

AIRWAY HEIGHTS PLANNING COMMISSION MEETING

AGENDA

February 9, 2022 6:00 P.M.

Due to COVID 19 Public Meetings and Hearings are being conducted via electronic methods. To participate in this meeting, you may join via Zoom at the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/85452172063>

Meeting ID: 854 5217 2063

One tap mobile

+12532158782,85452172063# US (Tacoma)

Please note that the microphones will be muted until public comment on the agenda.



- I. Invocation
- II. Call to Order : _____ PM
- III. Roll Call
 - A. Kal Patel, Chair
 - B. Mark Collins, Vice Chair
 - C. Angelena Campobasso
 - D. Hank Bynaker
 - E. Stephanie Lamb
- IV. Pledge of Allegiance
- V. Approval of Agenda
- VI. Approval of Minutes
- VII. Public Comment
- VIII. Presentation
- IX. Public Hearings
- X. Action Items
 - A. 2022 Comprehensive Plan
 1. Land Use Survey Results
 2. Selection of a Preferred Land Use Alternative
- XI. Workshops
 - A. 2022 Comprehensive Plan
 1. Transportation Survey Results
- XII. Commissioner Reports
- XIII. Staff Report
 - A. Next Meeting: Wednesday, March 9, 2022
- XIV. Adjournment: _____ p.m



**PLANNING COMMISSION
MEETING MINUTES**

Wednesday, January 12, 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	Absent
	Angelena Campobasso	Present
	Hank Bynaker	Present
	Stephanie Lamb	Absent

Staff Present:

Zachary Becker, Planning Technician
Heather Trautman, Principal Planner

IV. PLEDGE OF ALLEGIANCE: Completed.

V. APPROVAL OF AGENDA: At the start of the Meeting there were not enough Commissioner's present to form a quorum. Since the only items on the agenda were Workshops, Commissioner Patel agreed to begin the workshop before formal approval of agenda and minutes. After the workshop, **Commissioner Campobasso** moved to approve the agenda, motion was seconded by **Commissioner Bynaker**, motion passed unanimously.

VI. APPROVAL OF MINUTES: **Commissioner Bynaker** moved to approve the minutes for December 8, 2021, motion was seconded by **Commissioner Campobasso**, motion passed unanimously.

VII. PUBLIC COMMENT: None.

VIII. PRESENTATION: None.

IX. PUBLIC HEARINGS: None.

X. ACTION ITEMS: None.

XI. WORKSHOP:

- a. **2022 Comprehensive Plan** Principal Planner Heather Trautman presented on various aspects of the 2022 Comprehensive Plan process including Land Use alternatives for public engagement and an introduction to the Housing Element of the Comprehensive Plan. The introduction to the Housing Element included discussion on various housing types and missing middle housing. Commissioners asked general questions. Workshop concluded at 7:17 PM.

XII. COMMISSIONER REPORTS: **Commissioner Campobasso** reported on her desire to complete a tree planting project within the City, possibly during the Spring months. **Commissioner Bynaker** discussed the feasibility of solar panels as an alternative energy source for housing.

XIII. STAFF REPORTS: Planning Technician Zachary Becker briefly presented on current planning projects. Principal Planner Heather Trautman reported that the City has received grant funding to complete a section of road connecting 6th Ave. to Craig Rd.

A. Next meeting: February 9, 2022

XIV. ADJOURNMENT:

Chair Patel adjourned the meeting at 7:42 pm

APPROVED:

Kal Patel, Chair

ATTEST:

