
CALL TO ORDER

Chairman Terry Thompson, called the meeting to order at 6:02 p.m. March 3, 2015.

ROLL CALL

Commissioners: Chairman Terry Thompson, Mike Bailey, Roger Ensz, Pat Simmons.

Staff: City Community Development Director Travis Goddard, and Planning Secretary, Trisha Tolley

ABSENT: Rex Robbins resigned/retired from planning commission.

Quorum Established.

Public: Mayor Shawn Logan, Council Member John Lallas and Bob Carlson.

APPROVAL OF JANUARY 20, 2015 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from January 20, 2015. M/S Simmons/Ensz

WHAT IS COMPREHENSIVE PLANNING

Comprehensive planning is the articulation of goals. The goals of a comprehensive plan is to improve the physical environment of the city; promotes the public interest of the community at large, versus the interest of individuals or special interests. It facilitates the democratic determination and implementations of community policies on physical development. It effects political & technical coordination of community development. It also provides political cover for elected officials, (so once we establish what the direction of the community is, they don't have to answering questions of "why" from project to project). The community direction is set by policy beforehand. Example of physical development is anything from obtaining a building permit or establishing what type of street lights to use for a development, to how big set backs are, (to name a few). Policy decisions would be applied across the board no matter what the development was. Another thing comprehensive planning does is to inject long-range considerations into the determinations of short range actions. And lastly to bring professional & technical knowledge to bear on the making of political decisions concerning development. Community Planning Developer, Travis Goddard showed some maps on the overhead indicating opportunities for Othello in the future at the south end of town, then discussed needing tools to be consider so the city can offer different options and effect developments.

WHAT DO WE WANT TO GET OUT OF THE COMPREHENSIVE PLAN UPDATE PROCESS

We will be doing the research, setting goals and policies, and prepare the policies. We will need to finalize some development tools for implementing the plan.

COMPREHENSIVE PLAN CHAPTERS

The chapters of the Comprehensive Plan will be as follows:

Housing

Land Use

Capital Facilities & Utilities

Economic Development

Transportation

Conservation & Environment and Parks & Recreation will be tied together.

There will be three parts to those chapters. Existing Condition Descriptions, Goals and Policies, and Implementation Tools.

WORK PLAN TIMELINE

A calendar was made of the months for 2015 for the Planning Commission to schedule their monthly meetings as follows:

March 16, 2015	Housing
April 16, 2015	Land Use
May 18, 2015	Capital Facilities
June 15, 2015	Economic Development
July 20, 2015	Transportation
August 17, 2015	Parks & Recreation/Utilities/Conservation & Environment
September 15, 2015	Review of previous work
October 19, 2015	Review of previous work
November	Presentation of draft plat by the Planning Commission to the City Council
December	City Council review of draft plan for action

Mr. Goddard thought it would be a good idea to move the Planning Commission meeting to the same date as a council meeting in November and asked the Planning Commission if they would like to be a liaison on the different categories for the Comprehensive Plan to help explain the different categories. Pat Simmons and Mike Bailey are on Economic Development, Terry Thompson and Mike Bailey are on Housing, Terry Thompson is on Land Use, Roger Ensz is on Capital Facilities and Utilities, and Pat Simmons is on Transportation. Parks & Recreation will be saved for the new member when they come on board.

POPULATION CONTINUED

According to the 2010 census 79% of the dwelling units in the city are occupied by families, there are 3% male head of household, 1% female head of households, 7% of men living alone and 10% of females living alone. Multifamily dwellings are 18% and 7% are manufacture homes and the remaining 76% are stick built single family homes. 18% is rental community. 17% is Othello Housing Authority, which means only 1% of the market is apartment rentals. Owner occupied is 56% and 44% is renter occupied housing units. 96.5% of the dwellings in the city are occupied in 2010, 3.5% were vacant. Only 77 units were empty, 55 of them were for sale with no one living in them. 22 homes were rentals waiting for someone to move into them. This means in the rental market there was only less than 1% vacancy rate for rentals. A healthy rental market is 4% to 6%. Our current market for rentals is 0.4%.

ADJOURNMENT

Having no other business at hand Chairman Terry Thompson asks for a motion to adjourn the meeting, the next meeting is scheduled for March 16, 2015. Meeting adjourned at 7:45 pm. M/S Simmons/Bailey

By: _____ Date: _____
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.