

**CALL TO ORDER**

Chairperson Terry Thompson called the meeting to order 6:02 at pm November 21, 2016.

**ROLL CALL**

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

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

**ABSENT**

Planning Member Deena Vietzke

Quorum Established.

**APPROVAL OF SEPTEMBER 19, 2016 PLANNING COMMISSION MEETING MINUTES**

It was voted to accept the minutes from September 19, 2016. M/S Brian Gentry/Roger Ensz

**RETOOLING OUR CODE UPDATE**

Community Development Director Travis Goddard indicated that the city got a \$24,000 grant from the Department of Commerce for code updates. Mr. Goddard handed out paperwork for references starting out on the Critical Areas Ordinance, OMC 13.08. By definitions they are defined as the Critical aquifer recharge areas, Fish and Wildlife Habitat Conservation Areas, Frequently Flooded Areas, Geologically Hazardous Areas, and Wetlands.

The Washington's Growth Management Act (GMA) has 13 planning goals, one of them being we must provide critical areas planning. The protection of the environment and enhance the state's high quality of life, including air and water quality and availability of water. Everyone in Washington State has to meet certain conditions of growth management and that includes some critical areas ordinances and we are mandated to update them every so often.

The WAC 365-190 – Growth Management is the guidelines for classifying critical areas and it lists the same critical areas that were mentioned before and that is why we are doing it. One of the key important things in doing the updates is we have to follow what's called Best Available Science. The idea behind this is that when we are identifying critical areas we are using the most updated resources available. Another important WAC is 365-196 – Procedural Criteria for Adopting Comprehensive Plans and Development Regulations – We will be responsible for ensuring the resulting OMC's are adopted through a process that is found to be compliant with both GMA and this WAC.

Adaptive Management is another important Best Available Science. This is the idea we are going to use the best maps available at the time, but as we discover new information the city will be adapting its protection measures to meet the newly discovered hazard circumstances. To make sure the city meets the best Available Science Criteria, Mr. Goddard will periodically give the commission an updated list. He has used 26 different documents or tools to identify them as the basis of how they will proceed.

Mr. Goddard spent some time focusing on the difference between function and a value. Function being the idea of "purpose" and Value being the "quality" of a thing. For example, a wetland can provide a water quality

function and a storage capacity function at the same time. Whether it provides a lot of water quality cleaning value will depend upon the quality of the wetland, while the amount of storage value can depend upon the size of the wetland. (A slope wetland may have no low storage capacity, while Rodeo Lake has a large amount of storage potential.)

Frequently Flooded Areas, OMC 13.08.120. The two different aspects of flood areas are Floodways and Floodplains. Floodways can be described by the portion of the flood-channel where water flows with velocity, and water and sediment transportation occurs. Floodplains are generally considered the area where water inundation occurs, but without significant velocity. It essentially sits there as storage until it can drain into the channel for transportation downstream. The goal is to protect frequently flooded areas from development. There are two parts of the City of Othello that will be affected as we grow. The Well 9 site and a piece of property owned by the Hampton family East of Wahitas School and the new CBHA clinic. Mr. Goddard determined the ordinance that we have in place requires two small changes, the date needs updated of our current map and in the first section needed some information that comes from the WAC. For Best Available Science you have to meet certain criteria which means send it to state and federal agencies to see if they agree with your conclusion and the other is have a scientific method, drawing from published literature and that you have a defensible position and you reached logical conclusions.

The Geological Hazard Ordinance. The resource list includes some simple fact sheets that the Department of Resources had prepared. The majority of the mapping information is from the Department of Resources web site, which has a series of map tools. Mr. Goddard found that our Ordinance was not sufficient when he compared it to the Washington State Administrative Code and the requirement for the update, so he looked for a smaller jurisdiction on the East side of the state that had a newer update (finally settling on the City of Ellensburg ordinance). This is what the Planning Commission will be looking at for the next meeting. Mr. Goddard also showed the commission a seismic hazards map specific for Adams County. The National Earthquake Hazard Reduction Program is the indicator as to whether we need to supercharge our buildings when we put them up. Mr. Goddard also showed a web site to show where and when there was a recorded earthquake in Adams County, noting the ordinance will adopt by reference, the maps on this website. (As a best available science measure.)

Three levels of mitigation that applies to Critical Areas are: 1) avoidance of impacts; 2) minimizing impacts where ever possible; and 3) mitigation of impacts, in cases where avoidance and minimization won't work.

If there are properties that are nowhere near critical areas they would not need a review, however if there are critical areas on the property we would go to the second step and go to minimization. The Critical Areas Ordinance will be a tool to help developers make better decisions.

Mr. Goddard summed up by looking ahead to the other Critical Areas that the Planning Commission will be discussing, including Priority Habitat Species mapping for The Department of Fishing and Wildlife. Othello only has two identified species in the urban growth area. One is a Burrowing Owl and the other is a Hawk's species and they are both breeding grounds, there are no known nesting sites in Othello. Mr. Goddard showed the commission what site he goes into and how he looks this information up when applications come in. The other critical areas section will be Wetlands and Critical Aquifer Recharge Area. This will be discussed in January 2017.

### **HIGHWAY 26 AND 14<sup>TH</sup> AVENUE INTERCHANGE TRAFFIC STUDY**

Mr. Goddard indicated that the City of Othello received grant money to perform intersection studies. The study looked at the trip generations that currently exist and has identified three different fixes. One is right turn lane on 14<sup>th</sup> Ave and an acceleration lane on highway 26 for about \$325,000. Second is a turn lane without the acceleration lane and four traffic lights installed at the intersection for about \$550,000 and the last option is a Mattawa style round about for about \$1.8 million plus \$200,000 on permitting, acquiring extra land and additional permit cost. Mr. Goddard went over what the outcome would be if no changes were made

and what the outcome would be if one of the above changes were made with future growth and what the difference in accidents would be. Another issue was how to pay for this, which would probably be through Grants, Developers and the Citizens.

**ADJOURNMENT**

Having no other business at hand a motion was made to adjourn the meeting at 7:33 pm M/S Chris Dorow/Roger Ensz.

By: Trisha Tolley Date: 11/22/2016  
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.