Heather Trautman, Principal Planner

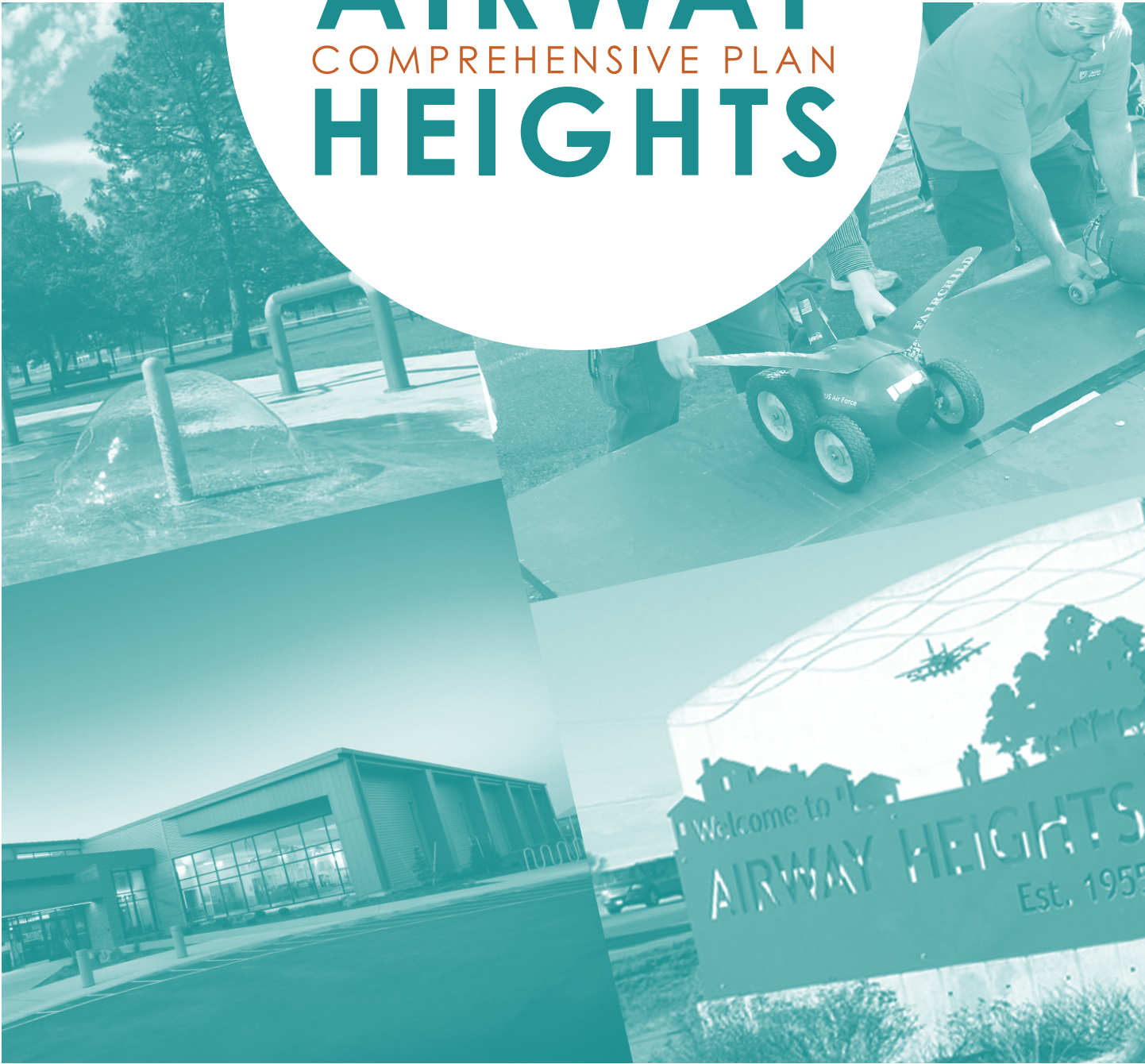
DRAFT



AIRWAY

COMPREHENSIVE PLAN

HEIGHTS



LAND USE ALTERNATIVES SUMMARY
January 2022



Land Use Alternatives

Overview

The City of Airway Heights is updating the Comprehensive Plan and extending the planning horizon another five years to 2042. The City will be required to complete a periodic update by 2026 that will include updated growth allocations for population and employment from Spokane County. This 2022 update includes land use alternatives and proposed zoning changes but will also prepare the City to participate in the County planning process to allocate growth to Airway Heights for the next periodic update. The City has sufficient capacity for employment growth and will address any changes to plans and regulations for employment growth as part of the 2026 periodic update. The land use alternatives for this update are focused on expanding residential development capacity to meet demand. Figure 1 shows the population and housing targets in the existing Comprehensive Plan.

Figure 1. 2037 Population Targets

2037 Population Target	14,298
2037 Population Target (New)	5,218
Housing Production (2017-2021)	625
2037 Housing Target	2,054
Household size	2.54
Annual Housing Target	102.7

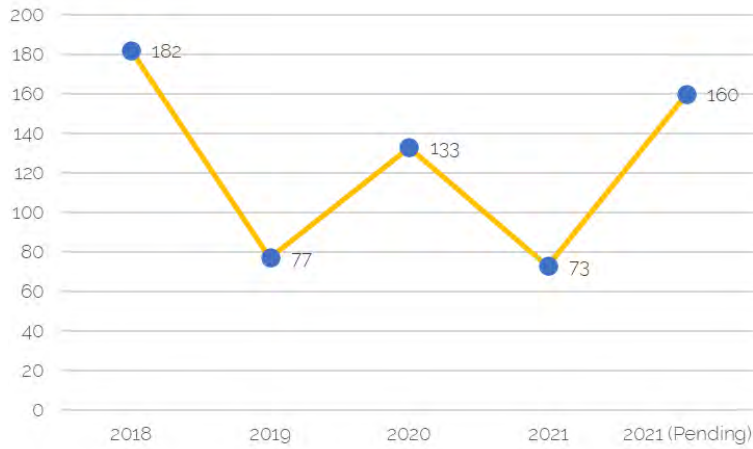
City of Airway Heights, 2021

Growth Trends

Airway Heights is currently meeting its obligations under the WA Growth Management Act to accommodate growth. Airway Heights is a fast-growing City and recent growth is exceeding the pace of development anticipated in the City's current growth targets. Since 2017, when the City last updated its Comprehensive Plan, the City has added 625 new units of housing that have been completed or are in the pipeline and represents 30% of the City's population target in three and half years (See Figure 1 and Figure 2).

