



Abundant Land. Bountiful Life.

City of Othello
Planning Commission
November 19, 2018
Jackee Carlson

CALL TO ORDER

Chair Roger Ensz called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Present: Chair Roger Ensz, Brian Gentry, Tari Perez, Chris Dorow, Kevin Gilbert

Absent:

Staff: Community Development Director Anne Henning & Planning Secretary Jackee Carlson

Attendees: City Council member John Lallas; Bob Carlson; Beautification Committee Member Lynette Caruthers; Port of Othello Director Chris Faix; Darren and Nicole Amoruso

Quorum Established.

APPROVAL OF OCTOBER 15, 2018 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from October 15, 2018 M/S Chris Dorow/Brian Gentry.

MUNICIPAL CODE UPDATE – S-1 SUBURBAN ZONE – REQUEST FOR DIRECTION

In trying to simplify the Zoning Code, the Planning Commission discussed the possibility of re-zoning the S-1 Zone to R-1 or R-2. The owners of the 3 lots that are currently zoned S-1 were invited to the meeting to further discuss the topic.

Darren and Nicole Amoruso, owners of one of the lots, informed the Commission that when they bought their property from their aunt, the bank told them their land was zoned commercial. According to them what had happened was that the city had incorrectly lumped in the residential with the commercial land, and they were not able to build until it was re-zoned. In 2012, they went before the Planning Commission and they agreed to zone it S-1. The S-1 Suburban Zone already existing in the code; it was not created in response to this situation.

The Amorusos would like to see it remain S-1, so that they may continue to have animals and for resale value purposes.

Action: Motion to keep S-1 in the Zoning Code M/S Roger Ensz / Chris Dorow. Passed unanimously.

The Port of Othello who owns the remaining land that is zoned S-1, would like to see it re-zoned to Commercial land. This will be brought up as part of the process when the Re-zoning is done.

Action: Motion to change the Port land that is currently S-1 to Commercial. M/S Chris Dorow/Kevin Gilbert. Passed unanimously.

MUNICIPAL CODE UPDATE – LANDSCAPING- REQUST FOR DIRECTION

Lynette Caruthers from the Othello Beautification Committee stated she has heard the current Landscape Code may be a deterrent to development. She thought the code could be simplified while maintaining what is already good. She gave a Power Point presentation, Drought Tolerant/Desert Landscape Features, which gives examples of recommended landscaping ideas for businesses and residences. The result is to reinforce what is already in place, keeping in mind drought tolerant/desert landscape.

Features most slides had in common were:

- River rock, basalt or gravel ground cover
- Curbing
- Shrubs and trees
- Decorative grasses
- Basalt pillars, basalt chunks or boulders
- Underground sprinklers
- Lawn

Ms. Caruthers mentioned that any commercial landscape will require some maintenance, but some are easier than others to maintain. She felt the following plants should be discouraged:

- Yucca because it becomes ugly if not maintained, and it is very hard to control.
- Pampas grass because it grows very large and is hard to control.
- Barberry because it will catch wind-blown trash, and a person needs welding gloves to maintain it because of the sharp thorns.

Maintenance for planter pots was discussed. Ms. Caruthers mentioned that Quincy tried to require property owners to maintain the plantings at each site, but people did not do a good job and the plantings ended up looking bad. It was discussed that Beautification might want to look into offering planting and/or maintaining the pots as a service for a fee.

The following changes to the proposed Landscaping draft were discussed:

- Street Trees – Maybe not require street trees for redeveloped sites. Development of vacant sites should include trees though.
- Red Pots

Red Pots		
Size	With Vegetation	Without Vegetation
Small	18	15
Medium	22	19
Large	26	23

- Basalt – ½ point per cubic foot
- Boulder – ½ point per cubic foot
- Whiskey Barrel (2') – 5 points
- Benches – no points/not counted (too much variety in what could be proposed)
- Decorative Light Pole – Remove from table (should not substitute for landscaping)
- Curbing, includes parking lot island curbing – 1 point per 10 feet

OTHER BUSINESS:

Wayfinding Signs –


Lynette Caruthers brought up the idea of city having Wayfinding signs around town. Mr. Dorow mentioned that there used to be more wayfinding signs. It was discussed that the Beautification Committee should present a plan to the Planning Commission of what signs are needed. The Planning Commission could then make a recommendation to the City Council.

Items that will be discussed at the next meeting:

1. Landscaping
2. Zoning Map/Residential Zones (R-2 to R-3)
3. Accessory Dwelling Units (ADUs)

ADJOURNMENT

Having no other business, the meeting was adjourned at 8:01 pm. Next scheduled meeting is Tuesday, January 22, 2019.

By:  Date: 1-23-19
Jackee Carlson, Planning Secretary