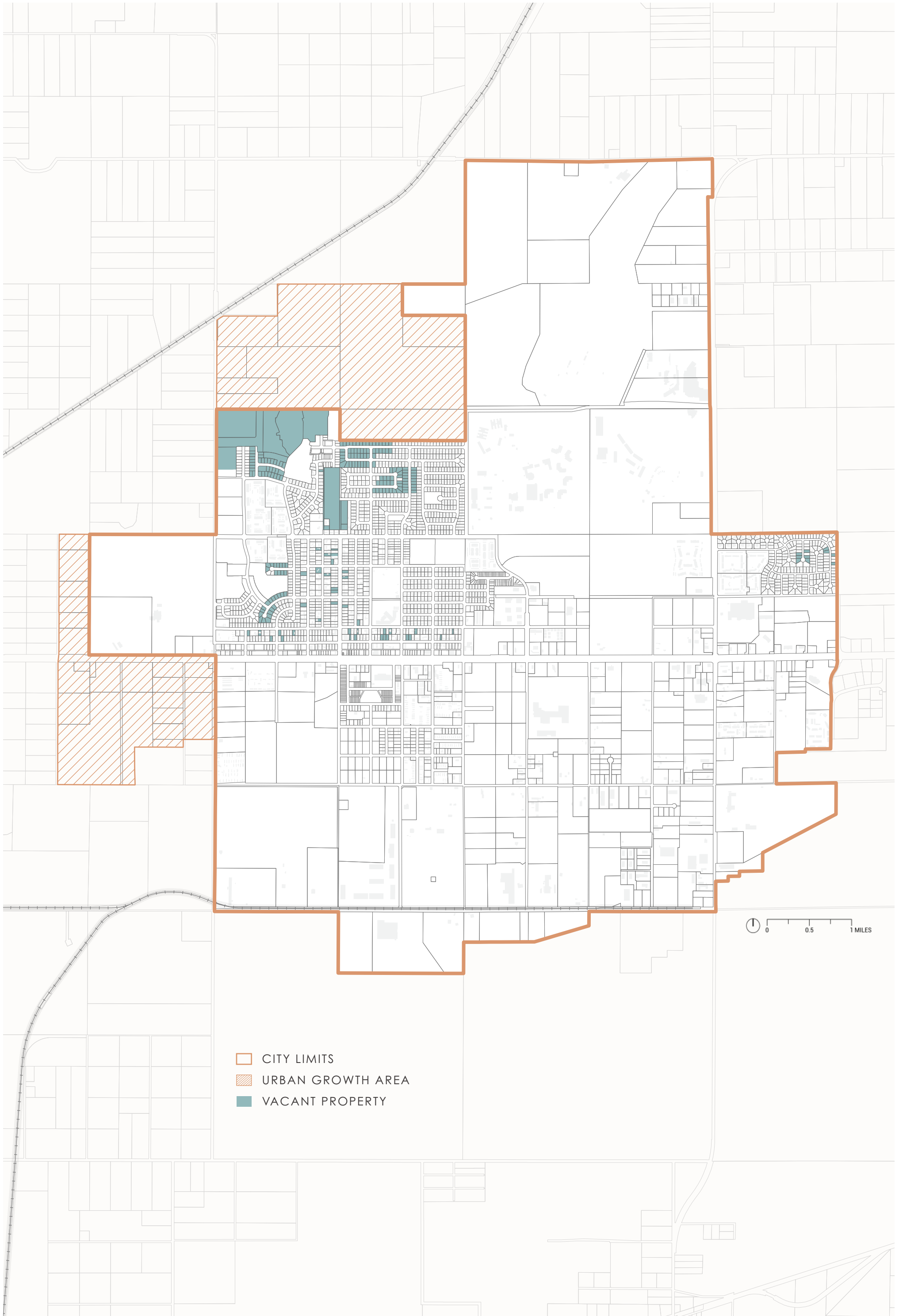
AIRWAY HEIGHTS

VACANT PROPERTIES



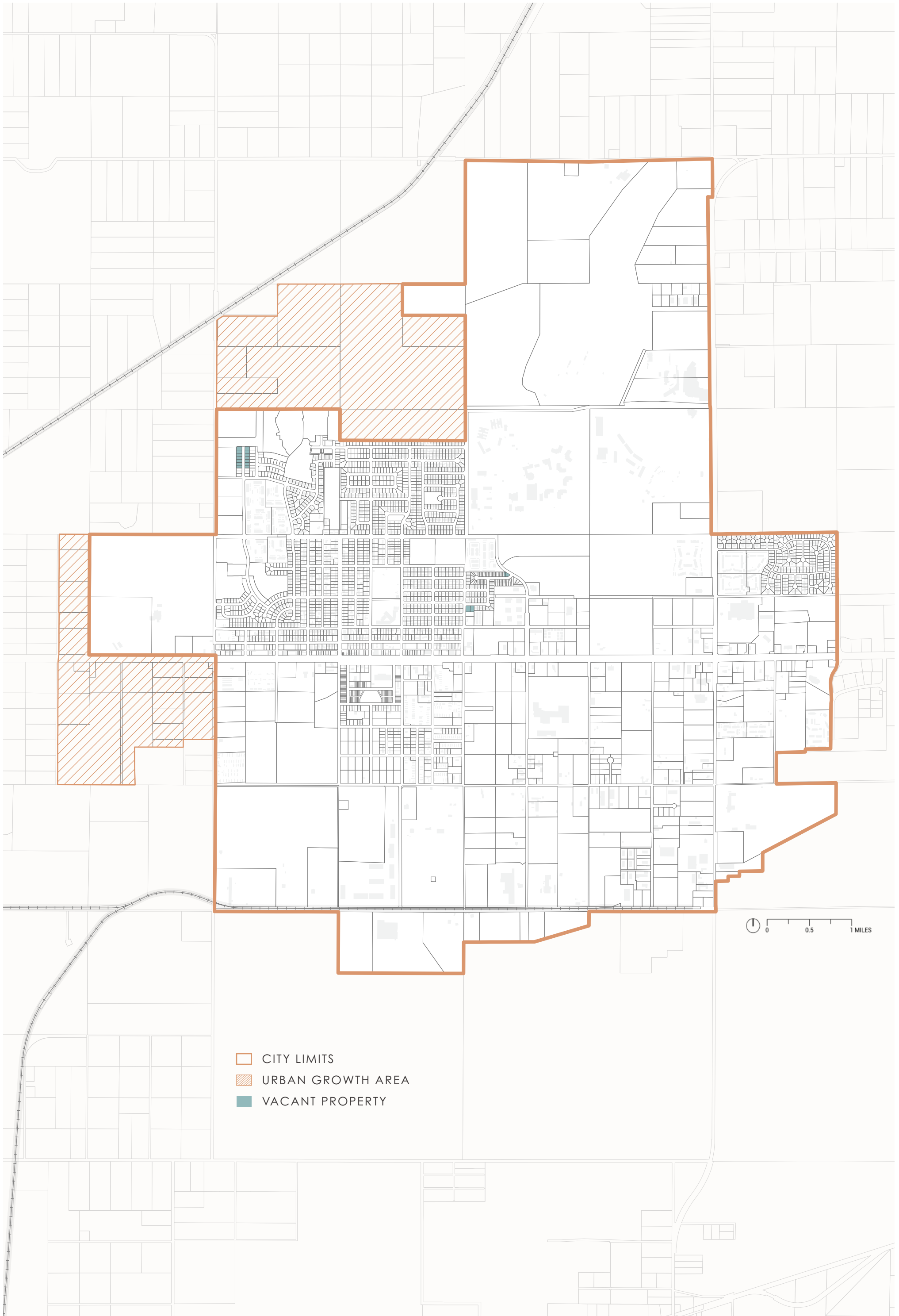
