



City of Othello
Planning Commission
January 23, 2019
Jackee Carlson

CALL TO ORDER

Chair Roger Ensz called the meeting to order at 6:04 pm.

ROLL CALL

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

Absent: Brian Gentry

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

Attendees: Bob Carlson

Quorum Established.

APPROVAL OF November 19, 2018 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from November 15, 2018 M/S Chris Dorow/Tari Perez.

MUNICIPAL CODE UPDATE – OMC TITLE 16 SUBDIVISIONS– REQUEST FOR DIRECTION

Ms. Henning presented the changes she has been making to the chapter and is requesting direction from the Planning Commission.

The following changes were reviewed, and the Council agreed that she is moving in the right direction. When the changes are completed, the City Attorney will review the changes. Once approved by him, the Planning Commission will hold a Public Hearing, then a recommendation will be made to the City Council.

- General Provisions (pg.2) – Added a few things she liked from other codes, like the Exemptions which were mostly out of the RCW. Not ready to discuss Water Rights but will need to.
- Legal Lot (pg.3) – In the current OMC, if someone would like to develop, they need to have a platted lot. This is an unusual process, that not too many cities have. The new process would require that a lot is created in compliance with applicable state and local land segregation statutes or codes in effect at the time the lot was created, or binding site plan was approved, but not limited to demonstrating that the lot was created through the stipulations put forth by the city.
- General Standards (pg.4) –
- Definitions – Removed what was not important/not used. Made no additions. – Will need to be reviewed again.
- Boundary Line Adjustment (pg.10) – As modified, would work.
- Short Subdivision's (pg. 13) – Removed this section, all will be covered in other chapters.
- Proposal for new chapter (pg.25) – Preliminary Short Subdivisions, Major Subdivisions and Binding Site Plans –
- Opens Spaces & Parks (pg.48) – Needs reviewing.

MUNICIPAL CODE UPDATE – LANDSCAPING- REQUEST FOR DIRECTION

The Commission used the updated draft of Table 3 to assign points to the buildings on the table below. Through out the process, they updated the following information:

Building	Lot Size	Points Needed	Building	Lot Size	Points Needed	Building	Lot Size	Points Needed
Basin Insurance (Commercial)	22,5000 SF	158	Tovar Triplexes (Residential)	18,200 SF (-5,000 for building)	140	Yogurty Smogurty (Commercial)	22,5000 SF	138
Points Earned			Points Earned			Points Earned		
	Rock	55		Rock	72		Grass	16
	Pots	90		Trees	40		Pots	52
	Curbing	20		Curbing	12			
	Boulder	30						
	Total Points	195	*Needs 16 more points	Total Points	124	*Needs 68 more points	Total Points	68

- The number of points assigned for Rocks was changed from ¼ point to 1/10 point per square yard.
- Sculptures may be added for 1/10 point per cubic foot. There was a discussion about what should be considered “city”. Ms. Henning will look at other cities public art policies. Connell’s sculptures were mentioned.
- Perennials will be added for ¼ point per perennial.

The Commission was pleased with the results of the point system and are ready to proceed forward with the changes.

ZONING MAP UPDATE –REQUEST FOR DIRECTION

The Commission discussed changing the Zoning Map, focusing specifically on the need more R-3 and R-4 areas. The process will require a public hearing and action by the Planning Commission and City Council once it is finalized by the Commission.

Throughout the discussion the following propositions where made. See the attached map for the location of areas.

Area:

- A – North of Olympia & West of 7th - Change from a R-2 to R-3.
- B – Olympia to Fir, Coventry to 4th - Change from R-2 to R-3
- C – Hamlet to Pine, 12th to 14th (except Hospital) - Change from R-1 to R-2.
- D –Alley between Hemlock & Larch to alley between Oak & Ash, 7th to 8th - Changed from a R-2 to R-3.
- F – It was discussed that this area, specifically the Palos Verdes Estates, be rezoned to R-1, with the remaining of the area to be rezoned C-3 in the future.
- E – Elm to Scooteny, lots fronting 2nd, 3rd and 4th and the north side of Scooteny from 4th to 7th.

SHORT COURSE ON LOCAL PLANNING – TRAINING OPPORTUNITY

The Commission was interested in this training. We will be contacting Connell to see if they would like to participate as well. The date is to be determined.


OTHER BUSINESS:

Items to be discussed at the next meeting:

1. Accessory Dwelling Units (ADUs)
2. Residential Zones
3. Industrial Zones

ADJOURNMENT

Having no other business, the meeting was adjourned at 8:07pm. Next scheduled meeting is Tuesday, February 19, 2019.


_____ Date: 2-28-19
Roger Ensz, Chair


_____ Date: 2-28-19
Jackee Carlson, Planning Secretary