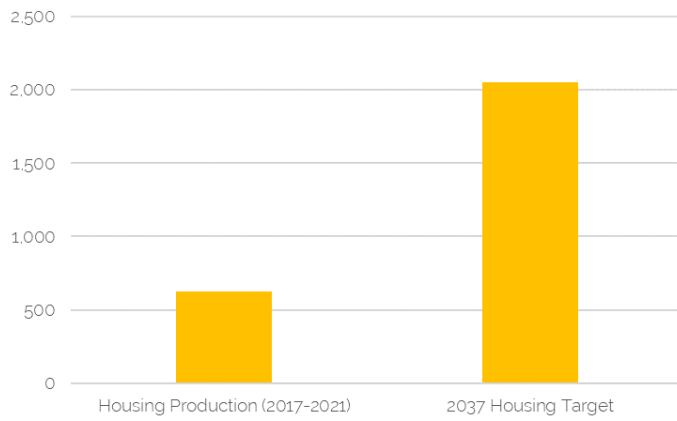
Most of Airway Heights' residential land capacity is in the C1/C-2 commercial districts as much of the vacant land in the residential zoning districts has been developed (See Figure 3). The land capacity analysis from the 2017 Comprehensive Plan did not account for vacant land in the City's urban growth area (UGA). Significant portions of the UGA are restricted from residential development due to either development restrictions associated with Fairchild Airforce Base or in the case of the off-road vehicle park and restricted from development by the Recreation and Conservation Office (RCO) from prior grant obligations.

