



**PLANNING COMMISSION
MEETING MINUTES**

Wednesday, March 10, 2021
Location: Digital Zoom Meeting

I. INVOCATION:

None.

II. CALL TO ORDER:

6:02 pm

III. ROLL CALL:

Chair	Kal Patel	Present
	Mark Collins	Present
	Angelena Campobasso	Present
	Hank Bynaker	Present

Staff Present:

Zachary Becker, Planning Technician
Heather Trautman, Principal Planner

IV. PLEDGE OF ALLEGIANCE: Completed.

V. APPROVAL OF AGENDA: Prior to the approval of the agenda, **Commissioner Bubb** announced his resignation from the Planning Commission. Prior to the Planning Commission Meeting, the Airway Heights City Council appointed Hank Bynaker to Position #1 replacing **Commissioner Bubb**, A motion was made by **Commissioner Collins** to replace **Commissioner Bubb** with **Commissioner Bynaker** on the agenda, as well as, add the selection of the new Vice Chair under action items. The motion was seconded by **Commissioner Campobasso**. Motion passed unanimously. **Commissioner Collins** moved to approve the amended agenda. **Commissioner Campobasso** seconded. Motion passed unanimously.

VI. APPROVAL OF MINUTES: **Commission Campobasso** requested a correction in the spelling of her first name. **Commissioner Collins** moved to approve the minutes for February 10, 2021 with the correction. **Commissioner Campobasso** seconded. Motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION: None.

IX. PUBLIC HEARINGS:

- A. Downtown Plan and Proposed Commercial Zones** Principal Planner Heather Trautman presented the staff report and additional exhibits for the proposed Downtown Plan and Commercial Zones with comments by Bill Grimes from SCJ Alliance. Jamie Kowalski representing Fairchild Airforce Base commented that the mixed use proposed is not necessarily compliant with base capability. She asked for clarification from the Commissioners on how demonstrated community need is determined. **Chair Patel** requested that Heather Trautman address this question, and staff elaborated on the process for displaying community need. Once the public comment period was closed, a motion was made by **Commissioner Collins** to discuss the Downtown Plan and Commercial Zones. The motion was seconded by **Commissioner Campobasso** and was passed unanimously. The Commissioners held a discussion on the Downtown Plan and the zoning matrix in the proposed AHMC 17.10 Commercial Zones. A motion was made by **Commissioner Collins** and seconded by **Commissioner Campobasso** to forward the Downtown Plan to the Council for approval. Motion passed unanimously. The Planning Commission held a discussion on the zoning matrix. Motion made by **Commissioner Collins** and seconded by **Commissioner Bynaker** to continue the public hearing on the AHMC 17.10 Commercial Zones to the next Planning Commission meeting on April 14th. The Public Hearing ended at 7:40 pm.
- B. Comprehensive Plan Amendment Frequency Amendment** Planning Technician Zachary Becker presented the staff report and additional exhibits for the proposed Comprehensive Plan Amendment Frequency amendment. No public testimony was given. A motion was made by **Commissioner Collins** and seconded by **Commissioner Campobasso** to forward the Comprehensive Plan Amendment Frequency amendment to the City Council for approval. Motion passed unanimously. The Public Hearing was closed at 7:47 pm.
- C. Manufactured Homes in the R-1 Zone Amendment** Planning Technician Zachary Becker presented the staff report and additional exhibits for the proposed Manufactured Homes in the R-1 Zone amendment. No public testimony was given. A motion was made by **Commissioner Collins** and seconded by **Commissioner Campobasso** to forward the Manufactured Homes in the R-1 Zone amendment to the City Council for approval. Motion passed unanimously. The Public Hearing was closed at 7:51 pm.
- D. Siting of Essential Public Facilities Amendment** Planning Technician Zachary Becker presented the staff report and additional exhibits for the proposed Siting of Essential Public Facilities amendment. No public testimony was given. A motion was made by **Commissioner Collins** and seconded by **Commissioner Campobasso** to forward the Siting of Essential Public Facilities amendment to the City Council for approval. Motion passed unanimously. The Public Hearing was closed at 7:55 pm.

- E. Adult Family Homes Amendment** Principal Planner Heather Trautman presented the staff report and additional exhibits for the proposed Adult Family Homes amendment. No public testimony was given. A motion was made by **Commissioner Collins** and seconded by **Commissioner Campobasso** to forward the Adult Family Homes amendment to the City Council for approval. Motion passed unanimously. The Public Hearing was closed at 8:00 pm.
- F. Airport Overlay Zone Amendment** Principal Planner Heather Trautman presented the staff report and additional exhibits for the proposed Airport Overlay Zone amendment. No public testimony was given. A motion was made by **Commissioner Collins** and seconded by **Commissioner Campobasso** to forward the Airport Overlay Zone amendment to the City Council for approval. Motion passed unanimously. The Public Hearing was closed at 8:15 pm.

X. ACTION ITEMS:

- A.** The Planning Commission discussed the appointment of the Vice Chair. **Commissioner Collins** was nominated by **Commissioner Bynaker** for Vice Chair. **Commissioner Collins** accepted the nomination. A motion was made by **Commissioner Bynaker** and seconded by **Commissioner Campobasso** to elect **Commissioner Collins** as Vice Chair. Motion passed unanimously.

XI. WORKSHOP: None.

XII. COMMISSIONER REPORTS: **Chair Patel** provided comments on the state of the Planning Commission including welcoming both **Commissioner Campobasso** and **Commissioner Bynaker** to the Commission.

XIII. STAFF REPORTS: Planning Technician Zachary Becker updated the Commission on the state of the GIS program and updated the Commission on the process for filling the vacancy on the Planning Commission. Principal Planner Heather Trautman updated the Commission on the state of the 2022 Comprehensive Plan update.

A. Next meeting: April 14, 2021

XIV. ADJOURNMENT:

Chair Patel adjourned the meeting at 8:39 pm

APPROVED:

Kal Patel, Chair

ATTEST:

Heather Trautman, Principal Planner