



**PLANNING COMMISSION  
MEETING MINUTES**

**Wednesday, April 13, 2022**  
Location: Digital Zoom Meeting

**I. INVOCATION:**

None.

**II. CALL TO ORDER:**

**6:01 pm**

**III. ROLL CALL:**

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

**Staff Present:**

Zachary Becker, Associate Planner  
Heather Trautman, Principal Planner  
Jeff Arango, Framework

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

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

**VI. APPROVAL OF MINUTES:** Commissioner Collins moved to approve the minutes for March 9, 2022, motion was seconded by Commissioner Campobasso, motion passed unanimously.

**VII. PUBLIC COMMENT:** None.

**VIII. PRESENTATION:** None.

**IX. PUBLIC HEARINGS:**

a. **Electric Fence Ordinance** The Public Hearing for proposed changes to AHMC 17.20 Fences and Walls was opened at 6:06 pm. Associate Planner Zachary Becker presented on the proposed amendments to the fence code that would allow for expanded ability to place electric fences within nonresidential sites in the industrial zones and increase the maximum height of electric fences to eight feet. During staff's presentation, a number of questions posed by the applicant were presented. These questions include:

- Proposed language limits the installation to industrial zones only and prohibits from commercial zones. We already have several businesses in commercial zones that have requested installation of battery powered alarm systems. We would like a permitting protocol that will allow these businesses to protect themselves. Allowing commercial zones is the path of least resistance.
- Requiring compliance (with AHMC 17.22.070) will be extremely difficult and most likely unnecessary. These requirements are for new installation of perimeter fences. Battery powered alarmed fences are installed behind an existing PERMITTED perimeter fence that has already met the requirements of AHMC. Battery Powered alarmed fences are permitted as alarms and should be treated as such per the draft.
- Height limitations are a huge issue and render the devices impotent if restrictions are in place. In order to properly deter crime the height must be 10 feet or two feet taller than the perimeter fence at a minimum.

Staff provided comments regarding each question and proposed the following considerations for the Commission to review:

- Allowing for limited use of electric fences in the C-2 Zone through the Conditional Use Permitting process.
- Including additional language used by the City of Spokane to provide for regional consistency for the permitting of electric fences
- Including additional language that provides for a more clear either/or scenario when both barbed wire and electric fences are being considered

The applicant, **Michael Pate**, was present during the Public Hearing and provided comments on the proposed draft, as well as, context for above mention questions. Commissioners asked a number of follow up questions. Principal Planner Heather Trautman provided additional context from the staff perspective. After a series of questions from the Planning Commission and discussions with the applicant and staff, The Planning Commission recommended changes to the draft language, including allowing for limited use of electrical fences within the C-2 zone for uses that currently require a Conditional Use Permit, including the additional language found in Spokane Municipal Code 17C.130.310 (E) (5), Section B & C, and allowing for the maximum electric fence height to be ten feet. **Commissioner**

**Collins** moved to recommend the amendments to the draft. Motion was seconded by **Commissioner Campobasso**, motion passed unanimously. **Commissioner Bynaker** then moved to recommend **PC Resolution 2022-005** to the City Council. motion was seconded by **Commissioner Collins**, motion passed unanimously. The Public Hearing ended at 7:45 pm.

**X. ACTION ITEMS:** None.

**XI. WORKSHOP:**

- a. **2022 Comprehensive Plan- Housing Densities & Types** City Consultant Jeff Arango with Framework presented on their efforts to update the 2022 Comprehensive Plan. Mr. Arango specifically presented on the variety of housing densities and types that are under consideration and how they relate to future zoning categories and land use policies for the 2022 Comprehensive Plan. Commissioners provided comments regarding the specific aesthetics of the proposed housing types. **Commissioner Collins** expressed concern over the removal of high density multifamily housing from the R-3 zone. **Commissioner Bynaker** commented regarding the future demand for single family versus multifamily housing. Additional questions and comments were provided by Commissioners with staff providing responses. The workshop concluded at 8:28 pm.

**XII. COMMISSIONER REPORTS:** **Commissioner Bynaker** provided comments regarding the current and future identity of the City of Airway Heights. Commissioners and staff made comments regarding the current state of the City, and the process of creating a new identity moving into the future through the Comprehensive Plan process.

**XIII. STAFF REPORTS:** Associate Planner Zachary Becker briefly presented on current planning projects and provided an update on the rebranding project with the City. Principal Planner Heather Trautman reported on current and log range projects throughout the City, and provided updates on the current grant opportunities being considered by the City.

A. Next meeting: May 11, 2022

**XIV. ADJOURNMENT:**

**Chair Patel adjourned the meeting at 8:49 pm**

**APPROVED:**

Kal Patel, Chair

**ATTEST:**

Heather Trautman, Principal Planner