Figure 2. Housing Production 2018-2021



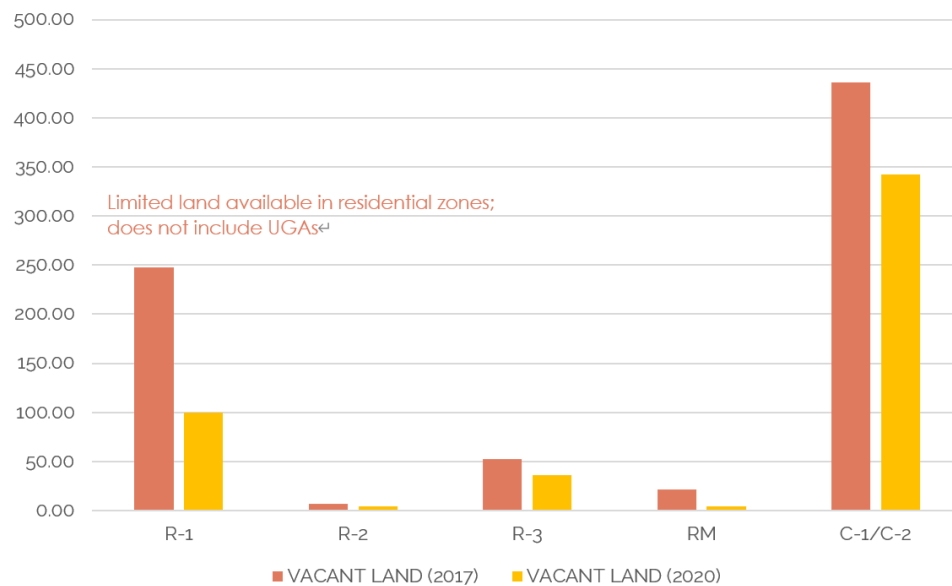
City of Airway Heights, 2021

Figure 3. Housing Production vs. Housing Target



City of Airway Heights, 2021

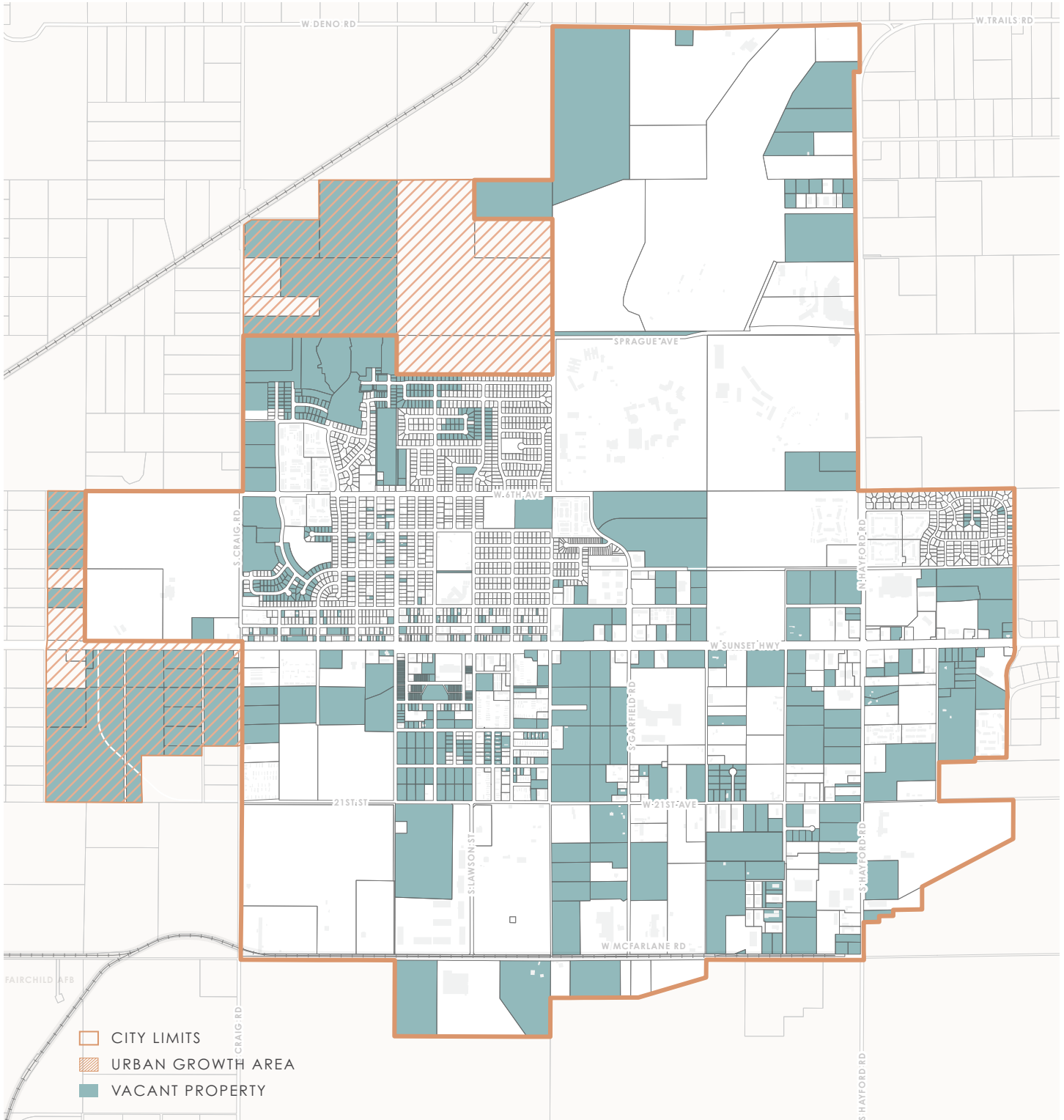
Figure 4. Vacant Land 2017 vs. 2021



City of Airway Heights, 2021

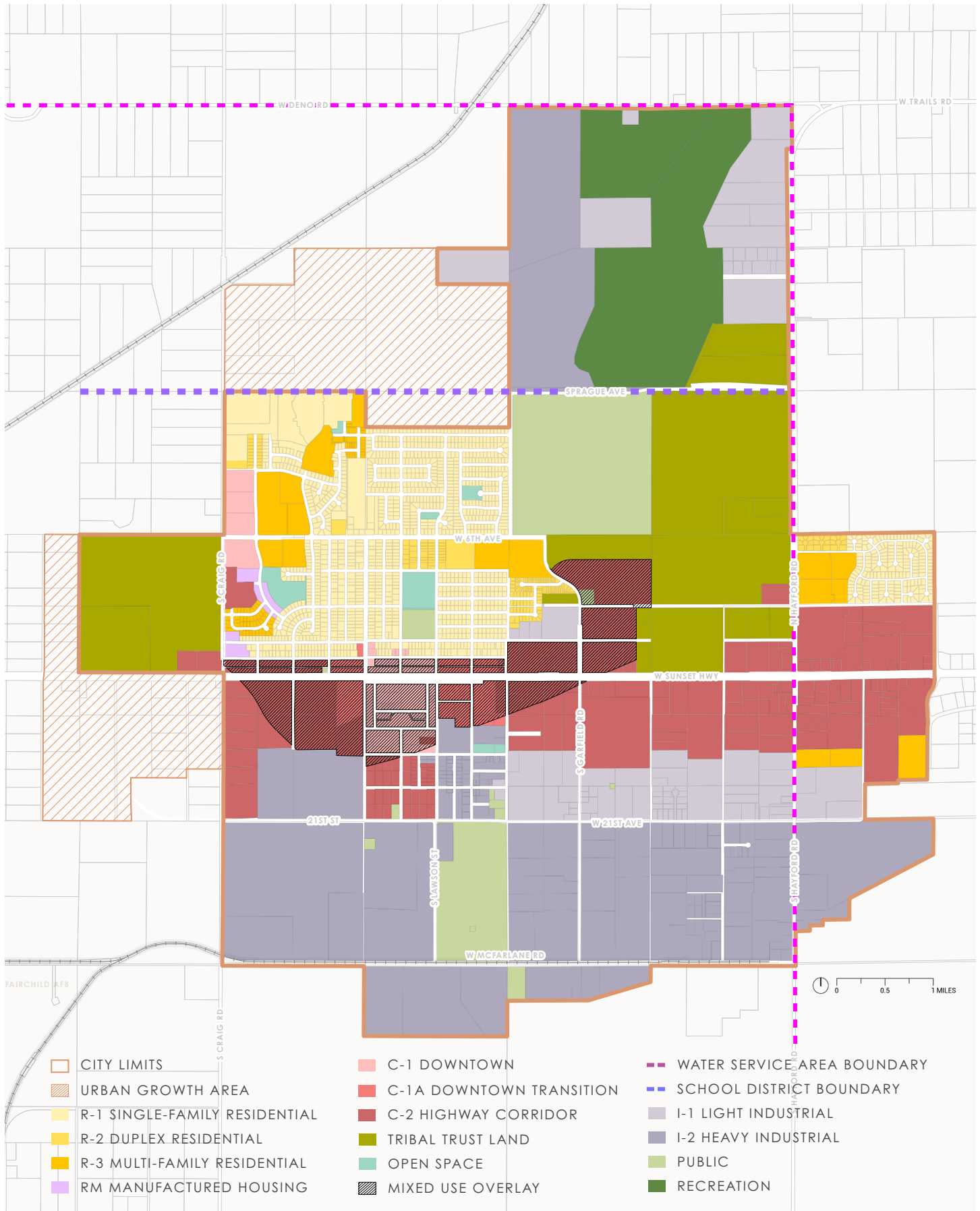
Urban Growth Areas

The City has approximately 470 acres of land within the designated UGAs shown in Figure 5 along with properties identified as vacant in the City's GIS data. The UGAs are located to the west of the City limits along Route 2 and to the North including the off-road vehicle park and land to the west. The UGA area along Route 2 west of the City cannot be developed for residential use and the off-road vehicle park is also restricted from residential development.



City of Airway Heights, 2021

Figure 6. Existing Zoning



City of Airway Heights, 2021

Land Use Alternatives

The land use alternatives are focused on expanding residential growth capacity in the City with the following designations:

- Low density @ 5 units per acre
- Medium density @ 10 units per acre
- High density @ 10 to 20 units per acre

Residential growth capacity is proposed to be modified through the following strategies that are included in the various alternatives:

- Apply zoning and residential capacity to existing UGA areas that are suitable for residential growth
- Rezone properties from commercial or industrial to residential
- Swap land within the existing UGA that is not suitable for residential growth for land outside the UGA that is suitable for residential development (UGA swaps include more than one option)
- Upzone residential properties to a higher density zone
- Modify growth assumptions such as how much residential development will occur in a mixed-use zone

Public Input

