



**PLANNING COMMISSION
MEETING MINUTES**

Wednesday, February 10, 2021
Location: Digital Zoom Meeting

I. INVOCATION:

None.

II. CALL TO ORDER:

6:05 pm

III. ROLL CALL:

Chair	Kal Patel	Present
Vice-Chair	Sean Fell	Present
	Art Bubb	Present
	Mark Collins	Present

Staff Present:

Zachary Becker, Planning Technician
Heather Trautman, Principal Planner
Albert Tripp, City Manager

IV. PLEDGE OF ALLEGIANCE: Completed.

V. APPROVAL OF AGENDA: Commissioner Collins moved to approve the agenda. Commissioner Fell seconded. Motion passed unanimously.

VI. APPROVAL OF MINUTES: Commissioner Collins moved to approve the minutes for January 27, 2021 as presented. Commissioner Fell seconded. Motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION: None.

IX. PUBLIC HEARINGS: None.

X. ACTION ITEMS: None.

XI. WORKSHOP:

- A. **2022 Comprehensive Plan Proposal and Scope** Principal Planner Heather Trautman presented on the proposed 2022 Comprehensive Plan proposal and scope. Commission members asked general questions regarding the proposal. The workshop ended at 6:26 pm.
- B. **Ewing/Oswald Urban Growth Area Modification** Principal Planner Heather Trautman provided an overview of the application and location of the proposal including its relation to the City's Airport Overlay Zone (AOZ) and JLUS Sound Contours. **Commissioner Bubb** requested clarification as to the original owners of the Spokane County ORV Park and if the property was involved in a land swap with the City of Airway Heights. City Manager Albert Tripp indicated that the ORV Park was owned by Spokane County and separate from the Spokane County Raceway site. Several questions were raised by Max Platts from WSDOT Department of Aviation and Char Kay, WSDOT, regarding the 3rd runway for Spokane International Airport and if the City's AOZ included that area. Heather Trautman clarified that the City does not currently have the same AOZ as Spokane County, but is proposing to adopt a similar code. The draft AOZ was presented in a workshop before the Planning Commission at the last meeting, and will have a Public Hearing in March. **Commissioner Patel** invited the applicant's representative, Jack Kestell, to speak regarding the application. He stated that property owners were interested in an infill project and were aware that there are constraints on the development of the property. **Commissioner Patel** invited Ben Serr, Department of Commerce (DOC), to speak on the application. Ben Serr identified that the DOC supported the notion that the City of Airway Heights could utilize the current UGA more effectively, by supporting housing in other areas surrounding the City. DOC has concerns regarding the impacts of JLUS and the Spokane County AOZ on the development potential of the property. He indicated that the DOC has concerns that the application should be addressing an urban density designation now as part of the UGA amendment process. Heather Trautman clarified that no action is being sought at this time by the Planning Commission. The workshop ended at 7:03 pm.
- C. **Draft Downtown Plan and Proposed Commercial Zoning** Principal Planner Heather Trautman provided an overview of the draft Downtown Plan and Commercial zoning. Local business owner Justin Davis asked for additional information on the graphics in the Downtown Plan for landscaping and opportunities to provide feedback on a design as to ensure parking and access for his business and who he could contact as a decision maker on the design. Heather Trautman provided background on the concept drawings and recommended either Kevin Anderson, Public Works Director or the City Council as the contact in the future regarding a design for US2. **Commissioner Patel** made a motion to move the downtown plan to public hearing. The motion was seconded by **Commissioner Fell**. Motion passed unanimously. The workshop ended at 7:50 pm.

XII. **COMMISSIONER REPORTS: Commissioner Patel** announced **Commissioner Fell's** resignation from the Planning Commission. Members of the Commission and staff thanked **Commissioner Fell** for his service. **Commissioner Fell** will remain on the Commission through the March 10th meeting. **Commissioner Bubb** asked if the Planning Commission were able to attend the February 16th City Council meeting on the Planning Commission Applicants. **Commissioner Bubb** also requested an update to the Planning Commission on the number of remaining qualified applicants. Principal Planner Heather Trautman let the Planning Commission know that applicant Hank Bynaker withdrew his application, leaving Angelina Campobasso as the only remaining applicant that met the residency requirement.

XIII. **STAFF REPORTS:** Principal Planner Heather Trautman updated the Commission on the agenda for the March meeting, including the public hearings for Adult Family Homes, Airport Overlay Zone, Siting of Essential Public Facilities, Manufactured Housing in Residential Zones, and Annual Comprehensive Plan Amendment process. Planning Technician Zachary Becker provided the Commission with a brief update on current planning projects throughout the City.

A. Next meeting: March 10, 2021

XIV. **ADJOURNMENT:**

Chair Patel adjourned the meeting at 7:58 pm

APPROVED:

Kal Patel, Chair

ATTEST:

Heather Trautman, Principal Planner