



**PLANNING COMMISSION
MEETING MINUTES**

Tuesday, September 18, 2007

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

I. INVOCATION: None.

II. PLEDGE OF ALLEGIANCE: Completed.

III. CALL TO ORDER: 6:05 by Chair Campbell.

IV. ROLL CALL:

Chair: Glen Campbell	Present
Vice Chair: Jason Palmer	Present
Members: Arlin Vredevelt	Present
Tanya Dashiell	Present
Barron Williamson, Jr.	Present

Staff Present: **City Planner,** Brooke Guthrie
Assistant City Planner, Derrick Braaten

V. APPROVAL OF AGENDA
Vice Chair Palmer motioned to approve the agenda. **Member Dashiell** seconded the motion. **Motion passed unanimously.**

VI. APPROVAL OF MINUTES
August 13, 2007
Vice Chair Palmer motioned to approve the minutes. **Member Dashiell** seconded. **Motion passed unanimously.**

VII. PUBLIC COMMENT
None.

VIII. PUBLIC HEARINGS
None

IX. ACTION ITEMS
None

X. WORKSHOP

Critical Areas Ordinance (CAO)

Planner Guthrie explained the process of developing the CAO and told the commissioners the meeting was a workshop and they would hold a public hearing and potentially approve the ordinance at their next meeting. **Planner Guthrie** provided a brief history relating to the original CAO draft, which began in early 2007, and was not approved due to it not inventorying any wetlands. She stated that the Department of Ecology recommended the City of Airway Heights contract with a biologist to develop a Critical Areas Inventory. The inventory listed 17 Category III wetlands, Category III being the least need of protective action. She then provided the general locations of these wetlands and stated that the property owner can continue their current use and that the wetlands will impact the City only if the property is developed. **Planner Guthrie** indicated there are 6 wells, 4 with 100 foot buffers, but the two near the proposed site for the waste water treatment plant have 500 foot buffers. There were a variety of birds within the City, but the City is considered “disturbed” and not worth protecting. There are also aquifer recharge areas to the southwest and northeast.

The current draft of the CAO has been sent to the State Department of Community Trade and Economic Development (CTED) for review, and the city council will approve the ordinance in November. The ordinance was sent out for comment on September 6, 2007 with fourteen days for comment, plus five days to appeal.

Vice-Chair Palmer asked for clarification relating to the location of the aquifer recharge areas and whether any of the wetlands are in the zones that allow mining.

Vice-Chair Palmer then asked whether any of the wetlands would be impacted by development.

Planner Guthrie stated that because most of the wetlands were man made and due to their current locations, until the property is further developed, they should have no impact on the current property use. But once the land use changes, the wetlands will affect how the development will occur.

Chair Campbell asked if the CAO would bring us into total compliance with the Growth Management Act (GMA).

Planner Guthrie stated this would, but the City has until December to come into compliance.

Chair Campbell then closed the workshop.

XI. COMMISSIONER REPORTS:

Commissioner Welker: None.

Commissioner Vredevelt: None.

Chair Campbell: Welcomed the two new Planning Commissioners, Tanya Dashiell and Barron Williamson, Jr.

XII. STAFF REPORTS:

Planner Guthrie thanked **Commissioners Dashiell** and **Williamson** for joining the Planning Commission. She then introduced the new Assistant City Planner Derrick Braaten.

Planner Guthrie discussed the proposed Geiger Spur Transload Facility. Commissioner Williamson stated he needed to recuse himself from the discussion citing a conflict of interest, and was excused. **Planner Guthrie** summarized the study relating to a proposed transload facility on the Geiger Rail Spur. She indicated four of the proposed sites are within the City limits. **Commissioner Dashiell** then asked if this would improve the economic development in the region. **Planner Guthrie** stated the existing businesses needing rail have stated they would benefit, and it could potentially bring in more businesses. **Vice-Chair Palmer** asked about the funding for the project and public involvement. **Planner Guthrie** indicated that this was all preliminary and the details were still in the works. She then stated that she would research and relay this information to interested Commissioners at the next meeting. **Vice-Chair Palmer** stated he was interested. **Commissioner Williamson** was asked to return.

Planner Guthrie asked if all the Commissioners were aware of the SR-2 Revitalization Project. She then informed them that the project had got out for initial bid, but they were over the budget of \$105,000. There will be a re-bid in the future. Until then, it is on hold.

XIII. ADJOURNMENT:

Vice Chair Palmer motioned to adjourn the meeting at 6:35 pm. **Commissioner Williamson** 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.