



Planning Commission

July 16, 2018

Anne Henning

CALL TO ORDER

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

ROLL CALL

Commissioners: Chair Roger Ensz, Brian Gentry, Chris Dorow

Absent: Kevin Gilbert

One position vacant

Staff: Community Development Director Anne Henning and City Clerk Rebecca P. Ozuna

Attendees: City Council member John Lallas; Zeke Rodriguez for ADUs

Quorum Established.

APPROVAL OF JUNE 18TH, 2018 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from June 18, 2018 M/S Dorow/Gentry

APPROVAL OF JUNE 25TH, 2018 PLANNING COMMISSION SPECIAL MEETING MINUTES

It was voted to accept the minutes from June 25, 2018 M/S Dorow/Gentry

PUBLIC HEARING ON AMENDING OTHELLO MUNICIPAL CODE CHAPTER 17.61 TITLED "OFF STREET PARKING"

Chairman Roger Ensz opened the public hearing at 6:03 pm. Commissioners were asked to state whether they had any personal or financial interest in the proposal and whether it would affect their consideration of the proposal. Roger Ensz stated that he builds residences which are required to provide parking but he did not feel that affected how he reviewed the proposed changes to the regulations. Mr. Gentry and Mr. Dorow did not have any personal or financial interest in the proposal. Commissioners were asked whether they had any communications on the proposal. No communications. Opportunity was provided to object to any Commissioners participating; no objections.

Ms. Henning summarized the proposed major changes to the parking chapter:

- Clarifying when the chapter is triggered
- Allowing parking to be gravel when the street providing access is gravel
- Increasing parking space size from 8.5' x 18' to 9' x 20', and clarifying this size also applies to parking within a garage
- Prohibiting backing out onto a street, except for single family and duplex dwellings
- Clarifying that minimum required parking for new residences must be concrete or asphalt
- Allowing a residence to provide a carport instead of a garage
- Increasing the parking for schools from 1 space per 12 seats in an auditorium to 1 space per 6 seats
- Adding a student parking requirement for a high school (1 space per 6 students)
- Changing the requirement for retail and service from square footage of total parking lot to number of parking spaces. The calculation per square foot is a sliding scale, with a little more

parking per square foot required for small stores (which will not have many parking spaces required) to a little less per square foot for larger stores (which will provide a lot more total parking spaces and also probably have more open area within the store)

- Changing the requirement for restaurants, taverns, and bars from a requirement per seat to a requirement per square footage (since the number of chairs can easily be changed)
- Changing the decision-maker from the Planning Commission to staff for alterations and joint use agreements
- Changing the decision-maker from the building official to community development director for uses not specified
- Changing the decision-maker from the Planning Commission to public works director for parking lot entrances and exits
- Clarifying that hard surfacing is required for parking areas and that they must comply with the Eastern Washington Stormwater Manual
- Requiring lines to be striped in parking lots
- Setting minimum aisle widths in parking lots
- Updating the language for handicapped accessibility

The hearing was opened to public testimony. No testimony was provided.

The Commissioners discussed the prohibition against backing out onto a street, except for single family and duplex dwellings (17.61.010(e)). They felt this would not be a problem even for triplexes and four-plexes so asked to have that section modified.

The public hearing was closed at 6:24pm.

Action: Mr. Dorow moved to recommend to City Council the amendments to OMC 17.61, Off-Street Parking, with the change as discussed. Seconded by Mr. Gentry. Passed unanimously.

PUBLIC HEARING ON CREATING OHELLO MUNICIPAL CODE CHAPTER 17.63 TITLED “ACCESSORY DWELLING UNITS”

Chairman Roger Ensz opened the public hearing 6:27 pm. Commissioners were asked to state whether they had any personal or financial interest in the proposal and whether it would affect their consideration of the proposal. Roger Ensz stated that he may consider building accessory dwelling units in the future but he has no plans to build such units currently. He did not feel that affected how he reviewed the proposed regulations. Mr. Gentry and Mr. Dorow did not have any personal or financial interest in the proposal. Commissioners were asked whether they had any communications on the proposal. Mr. Dorow stated he has discussed the issue with a wide variety of people, trying to understand the feelings of the community on this issue. Mr. Ensz and Mr. Gentry had no communications. Opportunity was provided to object to any Commissioners participating in the hearing; no objections.

Many cities in Washington and elsewhere have a process to allow “accessory dwelling units”, a secondary unit on the same lot as a single family dwelling. While units like this exist in Othello currently, they are not allowed by the zoning, other than through a conditional use permit process for the rental of an apartment appurtenant to a single family residence in the R-2 and R-4 Zones. The intent of creating an ordinance is to provide a process to create new ADUs that meet standards in the ordinance for parking, access, lot coverage, and utility connections. Benefits of ADUs include: Housing can be more affordable, land and existing infrastructure can be used more efficiently, and possibly better upkeep of

properties (if landowners can rent out a unit, they will have more money available for maintenance). After the initial work by the Planning Commission, the draft ordinance was reviewed by Planning, Building, Code Enforcement, Fire, and Ambulance staff, and modifications were made to address their concerns, including access via a sidewalk rather than a driveway (which could be obstructed by vehicles and prevent access by a gurney). Fire and Ambulance staff disagreed about the best method for assigning addresses, with Fire in favor of whole number addresses and Ambulance preferring A&B to show there was a secondary unit. Agency consensus was that whole number addresses would be best.

The public hearing was opened to public testimony. John Lallas, City Council member but speaking as a private citizen, stated that there should be a minimum lot size of 10,000 square feet. He had concerns about setbacks and parking. Commissioners explained they considered a minimum lot size but concluded that the existing lot coverage requirement of 35% was sufficient to address concerns about retaining enough open space on the lot. Setbacks would not be modified for these units, they would comply with the existing setbacks of the zone. Two parking spaces would be required for each dwelling unit, for a total of 4 on the lot. Separate water and electrical connections would be required so that non-payment of bills could be addressed with each unit separately without affecting the other. Mr. Lallas concluded that the Commission had put a lot of thought into the proposal.

There was no other public testimony.

Mr. Dorow stated that he felt that in the R-2 Zone, there should be a requirement that the property owner live onsite. He felt this would lead to better upkeep of the property. Mr. Gentry disagreed and stated that he owns several rentals and he hires a service to maintain those units, so the landscaping looks better than his own home. Mr. Dorow stated he had reviewed other codes and found that most require owner occupancy. Ms. Henning pointed out that many jurisdictions allow these units in single family zones, which is different than allowing them in a zone that already allows two-family units, and that there are jurisdictions considering removing the owner occupancy requirement because they are not seeing as many of these units developed as they would like.

The public hearing was closed at 6:50 pm.

Action: Mr. Gentry made a motion to recommend to City Council to create Othello Municipal Code chapter 17.63, Accessory Dwelling Units. Seconded by Mr. Ensz. Motion passed 2 to 1 with Mr. Dorow opposed.

CREATE HISTORIC PROPERTIES LIST – CITIZEN REQUEST

Jenn Stevenson of the Old Hotel Art Gallery submitted a request to have the Planning Commission adopt a local list of historic properties. After she made the request, the School Board scheduled a special meeting at the same time as the Planning Commission meeting so she was unable to attend. Motion to table the item to the next meeting. M/S Dorow/Gentry

ADJOURNMENT

Having no other business, the meeting was adjourned at 7:09 pm. Next scheduled meeting is August 20th, 2018.

By: _____ Date: _____
Anne Henning, Community Development Director