The City of Airway Heights is looking for public input on the land use alternatives to inform the selection a preferred alternative. The preferred alternative may be one of the three alternatives or a combination of different alternatives. The public may submit written comments to the City via email or hard copy or provide input through Konveio. Konveio is a web-based software tool for public engagement and allows people to leave comments on written and graphic information such as in a PDF document. Please use the following link to access Konveio and provide input: [to be added.](#)

Please use the following questions to guide your input:

- Do you prefer one of the land use alternatives? If so, which alternative and why?
- Do you have a preference between proposed changes F1 or F2 for the land that should be added to the UGA for the land swap? If so, what is your preference and why?
- Are there specific types of housing you'd like to see encouraged in the preferred alternative? Housing types may include single-family, duplexes, cottage housing, accessory dwelling units, townhouses, multi-family apartments, and others.
- Please leave comments and feedback on the images of housing types at the end of this document. If you have photo examples you'd like us to consider, please email them to jeff@weareframework.com

Alternative #1: Steady Growth Planning

Alternative 1 extends the planning horizon five years and assumes Airway Heights will be allocated the same amount of growth for the next 20-year planning period. Alternative 1 includes land use and zoning changes that have already been identified in related plans or applications that are in process. Growth assumptions for residential development in mixed-use areas are proposed to be lowered to more closely follow recent trends. In the existing Comprehensive Plan areas of the existing UGA do not have zoning designations and were not included in the growth capacity for the City. Alternative 1 applies medium density residential (10 units per acre) to the existing UGA areas that are suitable for residential growth. Since Airway Heights has more land zoned commercial than can reasonably be absorbed during the planning period and limitations on where residential development can occur in the City due to the sound contours from Fairchild Airforce Base Alternative 1 includes proposed rezoning of property from commercial or industrial to residential.

