



**PLANNING COMMISSION  
MEETING MINUTES**

**Monday, July 9, 2007**

Location: 13120 W. 13<sup>th</sup> Ave., Airway Heights, Washington

**I. INVOCATION:** None.

**II. PLEDGE OF ALLEGIANCE:** Completed.

**III. CALL TO ORDER:** 6:02 by Chair Campbell.

**IV. ROLL CALL:**

<b>Chair:</b> Glen Campbell	Present
<b>Vice Chair:</b> Jason Palmer	Excused
<b>Member:</b> Arlin Vredevelt	Present
<b>Member:</b> Ron Welker	Present

**Staff Present:** Assistant Planner, Brooke Guthrie  
Planning Intern, Chris Green

**Commissioner Welker** motioned to excuse **Vice Chair Palmer's** absence due to the recent birth of his son. **Commissioner Vredevelt** seconded the motion. **Motion passed unanimously.**

**V. APPROVAL OF AGENDA**

**Commissioner Welker** motioned to approve the agenda. **Commissioner Vredevelt** seconded the motion. **Motion passed unanimously.**

**VI. APPROVAL OF MINUTES**

**June 11, 2007**

**Commissioner Welker** motioned to approve the minutes. **Commissioner Vredevelt** seconded the motion. **Motion passed unanimously.**

**VII. PUBLIC COMMENT**

None.

**VIII. PUBLIC HEARINGS**

**Development Code, AHMC Title 14 (continuation from June 11, 2007)**

**Chair Campbell** opened the public hearing at 6:06 pm. **Assistant Planner Guthrie** described the function of the Development Code and noted some of the proposed changes. She distributed a memo outlining the changes made to the Development Code and the

Transportation Concurrency section of the title. She said the main modifications made by **City Attorney Schwartz** since the public hearing was continued in June involved clarifying specific wording and deadlines.

**Commissioner Welker** was concerned that by the time he received a copy of the new Development Code there was not much time left to review it, especially because it was not formatted to show the changes that had been made. **Assistant Planner Guthrie** explained that there were so many changes that the resolution actually involved repealing and replacing the existing Development Code, but that a redlined copy was available for review at the Planning Department office.

With no further comments, **Chair Campbell** closed the public hearing at 6:13 pm.

## **IX. ACTION ITEMS**

### **Resolution PC 07-07, Development Code, AHMC Title 14**

**Commissioner Welker** motioned to approve the resolution. **Commissioner Vredevelt** seconded the motion. **Motion passed unanimously.**

## **X. WORKSHOP:**

### **Urban Growth Area Expansion**

**Assistant Planner Guthrie** said that the UGA expansion proposal is being considered by City Council. Five nearby property owners would like to be included in the UGA, and city staff made a presentation to Spokane County about the UGA on June 20<sup>th</sup>. **Community Development Director Pili'alo** conducted a land quantity analysis that determined that Airway Heights' projected population growth through 2026 could be accommodated within the existing city limits and UGA. At the June 18 City Council meeting, a public workshop was held to discuss areas for possible inclusion in the UGA. City Council recommended one of the five proposed areas, the Nicholls site, where the south side mobile home parks could be relocated in the future. The City Council is expected to approve the proposal for UGA expansion, and the city will then find out from Spokane County if the new UGA is approved.

**Chair Campbell** asked if the Spokane Tribe property to the west of the city would be included in the UGA. **Assistant Planner Guthrie** believed that it is included.

**Chair Campbell** asked when the city would next have an opportunity to expand its UGA. **Assistant Planner Guthrie** said that expansions to the UGA are considered on a yearly basis, but must be based on the population allocations made by Spokane County.

**Commissioner Vredevelt** noted that the study area on the Critical Areas Inventory map extends well east of Hayford Road, into an area that the City of Spokane may consider annexing. **Assistant Planner Guthrie** said that Airway Heights was considering annexing that area, but it is currently part of Spokane County.

### **Zoning Ordinance Update**

**Assistant Planner Guthrie** said that city staff have drafted updates to the zoning ordinance for the public, recreation, and open space zones in order to match the Comprehensive Plan and thus comply with the Growth Management Act. She outlined what each of those zones would include, and said that a more complete revision of the zoning code, including consideration of a mixed-use overlay zone is planned for the fall.

**Assistant Planner Guthrie** suggest the Planning Commission hold a special meeting to approve the Zoning Ordinance and avoid complications involving state funding and loans. The Commissioners agreed to a special meeting on July 30, 2007.

**Commissioner Vredevelt** briefly discussed annexation possibilities.

**Critical Areas Inventory**

**Assistant Planner Guthrie** described the work to date on the Critical Areas Inventory, including the initial findings of consulting biologist **Vince Barthels**. The city has thirteen wetlands (mostly Class III), several wellheads, and two critical aquifer recharge areas. By December 2007, the city is required to pass a Critical Areas Ordinance addressing these features.

**XI. COMMISSIONER REPORTS:**

**Commissioner Welker:** None.

**Commissioner Vredevelt:** None.

**Chair Campbell:** None.

**XII. STAFF REPORTS:**

**Assistant Planner Guthrie** said that there is still a Planning Commission position open, and the vacancy is open to either a resident or business owner in Airway Heights. The City of Spokane is offering a Planning Short Course on July 25, covering the work of planning commissioners as well as Washington planning law.

**XIII. ADJOURNMENT:**

**Commissioner Vredevelt** motioned to adjourn the meeting at 6:49 pm. **Commissioner Welker** seconded. **Motion passed unanimously.**

**APPROVED:**

**ATTEST:**

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**Glen Campbell, Chair**

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**Brooke Guthrie, Assistant Planner**

**This meeting was videotaped and audio taped. Anyone wishing to view either copy may contact the City Planner at City Hall.**