



PLANNING COMMISSION MEETING MINUTES

Monday, August 13, 2007

Location: 13120 W. 13th Ave., Airway Heights, Washington

I. INVOCATION: None.

II. PLEDGE OF ALLEGIANCE: Completed.

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

IV. ROLL CALL:

Chair: Glen Campbell	Present
Vice Chair: Jason Palmer	Present
Member: Arlin Vredevelt	Present

Staff Present: City Planner, Brooke Guthrie

V. APPROVAL OF AGENDA

Commissioner Campbell motioned to approve the agenda. **Vice-Chair Palmer** seconded the motion. **Motion passed unanimously.**

VI. APPROVAL OF MINUTES

July 9, 2007

Vice Chair Palmer proposed amending the minutes to correct that he was excused from the previous meeting due to the birth of his daughter, rather than a son. **Chair Campbell** motioned to approve the minutes as amended. **Vice Chair Palmer** seconded the motion. **Motion passed unanimously.**

VII. PUBLIC COMMENT

None.

VIII. PUBLIC HEARINGS

Zoning Code Amendment, ZCA 07-01

Chair Campbell opened the public hearing at 6:06 pm. **Planner Guthrie** described the zoning code changes designed to reflect the adopted comprehensive plan and zoning map amendment. She said that because the zoning code does not contain standards for developments in these zones, these projects have had to be evaluated based on the standards of adjacent zones. **Planner Guthrie** added that the Planning Department is preparing for a more comprehensive update of the zoning code in the fall or winter.

With no further comments, **Chair Campbell** closed the public hearing at 6:10 pm.

IX. ACTION ITEMS

Resolution PC 07-09, Zoning Code Amendment, ZCA 07-01

Vice Chair Campbell motioned to approve the resolution. **Chair Campbell** seconded the motion. **Motion passed unanimously.**

X. WORKSHOP

None.

XI. COMMISSIONER REPORTS:

Commissioner Welker: None.

Commissioner Vredevelt: None.

Chair Campbell: None.

XII. STAFF REPORTS:

Planner Guthrie formally introduced herself as the new City Planner, and announced that the city is looking for an Assistant Planner. She presented approved drawings for Phase I of the SR-2 revitalization project, and said that the first phase would be open for bidding between August 28 and September 11, with completion expected by October 26.

Planner Guthrie distributed flyers to the commissioners for the two openings on the Planning Commission. One opening must be filled by a city resident, the other is open to a resident or non-resident of Airway Heights. **Chair Campbell** remarked that there are a lot of new members of the Airway Heights community, and this would be a great opportunity for them to get involved.

Planner Guthrie said in the upcoming months planning staff and the commission would work on projects such as the critical areas ordinance, land quantity analysis, and updates of the zoning code and comprehensive plan. She also noted that during the recent zoning map amendment, a portion of land on the south side of the city was changed from a C-2 to a RM zoning designation without necessary public notice. Staff may propose changing this area back to C-2 zoning coinciding with assigning zoning for the pending Berry/Travelers annexation just west of the current city limits.

Chair Campbell asked what the concerns have been with the RM zoning designation in that area. **Planner Guthrie** responded that RM zoning is more restrictive than C-2, especially if landowners have land without existing mobile homes. The zoning change was discussed at Planning Commission and City Council meetings, but affected property owners were not notified. There have been three complaints from property owners so far. **Chair Campbell** asked for copies of the complaint letters, so the Planning Commission can consider them. **Planner Guthrie** said she would bring them to the next meeting.

XIII. ADJOURNMENT:

Vice Chair Campbell motioned to adjourn the meeting at 6:25 pm. **Commissioner Vredevelt** seconded. **Motion passed unanimously.**

APPROVED:

ATTEST:

Glen Campbell, Chair

Brooke Guthrie, City Planner

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