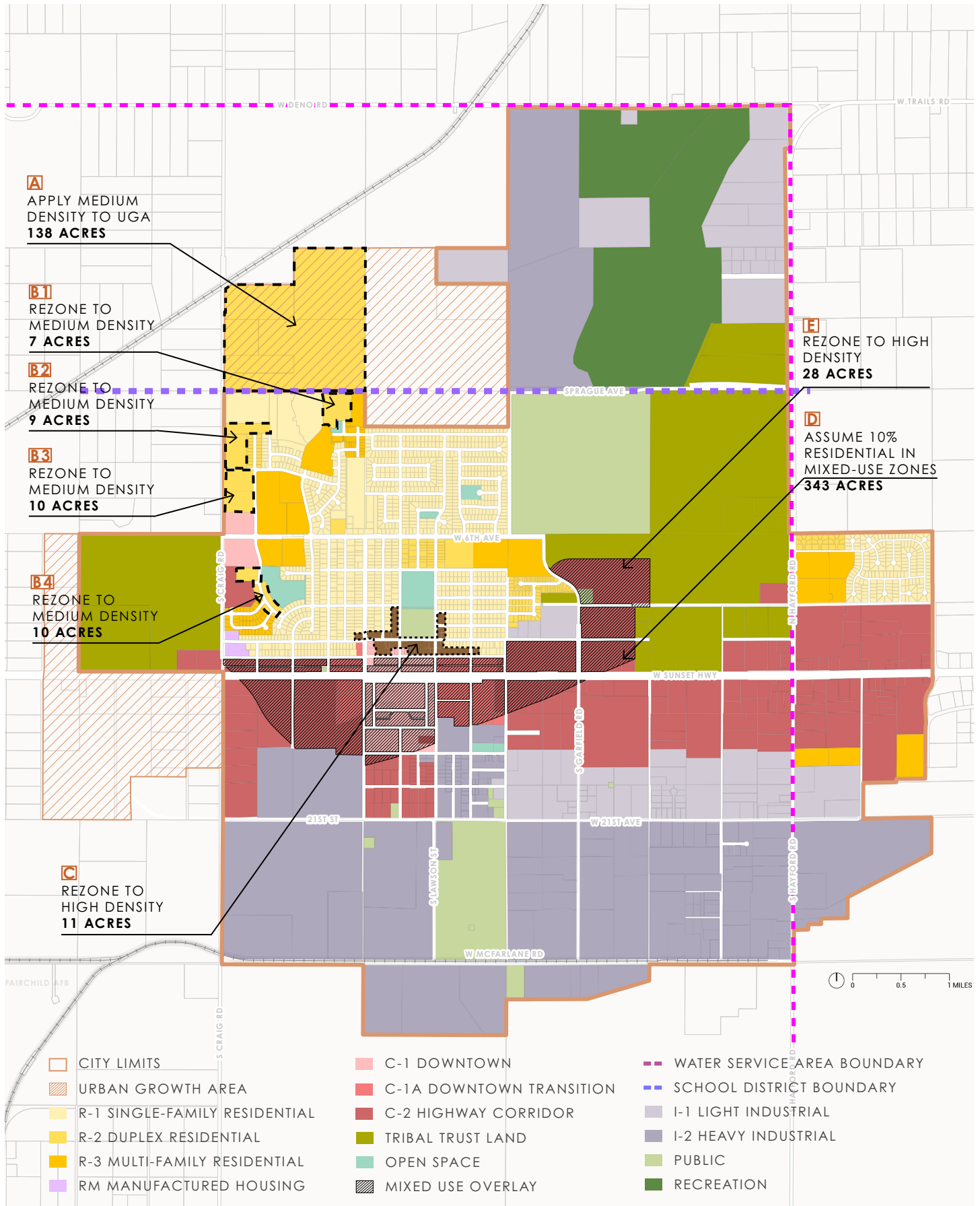
Alternative #2: Plan for the Growth Rate

Alternative 2 includes all the proposed changes in Alternative 1 plus a proposal to swap 180 acres of land within the existing urban growth area (UGA) for land outside the current UGA that is more suitable for residential development. The land swap and changes to the UGA boundary require approval from Spokane County. Alternative 2 includes two potential areas for the UGA land swap shown the map on the following page as F1 and F2 with the existing UGA area shown as F.

