



City of Othello
Planning Commission
October 15, 2018
Jackee Carlson

CALL TO ORDER

Chair Roger Ensz called the meeting to order at 6:02 pm.

ROLL CALL

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

Absent: Kevin Gilbert

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

Attendees: City Council member John Lallas; Ethan Porter Varela & Associates; Bob Carlson, Doug and Vaughn Pegram

Quorum Established.

APPROVAL OF SEPTEMBER 17, 2018 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from September 17, 2018 M/S Chris Dorow/Tari Perez

LEE & 14TH SHORT PLAT DEFERRAL

The Othello School District has applied for a 1-lot short plat at the corner of Lee Road and 14th Ave, which will be transferred to the city for the proposed reservoir site. The school district has requested to defer frontage improvements until future development of the property. The remaining parcel will be unplatted until they decide to develop it. The city will responsible for the improvements of their frontage in the future. The deferral allows the improvements to happen after it platted. The OMC 16.40 sets up a process for deferral of improvements. The Commission is reviewing only the deferral request. The short plat itself is reviewed administratively.

It was noted that Commissioner Perez's husband is the Assistant Superintendent of the school district and she felt there was no conflict with the vote. There was no objection to her participation in the vote by any of the meeting attendees.

Action: Motion to recommend to the city council to approve the deferral for Othello School District M/S Roger Ensz / Chris Dorow

DRAFT ZONING MAP – REQUEST FOR DIRECTION

The Planning Commission discussed the following regarding the Zoning Map:

- The need for more residential land. The only currently available vacant land is a small piece east of CBHA and the land that is currently being developed (Sagestone 8 and Sand Hill Estates)
- Buffering between residential and commercial property, having transitional zoning
- The lack of housing /affordable housing in general
- Reviewed the proposed map with boundaries outside of city limits if it were to be annexed.
- Doug and Vaughn Pegram mentioned that are considering creating a planned development using a 32-acre parcel they currently own, which would allow work trucks to be parked at residences.

- Commissioner Chris Dorow brought up changing the area west of Kiwanis park to R-3, to promote future development
- Another idea was changing 1 lot depth, north of Olympia Street up to 4th Avenue to R-4

MUNICIPAL CODE UPDATE – RESIDENTIAL ZONES:

The Commission discussed the following changes:

- Incorporated standards from OMC 17.70, Accessory Buildings.
- Removing the draft stormwater provisions and incorporating them elsewhere in OMC.
- Changing the setbacks for accessory buildings to a minimum of 2’.

Table 2 – Development Standards in Residential Zones –

- Maximum Building Height - Primary Building: Updating the number of stories to 3 in R-4.
- Maximum Building Height for Hospitals, Clinics, & Medically Related Buildings – Updating the number of stories to 3 in R-M.
- Minimum Lot Size for Single Family Dwelling – Updated the square footage from 7,000 sf to 10,000 sf in R-1 and from 7,000 sf to 8,000 sf in R-2. This would apply to any new property. Lots platted prior to adoption of new Table would be exempt.

OTHER BUSINESS:

Room Rentals - Chair Roger Ensz brought up the issue of room rentals within the city. Ms. Henning mentioned it is not addressed in the code. Mr. Ensz stated this is happening quite a bit and he is concerned about the potential effects, for example parking is a major concern. Ms. Henning stated the parking could be addressed with code enforcement because it could be hard to regulate room rental. The Commission would like to see additional code enforcement staff.

Re-zoning of Property - The Commission would like to consider rezoning parcels #1529030680398 and #1529030680439 from S-1 to R-1. The S-1 zone may not be needed anymore. The large parcels that are originally zoned S-1 have been reduced in size. The Commissioners would like to invite the property owners to the next meeting. A phone call and letter will be sent out to the owners.

Open Public Meeting Training - The Commission requested that the link to online training be sent again.

ADJOURNMENT

Having no other business, the meeting was adjourned at 7:56 pm. Next scheduled meeting is November 19, 2018.

By: _____ Date: _____

Jackee Carlson, Planning Secretary