VACANT PROPERTIES

BY ZONING DISTRICT | R-1 SINGLE-FAMILY RESIDENTIAL



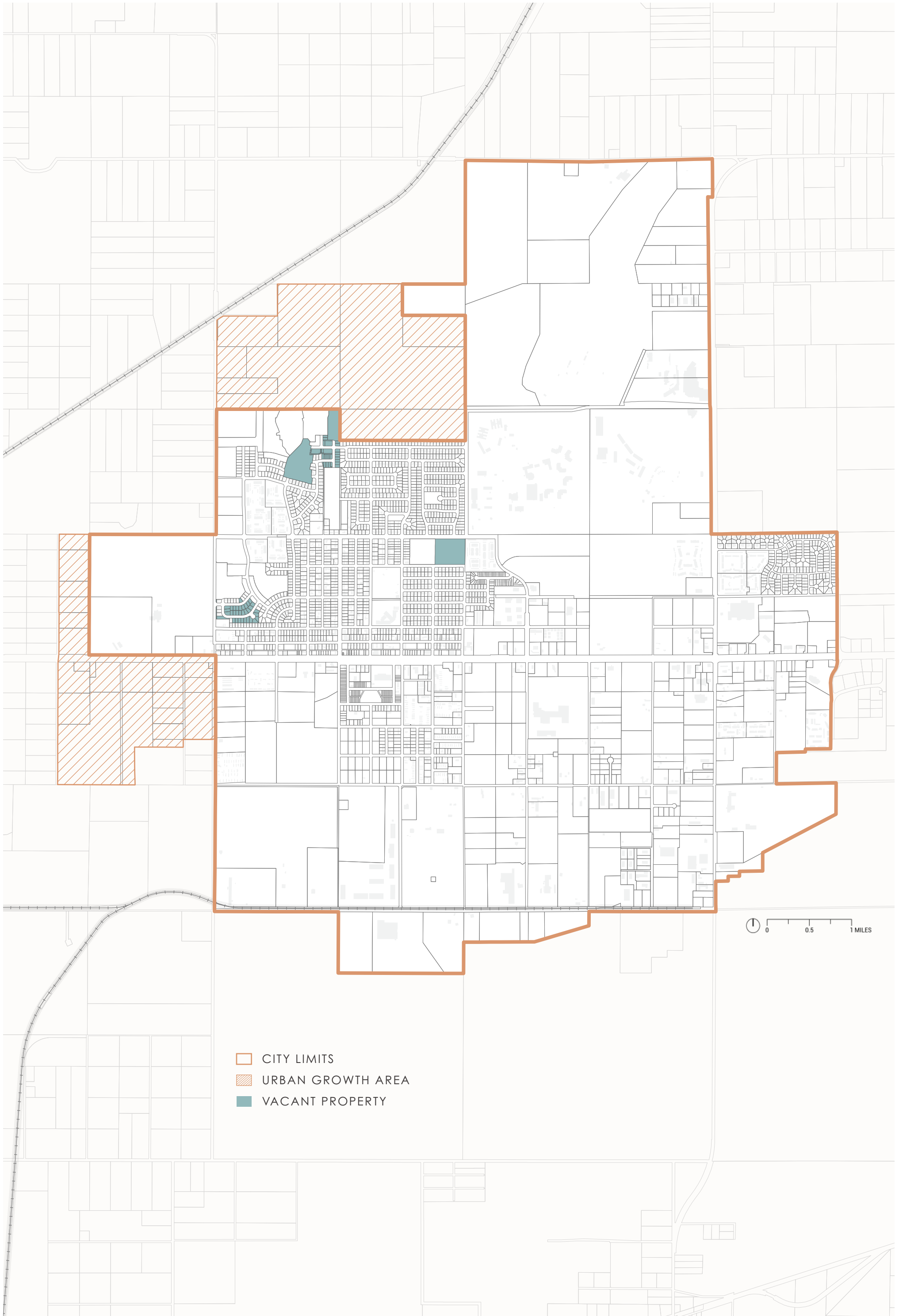