Alternative #3: Growth Expansion

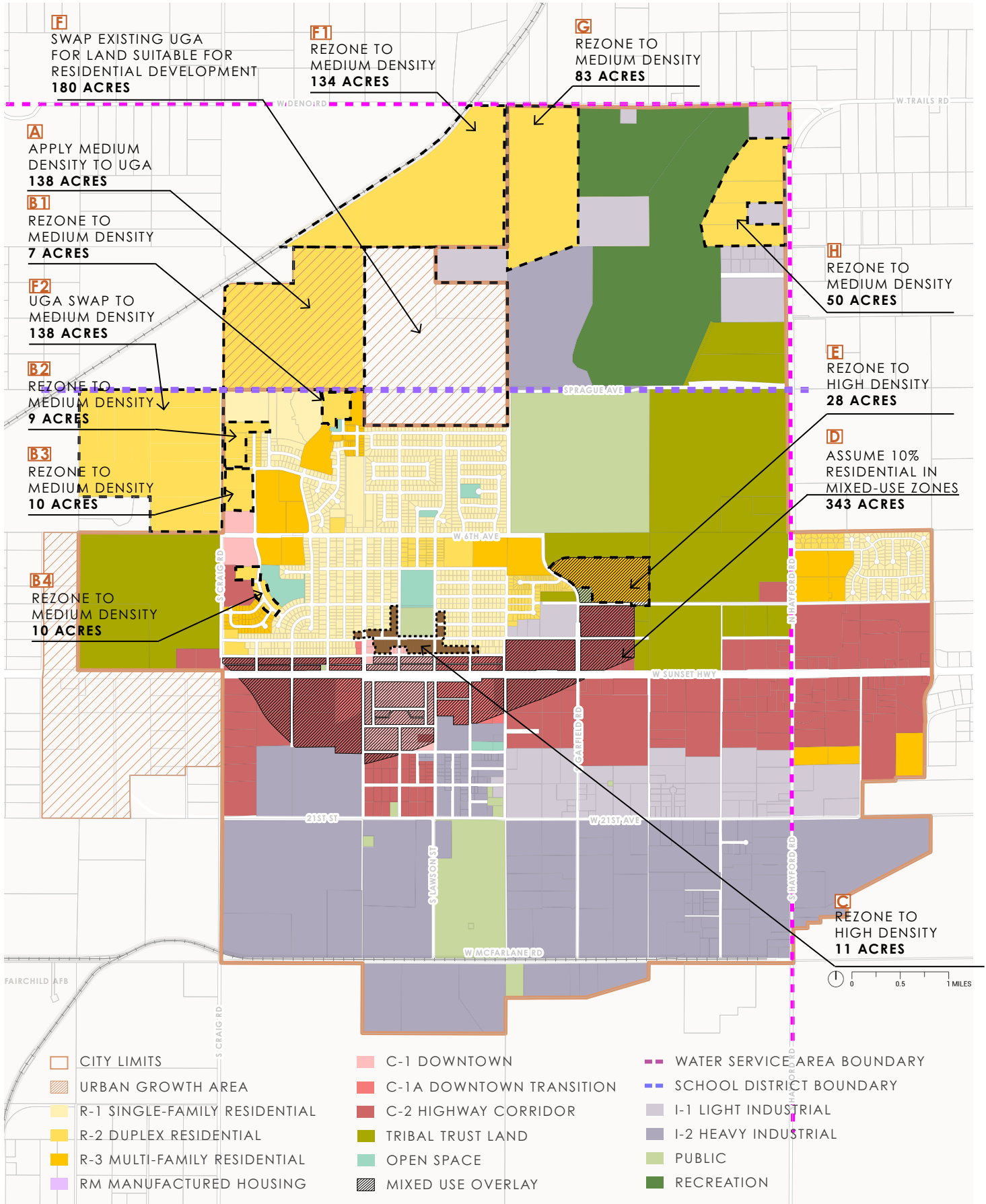
Alternative 3 includes all the changes in Alternatives 1 and 2 with two additional potential UGA expansions identified on the east side of Airway Heights north of Highway 2 (See I and J on the map on the following page). The two areas identified are between 180 and 211 acres and both areas would require an expansion of the water service area boundaries. The two sites are also within different school district service areas. Significant UGA expansion may have to wait until the next periodic Comprehensive Plan update and updated growth allocations from Spokane County. To add areas to the UGA the City must demonstrate that it can provide urban services including capital facilities, utilities, and transportation facilities to accommodate new growth.

