



**PLANNING COMMISSION
MEETING MINUTES**

Wednesday, January 27, 2021
Location: Digital Zoom Meeting

I. INVOCATION:

None.

II. CALL TO ORDER:

6:02 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

IV. PLEDGE OF ALLEGIANCE: Completed.

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

VI. APPROVAL OF MINUTES: **Commissioner Collins** moved to approve the minutes for December 9, 2020 as presented. **Commissioner Bubb** seconded. Motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION:

Fairchild Air Force Base APZ and Sound Contours Fairchild Air Force Base staff Jamie Kowalski gave a brief presentation on the sound contours and flight patterns of aircraft originating from Fairchild Air Force Base and how they interact with the City of Airway Heights. Commissioner members asked general questions, and the presentation ended at 6:13 pm.

IX. PUBLIC HEARINGS:

- A. **Proposed 2020 Zoning Map** Planning Technician Zachary Becker presented the staff report and additional exhibits for the proposed 2020 zoning map. Jamie Kowalski requested clarification on the restriction of mobile homes under JLUS and the proposed zone boundary change to modify areas with existing mobile/manufactured homes on individual lots from the RM to the R1 zone. She requested clarification of why the City adopted the Sound Contours from the 1995 study vs current mission. Ms. Stapleton requested clarification on impacts to property they own by a road widening project. The public comment period was closed at 6:57 pm. **Commissioner Patel** made a motion to recommend the proposed 2020 Zoning Map to the City Council, the motion was seconded by **Commissioner Fell**. Motion passed unanimously.

- X. **ACTION ITEMS:** The Planning Commission allowed time for the individuals who have applied for the vacant Planning Commission seat to present and provide an overview of their background and suitability for the position. The Commission Members did not provide a recommendation for a specific candidate, but did forward all candidates to the City Council. Motion was made by **Commissioner Fell** and seconded by **Commissioner Collins**. Motion pass unanimously. Action Items ended at 7:25 pm.

XI. WORKSHOP:

- A. **Airport Overlay Zone** Principal Planner Heather Trautman presented on the proposed Airport Overlay Zone amendment. Commission members asked general questions regarding the proposal. **Commissioner Patel** allowed for Fairchild Air Force Base representative Jamie Kowalski to make comments. Jamie Kowalski requested clarification on the residential development within the proposed Airport Overlay Zone. After discussion, it was decided that the item should move forward to public hearing by consensus of the Commission Members. The workshop ended at 7:54 pm.
- B. **Adult Family Homes** Principal Planner Heather Trautman presented on the proposed Adult Family Home amendment. Commission members asked general questions regarding the proposal. After discussion, it was decided that the item should move forward to public hearing by consensus of the Commission Members. The workshop ended at 8:00 pm.
- C. **Essential Public Facilities** Planning Technician Zachary Becker presented on the proposed Essential Public Facilities amendment. Commission members asked general questions regarding the proposal. After discussion, it was decided that the item should move forward to public hearing by consensus of the Commission Members. The workshop ended at 8:02 pm.
- D. **Manufactured Homes** Planning Technician Zachary Becker presented on the proposed Manufactured Homes amendment. Commission members asked general questions regarding the proposal. After discussion, it was decided that

the item should move forward to public hearing by consensus of the Commission Members. The workshop ended at 8:07 pm.

- E. **Comprehensive Plan Amendment Frequency** Planning Technician Zachary Becker presented on the proposed Comprehensive Plan Amendment Frequency amendment. Commission members asked general questions regarding the proposal. After discussion, it was decided that the item should move forward to public hearing by consensus of the Commission Members. The workshop ended at 8:10 pm.

XII. COMMISSIONER REPORTS: The Commission members discussed the joint workshop with City Council on held on January 25th.

XIII. STAFF REPORTS: Planning Technician Zachary Becker presented the Building Permit Portal for access to information on projects and the Draft GIS portal for the City. Principal Planner Heather Trautman briefed the Commission Members on the Ewing/Oswald Urban Growth Area Amendment Application with Spokane County.

A. Next meeting: February 10, 2021

XIV. ADJOURNMENT:

Chair Patel adjourned the meeting at 8:30 pm

APPROVED:

Kal Patel, Chair

ATTEST:

Heather Trautman, Principal Planner