VACANT PROPERTIES

BY ZONING DISTRICT | R-2 DUPLEX RESIDENTIAL



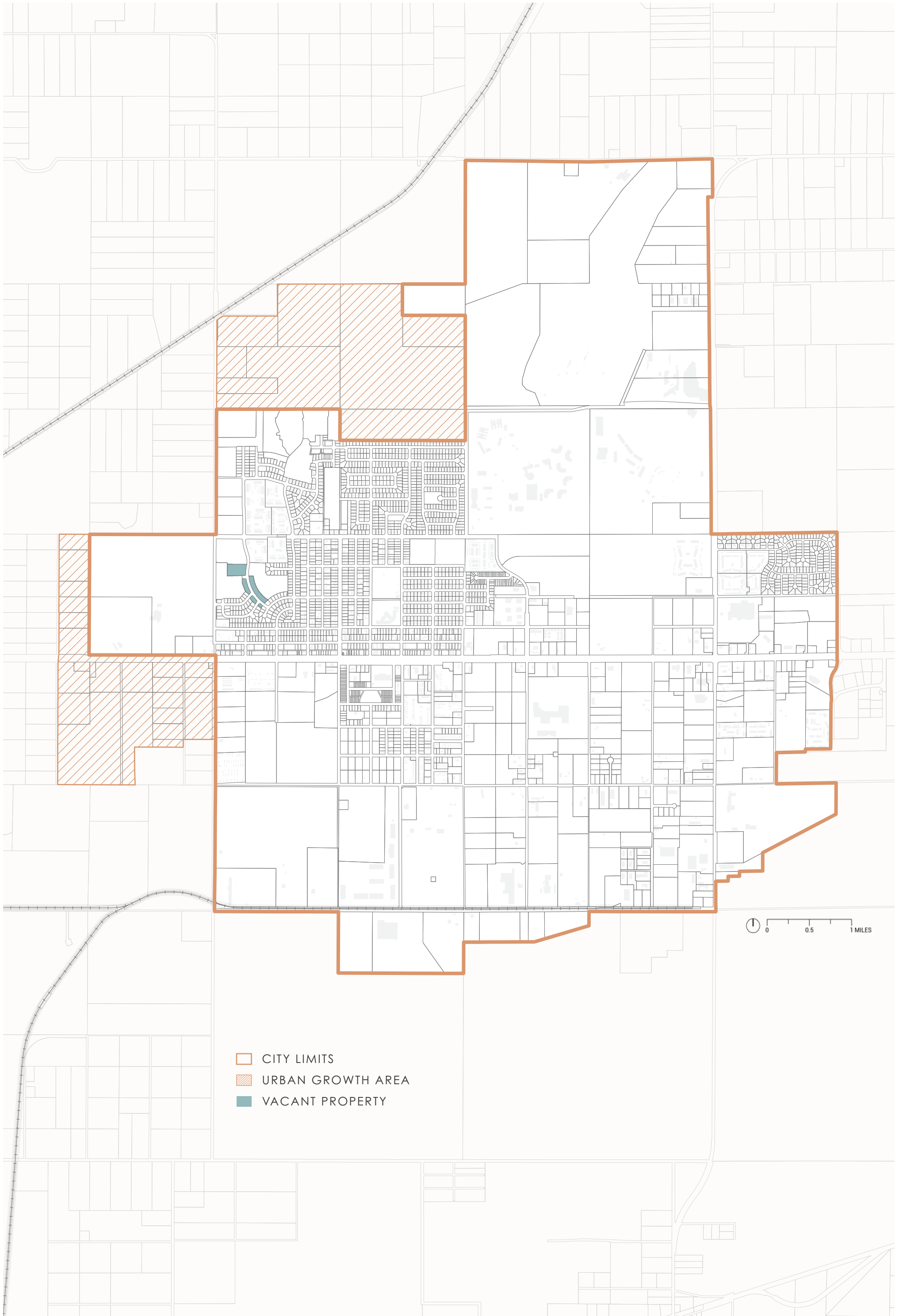
VACANT PROPERTIES

