

REGULAR MEETING
FEBRUARY 25, 2013
MINUTES

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:00 p.m. Other commission members present were Bobbie Beese, Josey Booth and Dan Hansen. Staff present: Tom Richardson, City Planner.

2. Approval of Minutes. Chairman Stravens moved to approve the minutes of the November 26, 2012 meeting. The motion was seconded by Ms. Beese. The motion carried unanimously. There was no meeting in December. The meeting in January was not held due to the lack of a quorum.

3. Public Hearing: CPA 2013-01- Maximum Lot Coverage in Industrial Zones. Chairman Stravens opened the public hearing on Maximum Lot Coverage in Industrial Zones, and asked if any members had a conflict of interest to declare. There were none. Mr. Richardson explained that the maximum lot coverage requirement in section 17.20.060 was among last year's amendments, but was pulled due to concern about how the change would affect existing code language unique to the industrial zones. Mr. Richardson suggested that the issue could be cleared up by deleting the second sentence of the section. The proposed amendment would also include changing the minimum open space requirement from 40% to 25%, as was approved last year for the commercial zones. Also, a sentence would be added clarifying that the lot coverage requirement must also comply with the existing requirements for stormwater management, landscaping and parking.

Mr. Stravens asked for public comment. There being none, he closed the hearing at 6:12 p.m.

Mr. Stravens moved to approve the amendment to keep the industrial zones consistent with the other zones by changing the minimum open space requirement from 40% to 25%, deleting the second sentence, and adding the proposed sentence on stormwater management, landscaping and parking. Motion seconded by Mr. Booth. Motion carried unanimously.

4. Public Hearing: CPA 2013-02 – Airport Overlay Zone. Chairman Stravens opened the hearing on the Airport Overlay Zone, and asked if any members had a conflict of interest to declare. Three members said they own property in the proposed overlay zone. No one protested the commissioners' participation in the hearing.

Mr. Richardson explained that Spokane County, and the cities of Spokane and Spokane Valley have approved airport overlay zones to protect Felts Field airport, an essential public facility. The proposed overlay zone for Millwood is based on the Airport Land Use Compatibility Guidebook published by Washington State Department of Transportation. This is not mandated by the state, but is meant to protect airports from being encroached upon by incompatible land uses. The proposal includes an overlay map, goals and policies for the Comp Plan, and regulations which are based on the County's recently approved Airport Overlay regulations. He said he is concerned about parts of the County's regulations, particularly the requirement that

avigation easements be required for all building and development permits. He suggested requiring avigation easements only for new dwelling units and new commercial construction.

Ms. Beese said she has concerns about the impact of the proposed regulations on the areas that have already been developed. She referred to Appendix E of the state's compatibility guidebook and said that it is not clear that the overlay area needs to be so large as proposed by staff. Having lived in the affected area for 40 years, she says the airport impacts are minimal.

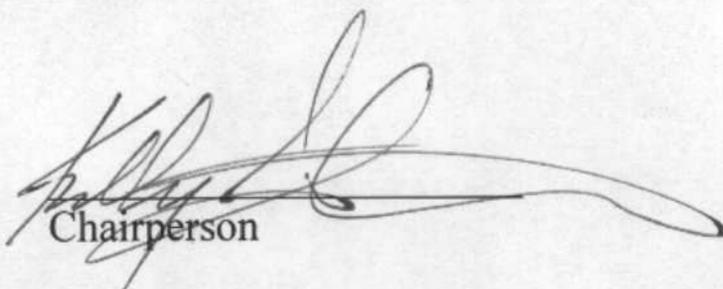
Staff was directed to develop language for the zoning code to require consideration of airport impacts when reviewing conditional use permits and other land use applications.

Chairman Stravens continued the hearing to the next commission meeting on March 25.

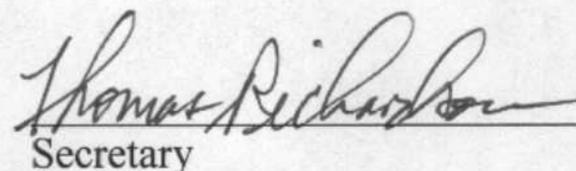
4. Staff Report. Mr. Richardson reported on the status of the Shoreline Master Program pending before City Council, the marijuana licensing program being developed by the Liquor Control Board and the Millwood Presbyterian multipurpose building permit. Chairman Stravens asked Mr. Richardson to look into renewing the subscription to the Planning Commissioner's Journal.

5. Public Comments. None.

9. Adjournment. Mr. Stravens moved to adjourn. Motion seconded by Ms. Beese. Motion carried unanimously. The meeting was adjourned at 7:00 p.m.



Kelly
Chairperson



Thomas Richardson
Secretary