



**PLANNING COMMISSION  
MEETING MINUTES**

**Wednesday, February 9, 2022**  
Location: Digital Zoom Meeting

**I. INVOCATION:**

None.

**II. CALL TO ORDER:**

**6:06 pm**

**III. ROLL CALL:**

Chair	Kal Patel, Chair	Present
	Mark Collins, Vice Chair	Present
	Angelena Campobasso	Absent
	Hank Bynaker	Present
	Stephanie Lamb	Present

Staff Present:

Zachary Becker, Planning Technician  
Heather Trautman, Principal Planner

**IV. PLEDGE OF ALLEGIANCE:** Completed.

**V. APPROVAL OF AGENDA:** Commissioner Collins moved to approve the agenda, motion was seconded by Commissioner Lamb, motion passed unanimously.

**VI. APPROVAL OF MINUTES:** Commissioner Bynaker moved to approve the minutes for January 12, 2022, motion was seconded by Commissioner Collins, motion passed unanimously.

**VII. PUBLIC COMMENT:** None.

**VIII. PRESENTATION:** None.

**IX. PUBLIC HEARINGS:** None.

**X. ACTION ITEMS:**

a. **Land Use Survey Results** Principal Planner Heather Trautman led the Planning Commission members through the results of the Land Use Survey regarding land use alternatives for the City's 2022 Comprehensive Plan. Ms. Trautman also read letters and comments received in the past month regarding the proposed land use alternatives. Several members of the public were in attendance at the meeting and provided comments on the proposed land use alternatives:

- **Ken Johnson:** Mr. Johnson is the fire chief for Spokane County Fire District 10, and wanted to remind the Commissioners to consider public safety needs when discussing growth alternatives
- **Jack Kastell:** Mr. Kastell represents the Ewing/ Oswald group that currently has an open application at Spokane County for a UGA amendment on the eastern side of Airway Heights. Mr. Kastell made comments regarding the potential for a new high school in the Ewing/Oswald area, as well as, a status update on the required studies for his application that are required in order for his proposal to be considered.
- **Jamie Kowalski:** Ms. Kowalski represents Fairchild Airforce Base, and requested clarification on the difference in housing densities between Airway Heights and Spokane. Ms. Kowalski also provided comments on the location of several alternatives, and whether or not they were present within sound contours recognized by Spokane County.
- **Elizabeth Tellison:** Ms. Tellison represented two of the property owners who provided comments on the land use alternatives. Ms. Tellison asked the Commissioners to consider the willingness of property owners to be included within the alternative areas, as well as, looking at increasing densities in already established residential areas, as opposed to, identifying new residential areas to meet residential growth requirements
- **Darla Spence:** Ms. Spence identified herself as the daughter of a homeowner in one of the alternative areas. She had concerns that if her family's land were to be included as a preferred alternative, the character of land would be forever changed. She stated that she was greatly opposed to all of the identified alternatives. During this time, it was identified that one of the two areas Ms. Spence was referring to was already present within the City's UGA, and had been for some time.

b. **Selection of a Preferred Land Use Alternative** After public comments were made, the Commissioners held discussions regarding the selection of a preferred alternative. After extensive discussion, the Planning Commission selected the following alternative:

- A – Proposed Medium Density Residential (adopted since 1997 as a UGA and in the 2020 Comprehensive Plan)
- B1-B4 – Proposed Medium Density Residential from Low Density Residential and Commercial (adopted in the 2020 Comprehensive Plan)
- C – High Density Residential (adopted in the 2021 Downtown Plan)
- D- Reduce mixed use area anticipated density from 30%-10% (adopted in the 2020 Comprehensive Plan at 30%)

- E – Proposed change from Commercial to High Density Residential (pending 2018 rezone application)
- F2- Proposed swap of land of up to 180 acres for the Spokane County ORV Park (site F)
- G – Proposed re-designation from Industrial to Medium Density Residential
- H- Proposed re-designation from Industrial to Medium Density Residential

Conformation of the selected land use alternative was motioned by **Commissioner Collins** and seconded by **Commissioner Lamb**. Motion passed unanimously.

**XI. WORKSHOP:**

- a. **2022 Comprehensive Plan- Transportation Survey Results** Principal Planner Heather Trautman led the Planning Commission members through the results of the Transportation Survey regarding land use alternatives for the City’s 2022 Comprehensive Plan. Commissioners asked general questions. The workshop concluded at 8:53 pm.

**XII. COMMISSIONER REPORTS:** None.

**XIII. STAFF REPORTS:** Planning Technician Zachary Becker briefly presented on current planning projects. Principal Planner Heather Trautman reported on potential grant funding opportunities and the adoption of a water concurrency ordinance.

A. Next meeting: March 9, 2022

**XIV. ADJOURNMENT:**

**Chair Patel adjourned the meeting at 9:03 pm**

**APPROVED:**

Kal Patel, Chair

**ATTEST:**

Heather Trautman, Principal Planner