



the rezone of these parcels. Currently they are zoned using Spokane County commercial zoning designation. If annexed into the city, they must be rezoned to match our Zoning Code. The annexation is currently in process. On September 14, 2007 a Determination of Nonsignificance (DNS) was sent out for comment. CTED, was notified on September 14, 2007 for the 60-day review period, which ended on November 15, 2007. The legal notice was published September 20, 2007. Comments were due October 4, 2007 and the five day appeal period ended October 9, 2007. Comments were received from Public Works, Fire District 10, and Washington State Department of Transportation. Comments were addressed by staff. **Assistant Planner Braaten** explained that the role of the Planning Commission is to relay to the Airway Heights City Council its recommendations for how the area should be rezoned if the annexation occurs. Both parcels are developed and the closest Airway Heights zoning designation C-2, General Commercial. The Planning Department recommends approving PC Resolution 07-12, recommending to the City Council to change the zoning of these parcels upon annexation to C-2, General Commercial. **Chair Campbell** asked whether Fire District 10's resistance to the annexation could hold up the process. **Planner Guthrie** stated that it could. She also stated that the fire district and City have been in negotiations, but have not come to an agreement. **Chair Campbell** then asked if providing water and sewer to the properties would be a problem. **Planner Guthrie** stated the applicants have asked for water and sewer to be extended once annexation occurs. There was no public comment. Commissioners had no further questions or comments. **Chair Campbell** closed the public hearing at 6:11 pm.

IX. ACTION ITEMS

Election of Officers: **Planner Guthrie** explained to the Commissioners options as to how the officers can be selected. **Vice Chair Palmer** recommended keeping **Glen Campbell** as Chair of the Planning Commission for 2008. **Chair Campbell** recommended **Jason Palmer** continue as Vice Chair for 2008. **Commissioner Dashiell** so moved, **Commissioner Williamson** seconded.

Vice Chair Palmer moved to approve Resolution **PC 07-12**, recommending that the Airway Heights City Council adopt the **Berry/Travelers Rezone, RM 07-03** subject to the attached findings of fact and conclusions. **Commissioner Dashiell** seconded. **Motion passed unanimously.**

X. WORKSHOP

Zoning Code Update, ZCA 08-01

Planner Guthrie summarized the changes as primarily being clarifications, modifications, and removing any inconsistencies in the existing zoning code. She informed the Commission that they would be holding a public hearing February 14, 2008. There may be a second public meeting, due to the importance of the code, to educate residents and businesses of the changes. It is expected to be approved by the City Council in March. It will be sent out for public comment on January 17, 2008. **Planner Guthrie** then responded to a question asking for more detail as to the vision for mixed-use development. She responded the vision was a mix of residential and commercial. This is for new development, not pre-existing. These would need to be approved on a case by case basis.

Work Plan 2008 – **Planner Guthrie** outlined the some of the current work for 2008 – the zoning code update, a land quantity analysis, and multiple rezone requests. Also, any annexations will require rezones. **Chair Campbell** asked whether the land quantity analysis was needed to be in compliance with the GMA. **Planner Guthrie** responded that we need to do a more in-depth version than the one done last year. She then explained that it was

appropriate for commissioners to learn about planning issues in the community and bring those issues to the Planning Commission. **Assistant Planner Braaten** explained the status of the parks and impact fees. He explained that charging developers park impact fees of about \$1,500 per unit is in process. There are two parks Aspen Craig Park and Sunset Crossing Park. **Commissioner Vredevelt** asked who was paying for the park. **Assistant Planner Braaten** responded that the city pays for the development of land donated by the developer. **Planner Guthrie** explained that developers can pay the impact fee or donate land. She explained that if there is a specific issue the Commissioners are interested in then bring it to the Planning Commission, which can then direct staff to do more research, etc, and suggest it to Council. In response to a Commissioner's request for a pros and cons list for each project, **Planner Guthrie** explained that the Planning Department can only provide facts about a project or idea, not opinions. **Commissioner Vredevelt** stated a desire to have more park impact fees and a need for more parks. **Chair Campbell** recommended using staff to research this. **Planner Guthrie** explained that the City was not currently meeting its park level of service standard of ten (10) acres per thousand residents. Over the course of the next twenty-five (25) years there is need of eighteen acres and the impact fees help us meet this standard. **Chair Campbell** stated he thought it would be good to keep the Planning Commission up to date on the park impact fee process.

XI. COMMISSIONER REPORTS:

Commissioner Vredevelt: None

Commissioner Dashiell: None

Commissioner Williamson: None

Vice Chair Palmer: None

Chair Campbell: None

XII. STAFF REPORTS:

Planner Guthrie updated the Commission on the new zoning map, updated to reflect the change of four parcels from RM to I-1. Two of those lots were purchased by the City.

Planner Guthrie shared the "How to Develop in the C-1 Zone" flyer. She explained that there have been multiple requests to develop in the C-1 zone, but they have not been allowed uses for this zone. This area has been zoned as C-1 since 1963. This is an attempt to explain what type of development is encouraged in this zone. She then explained how the lots are small and will need to generally have boundary line adjustments to make the property useable.

XIII. ADJOURNMENT:

Commissioner Dashiell motioned to adjourn the meeting and **Vice Chair Palmer** seconded. **Motion passed unanimously.** Meeting was adjourned at 6:49 pm.

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.