BY ZONING DISTRICT | R-3 MULTI-FAMILY RESIDENTIAL



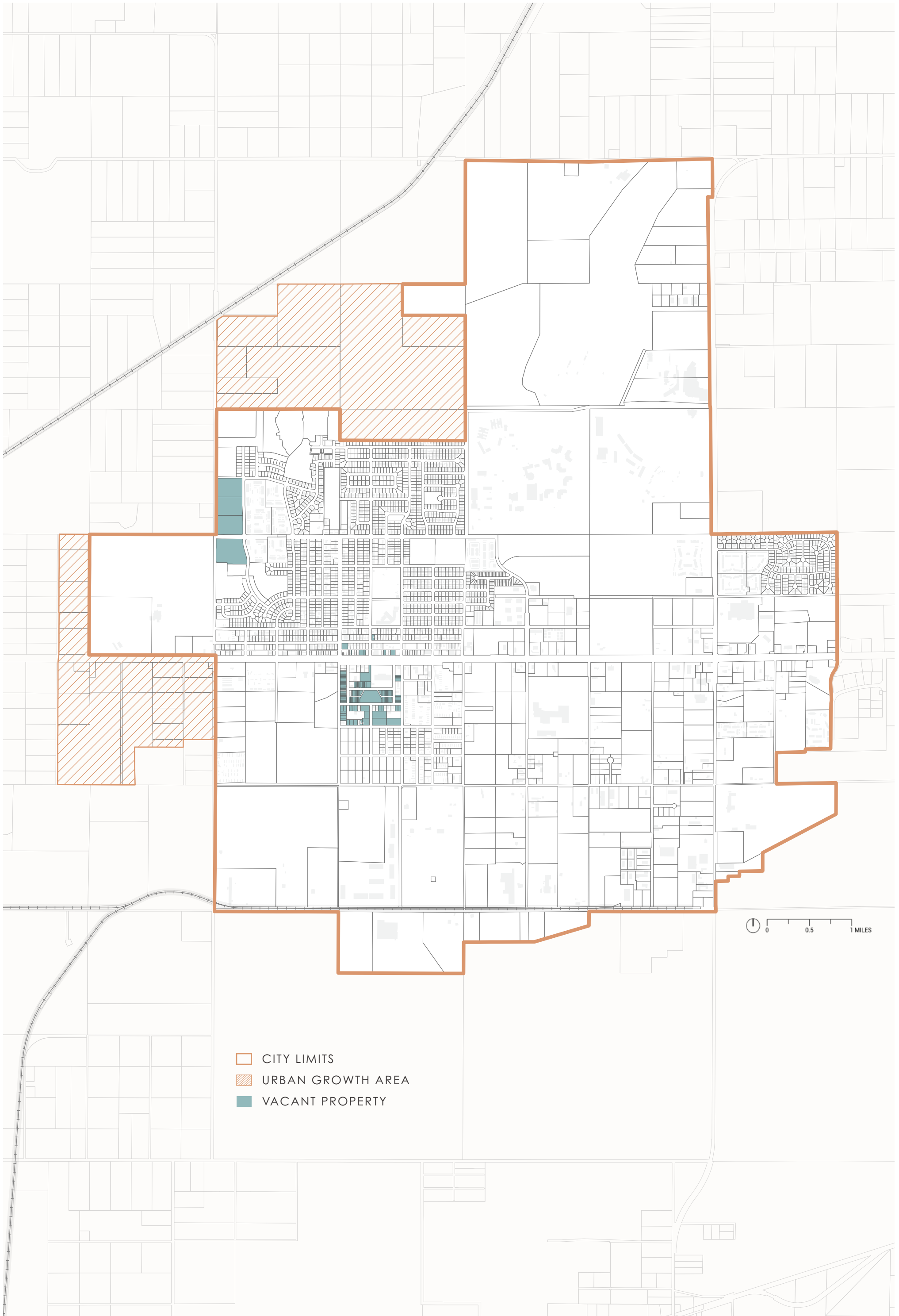
VACANT PROPERTIES

