

CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:04 pm, July 18, 2016.

ROLL CALL

Commissioners: Chairperson Terry Thompson, Brian Gentry, Chris Dorow and Roger Ensz

Staff: City Community Development Director Travis Goddard, Council Member Larry McCourtie, Council Member John Lallas, and Planning Secretary, Trisha Tolley

ABSENT

Planning Member Deena Vietzke

Quorum Established.

APPROVAL OF MAY 16, 2016 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from May 16, 2016. M/S Roger Ensz/Chris Dorow

2ND AVENUE ZONE CHANGE

Community Development Director Travis Goddard, presented a request for a zone change on a piece of property that is currently zoned C-1 but is surround by residents located on 2nd Avenue and Scooteny St. Mr. Goddard explained the history behind the zoning of that parcel that he could find. He also presented a letter that was received by the current owner of the property in May of 1999, requesting the zoning be changed back to R-2, that they did not want C-1 zoning. Mr. Goddard could not find any documentation that indicated that the property was ever changed to R-2, it had always been C-1. C-1 would not allow replacement residences if a fire were to occur.

Mr. Goddard went through what was required for a zone change in the Code and in the Comprehensive Plan and his analysis was that the site does fit the vision for a neighborhood commercial site, but it is a very small commercial property and the existing use of the property since 1954 is more consistent with residential. The properties next door and adjacent to the property are also zone commercial but have had residential units on them since 1954. Mr. Goddard's recommendation is that the Planning Commission recommend to the council that the commercial zone be changed to residential.

Council Member Roger Ensz asked why not change all five lots at the same time? Council Member Chris Dorow made a recommendation to turn the five lots into R-2, protecting the public, and current families if their homes were burnt down (they cannot rebuild in the current zoning). Council Member Brian Gentry agreed. Mr. Goddard indicated that they could recommend approval of this zone change but only recommend that the council include the four existing parcels. They gave Mr. Goddard a couple weeks to notify the home owners of the recommendation and have them attend the city council meeting to speak for or against the zone change. The motion was made to recommend the change of zoning on the one lot at 848 S 2nd and make a recommendation to council to change the remaining four lots pending contact with the owners. M/S Chris Dorow/Brian Gentry

SEWER LATECOMERS CODE CHANGE

Community Development Director Travis Goddard explained to the Planning Commission how latecomer fees are assessed when a contractor has improved infrastructure that would be used by future developments. A latecomer's fee is put in place to pay back the developer who did the work originally. At this time the city code only talks about water infrastructure investments, so we only have a process for water. A proposal was put before the Planning Commission to have the same language for the Sewer Latecomers Code, so it matched the Water Latecomers Code. Planning Commission member Roger Ensz asked if the amount paid back is what was originally paid out by the developer. Mr. Goddard indicated that the cost is increased by the CPI in June of every year until paid.

Mr. Goddard addressed some language changes in the code. He wanted the code to say when you collect water fees it goes into the water fund and when you collect sewer fees it goes into the sewer fund. Also the definition for sewer identifies the wastewater utility includes both sewage and storm sewage (AKA storm water). Another change would be to change the wording for the Sewer Connection Fees to be the same as the Water Connection Fees, example: Water General Facility Charge, Sewer General Facility Charge, Water Site Facility Fee, Sewer Site Facility Fee. The last change is the language of the code that talks about subdivisions. At this time it says that only a sub-divider can connect to the sewer and water. So wherever it says "sub-divider" it should say "developer", so they can connect to the water or sewer. Chris Dorow made the motion to adopt the code language amended OMC Title 12.116 Water Sewer Services and Rights as presented. M/S Chris Dorow/Roger Ensz.

WATER CONNECTION LIMITATIONS

Community Development Director Travis Goddard explained that the City of Othello is a Group A water system recognized by the Department of Health and they have a connection limit for the City of Othello of 3,142 units, this does not include Well # 9. The current approved connections that we have is 2,926. Mr. Goddard stated from what he could see the average home was using 453 gallons per day, this would be because some homes are using potable water for irrigation. With all the developments going on now and in the near future, it's time to start talking about Well #10 and some issues. Mr. Goddard showed a graph that the consultants had been working on for the city's water future. The city was looking at getting the industrial users to reuse their water after they clean or treat it. This would increase our current water rights out approximately another 17 years. Mr. Goddard wanted the Planning Commission to have a discussion on what they thought would be best for the city on the different connections. Planning Commission member Chris Dorow wanted to know how likely would the re-use of water be used by industrial. Mr. Goddard indicated that it is vital to the survival of the city. We need to control our destiny for water, we need to create a system where we reuse water. 60% of our water comes up once is used for industry then leaves as waste. if we can save half of that it would cut our water use 30% and increase the capacity number of water connections.

Planning Commission member Roger Ensz asked if it was still possible to install irrigation lines into some of the new developments, or even Oak and Juniper alleyways. Mr. Goddard said that grants can be applied for or the city could pursue low interest loans. Mr. Ensz agreed that getting the irrigation water verses drinking water is a benefit over time but at the same time working with the plants and reusing water is also a good deal to look at.

Mr. Goddard brought up prioritizing city verses county connections without annexation, should it be a condition of annexation? A question came up by Council Member Roger Ensz, is the city providing water to marijuana growers in the county even though the city bands it?

Council Member Chris Dorow made a motion for a recommendation that the city make an ordinance for new development to require irrigation infrastructure. M/S Chris Dorow/Roger Ensz.

Mr. Dorow made a second motion that city investigate creating a utility to govern the ordinance and to investigate options implementing the city's current infrastructure. M/S Chris Dorow/Roger Ensz.

Mr. Dorow made a third motion to have Travis Goddard make an analysis and take it to the City Council that the city require the county areas that may want to get city water, to consider annexing into the city. M/S Chris Dorow/Roger Ensz.

ADJOURNMENT

Having no other business at hand a motion was made to adjourn the meeting at 7:47 pm. The next meeting is scheduled for August 15, 2016. M/S. Roger Ensz/Brian Gentry

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.