

Planning Commission

August 17, 2015

Trisha Tolley

CALL TO ORDER

The meeting came to order at 6:02 p.m. August 17, 2015.

ROLL CALL

Commissioners: Chairman Terry Thompson, Brian Gentry, Larry McCourtie, Roger Ensz and Colten Andersen.

Staff: City Community Development Director Travis Goddard, Mayor Shawn Logan, City Administrator Wade Farris, Council Member John Lallas and Planning Secretary Trisha Tolley

Quorum Established.

Community Developer Director Travis Goddard opened the meeting explaining what had been covered in the past meetings. The current meeting is covering Recreation and Environment.

RECREATION

One of the questions that were asked was if the population doubled, what are the recreational needs that the city will need? Two different groups got together and came up with a list. The first group came up with several items such as a Community Center, places to do events, double the parks, sports complex, double the tennis courts, nature centers, more walking paths, bike paths, water park, ice skating, mini golf, RV park and a dog park. The second group came up with some of the same things but had a few additional items such as more approved ADA sidewalks, and park paths. Publicly funded activities such as mini golf, go carts, triple play and lots of indoor/outdoor activities because of the great weather Othello has. On the nature side of things with the abundant wildlife we have this could also be educational with walking paths with educational stops. These are naming just a few things.

ENVIRONMENT – CRITICAL AREA ORDINANCES

According to the State Department of Commerce the City of Othello is due to update their ordinances in 2016. If we don't comply we put issues like State and Federal funds that we get at risk. Othello doesn't have any critical areas, although we do have one small wetland and some habitat indicators. The Critical Area Ordinances include Wetland Protection, Habitat Conservation, Frequently Flooded Areas, Flood Plains, Critical Aquifer Recharge Areas which is contaminates entering in to the ground water, Geologic Hazard Areas which are steep slopes, Landslide Areas and Seismic Hazard Areas. Othello does not have steep slopes over 40 percent and they don't have obvious landslide hazards. The Shoreline Management Program is another critical area. While there are none in Othello, Rodeo Lake is adjacent to city limits. Shoreline regulations are triggered either by the amount of water flow and the surface area of the waterbody, but can also include associated wetlands.

Mr. Goddard's specialty background is in environmental regulations and creating ordinances that accommodate critical areas. Mr. Goddard tries to help the public avoid impacts on critical

areas. Specifically, Mr. Goddard advocates following a process approach of “avoidance”, “minimization” and “mitigation”. Mr. Goddard tries to help the public avoid impacts on critical areas. If there are no impacts state, local or federal permits should not be required. The second level of protection is minimization, meaning if you can’t avoid impacting an area, we try to find a way to minimize those impacts as much as possible. The third level is mitigation. Mitigation means the replacement of lost values and function due to development impacts. Development with impacts that need mitigation normally require state, federal and local permits. We want to create an ordinance that rewards people for making good choices, which means avoid permits as much as possible. Mr. Goddard went over some examples that explained what wetlands consisted of and why it is so important for people to get a pre-determination on their property if they think they have wetlands present. It is state mandated that City of Othello have an ordinance in place, even though we will rarely come across a wetland in our area. 99% will be in areas that the city expands into. This is why we need to be prepared.

HABITAT

Priority Habitat and Species is a list of animals feeling pressure due to development and they could become distinct. Sensitive means they are vulnerable to pressure. Threatened means they are likely to become endangered. Endangered species are those that are seriously threatened with extinction. Mr. Goddard went through some slides describing what the endangered species areas look like on a map. He referred to state information resources that would be used to help determine management techniques. Examples included the timing of construction.

FREQUENTLY FLOODED AREAS

Frequently Flooded Areas are regulated by FEMA. Mr. Goddard showed some maps that map out 100 year flood events meaning every years there is a 1% chance of a flood. There are two types of flood areas that are important. A Flood Plain is where water is stored. The water level raises up (and sits). A Flood Way is where the water is conveyed with velocity. These two different factors determine where a person can build or how they need to build. Mr. Goddard would like to develop a process to help educate people to keep them from needing a permit.

GEOLOGIC HAZZARD AREAS

These are steep slopes (40% or steeper), or unstable soils with erosion or that have landslide hazards. The City of Othello is modeled for low hazard levels from earth quakes. There are also few visible indicators or severe erosion or landslide Hazards within the city. We don’t have too many geo-hazards to worry about them but we still need to upgrade our ordinances to stay in compliant with Federal and State regulations.

SHORELINE MANAGEMENT ACT

If the City of Othello ever decides to annex somewhere that is part of a shoreline of state wide significance we will need to adopt a Shoreline Program.

ADJOURNMENT

Having no other business at hand, Meeting adjourned at 7:24 pm. The next meeting is scheduled for September 15, 2015.

By: _____ Date: _____

Trisha Tolley, Planning Secretary