BY ZONING DISTRICT | RM MANUFACTURED HOUSING



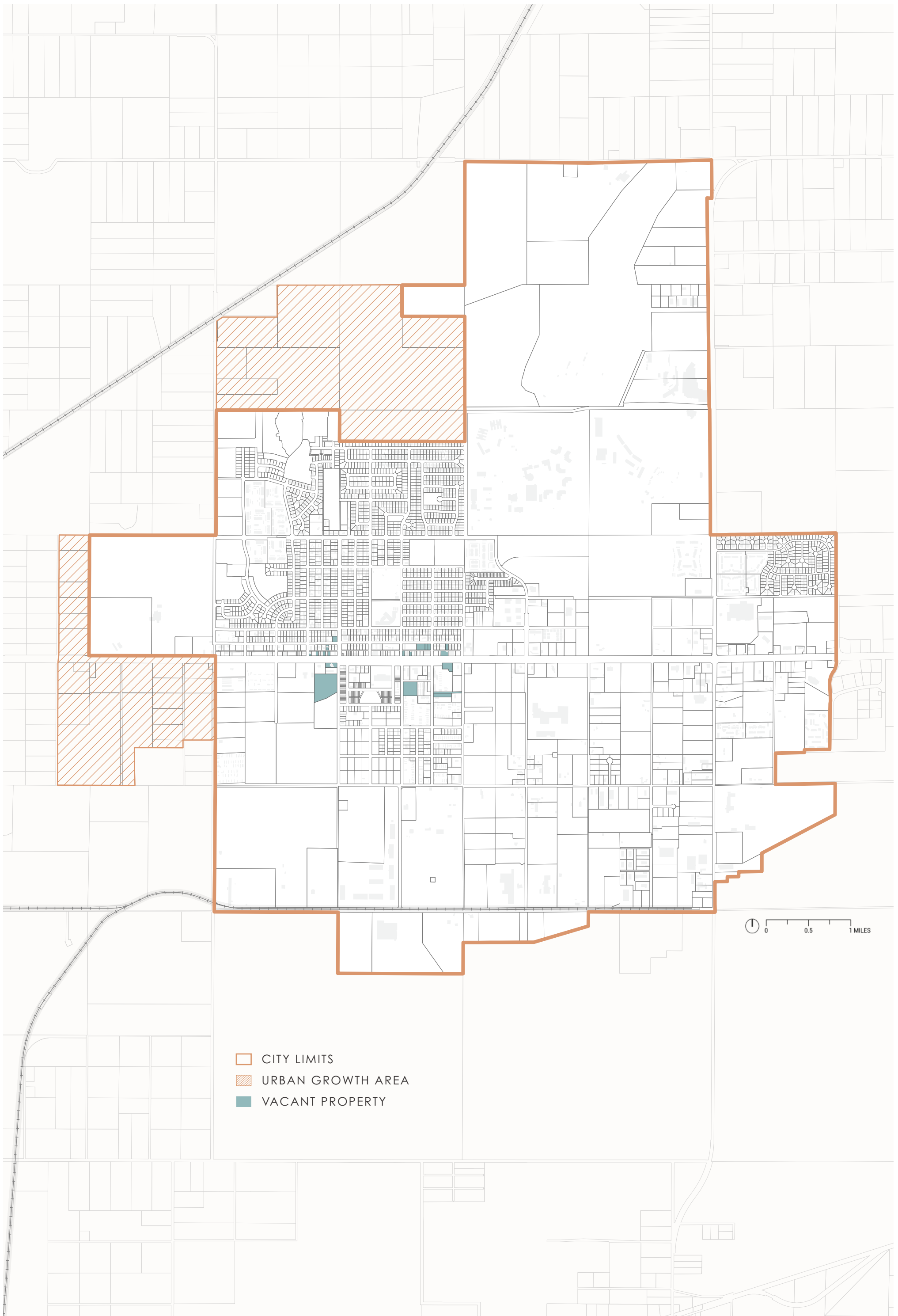
VACANT PROPERTIES

BY ZONING DISTRICT | C-1 DOWNTOWN



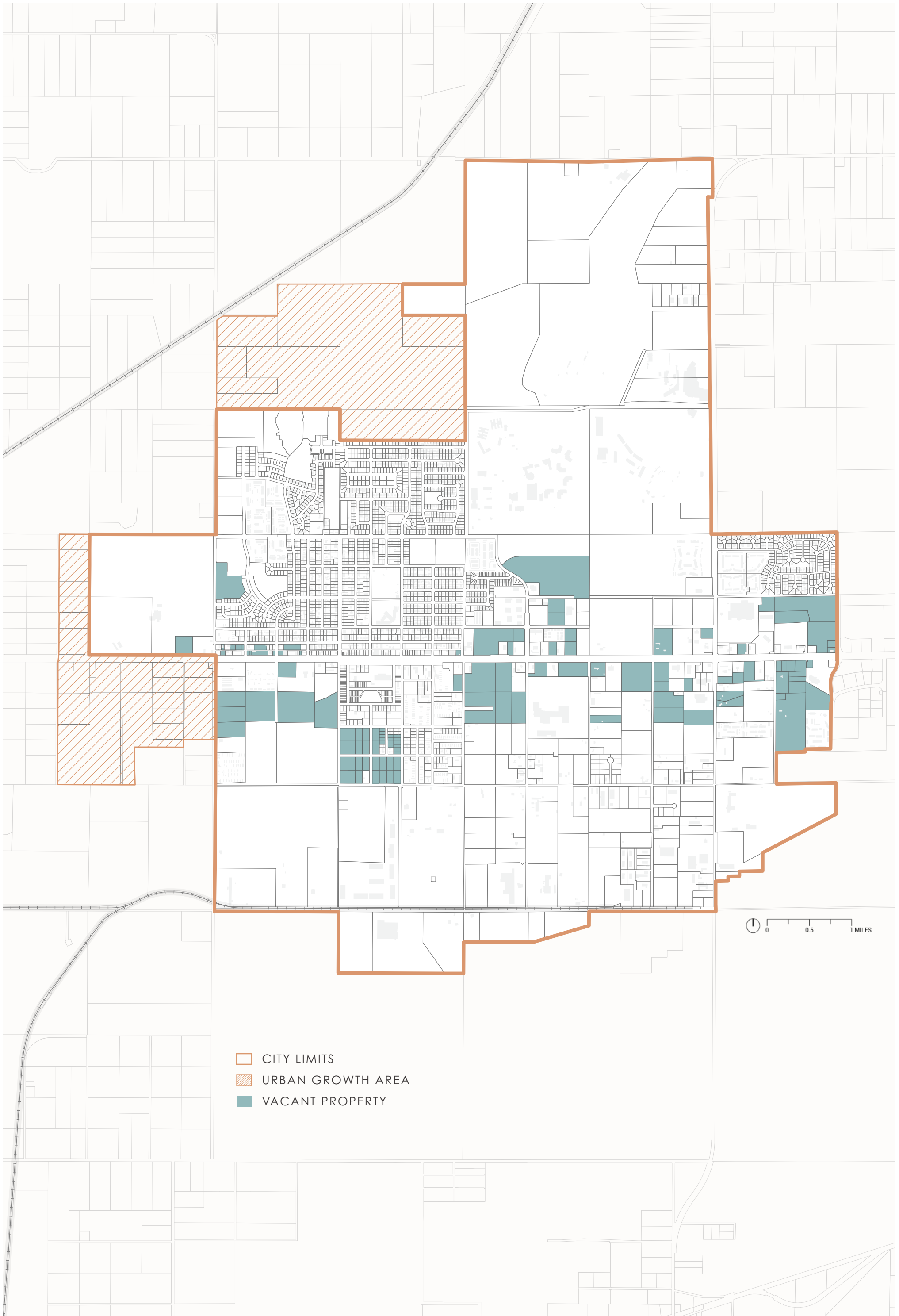
VACANT PROPERTIES

BY ZONING DISTRICT | C-1A DOWNTOWN TRANSITION