Figure 7. Alternative #1: Steady Growth Planning



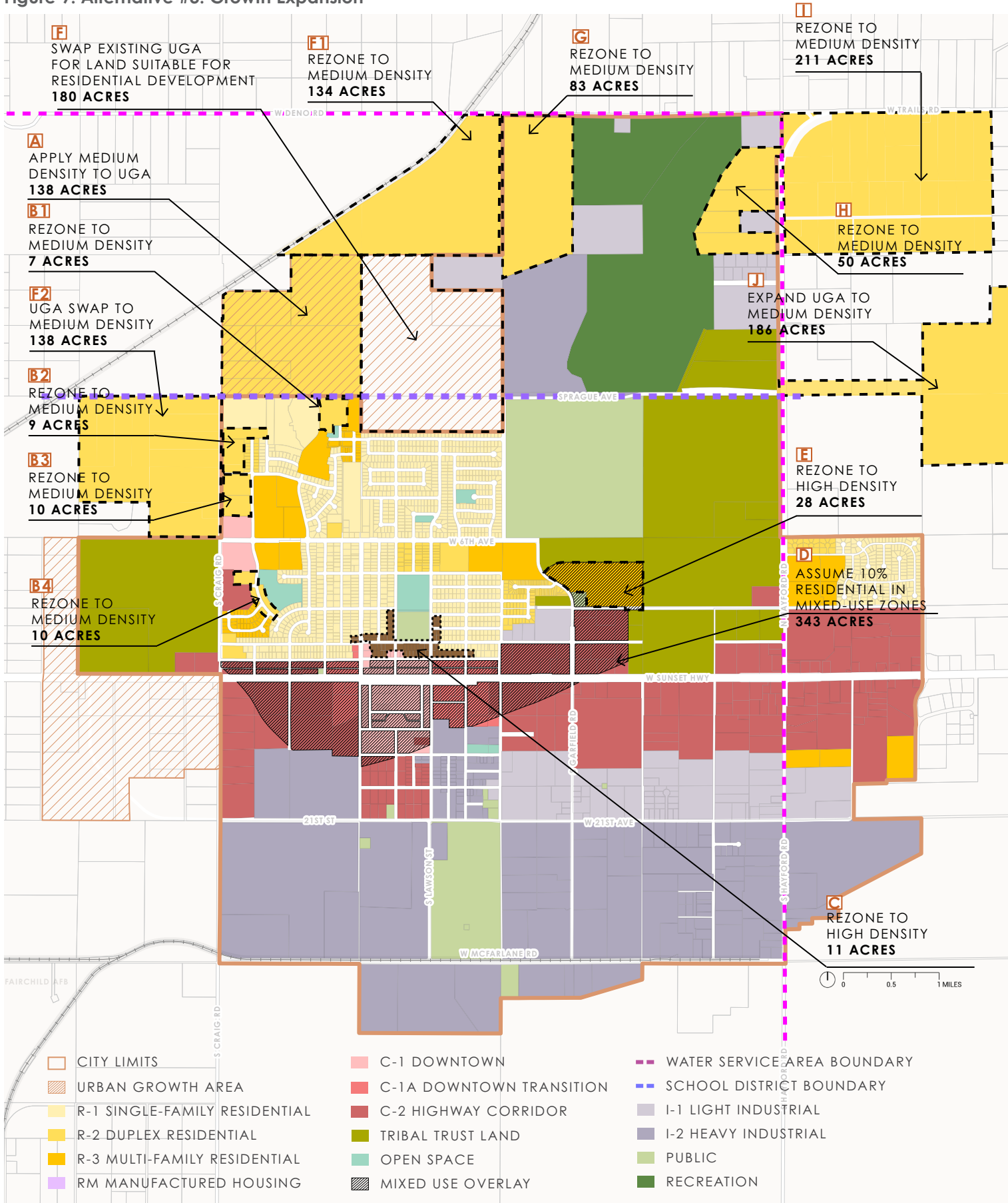
City of Airway Heights, 2021

Figure 8. Alternative #2: Plan for the Growth Rate



City of Airway Heights, 2021

Figure 9. Alternative #3: Growth Expansion



City of Airway Heights, 2021

Growth Capacity Table

MAP AMENDMENT #	EXISTING ZONE	VACANT LAND (2020)	UNITS PER ACRE LOW	UNITS PER ACRE HIGH	BUILD FACTOR	PROPOSED ZONE	AVAILABLE LAND (2022)	POTENTIAL UNITS LOW (2022)	POTENTIAL UNITS HIGH (2022)
EXISTING	R-1	100	5	5	50.0%	R-1	50.1	250	250
EXISTING	R-2	4	10	10	50.0%	R-2	2.2	22	22
EXISTING	R-3	37	10	20	50.0%	R-3	18.3	183	365
EXISTING	RM	5	7	7	50.0%	RM	2.4	17	17
A	County Zoning; Existing UGA	138	10	10	50.0%	UGA (R2)	69.0	690	690
B1	R-1	14	10	10	50.0%	R-2	7.0	35	105
B2	R-1	9	10	10	50.0%	R-2	4.5	23	23
B3	C-2	10	10	10	50.0%	R-2	5.0	50	50
B4	R-1	5	10	10	50.0%	R-2	2.5	13	13
C	R-1	11	10	20	50.0%	R-3	5.5	55	55
D	C-1/C-2	343	10	20	10.0%	Change Residential Assumption for C-1/C-2	34.3	343	685
E	C-2/Mixed-Use	28	10	20	50.0%	R-3	14.0	140	280
ALTERNATIVE 1 TOTALS:		962					751	1,820	2,555
F	County Zoning	180	10	10	50.0%	UGA Swap North (R2)	0.0	0	0
F1	County Zoning	134	10	10	50.0%	R-2	67.0	670	670
F2	County Zoning	138	10	10	50.0%	R-2	0.0	0	0
G	I-2	83	10	10	50.0%	R-2	41.5	415	415
H	I-1	50	10	10	50.0%	R-2	25.0	250	250
ALTERNATIVE 2 TOTALS:		1,229					885	3,155	3,890
I	County Zoning	211	10	10	50.0%	R-2	105.5	1055	1055
J	County Zoning	186	10	10	50.0%	R-2	93.0	930	930
ALTERNATIVE 3 TOTALS:		1,626					1,083	5,140	5,875

Photos of Housing Typologies and Densities

Low density @ 5 units per acre



Spokane, WA



Olympia, WA



Pullman, WA



Bozeman, MT



Langley, WA



Shoreline, WA

Medium density @ 10 units per acre



Townhouse Cluster | Seattle, WA



Townhouse | BlockM, Bozeman, MT



Stacked Duplex



Side by Side Duplex | Seattle, WA



Planned Community | High Point, Seattle, WA



Attached Townhouse | Boise, ID

High density @ 10 to 20 units per acre



Garden Apartment | Renton, WA



Attached Townhouse | Seattle, WA



Apartment | CDA, ID



Fourplex | Portland, WA



Multifamily | Boise, ID



Planned Community | Seola Garden, Seattle, WA