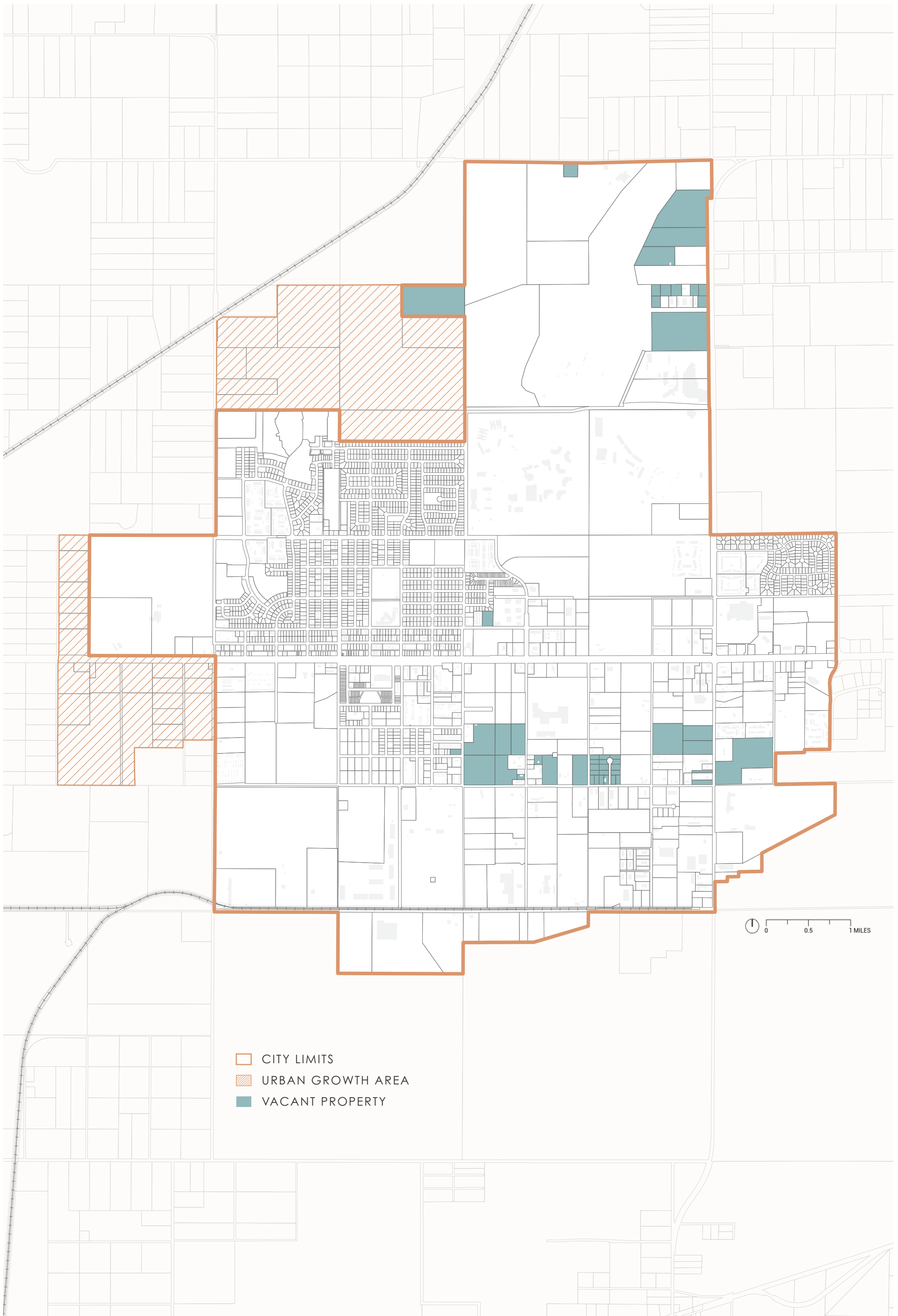
VACANT PROPERTIES

BY ZONING DISTRICT | C-2 HIGHWAY CORRIDOR



VACANT PROPERTIES

BY ZONING DISTRICT | I-1 LIGHT INDUSTRIAL



VACANT PROPERTIES

BY ZONING DISTRICT | I-2 HEAVY INDUSTRIAL

