

Planning Commission

March 20, 2017

Trisha Tolley

CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:10 pm March 20, 2017.

ROLL CALL

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

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

Quorum Established.

APPROVAL OF FEBRUARY 22, 2017 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from February 22, 2017. M/S Roger Ensz/Deena Vietzke

FISH & WILDLIFE HABITAT AREAS

City Community Development Director Travis Goddard went over the staff report for the Federal and State Agencies outlining how we will use our existing code but will be making a few modifications and adding a few sections to the Othello Municipal Code 13.11 Fish & Wildlife Habitat Conservation Areas. Planning Chairperson Terry Thompson asked for a motion to approve the Fish & Wildlife Habitat Areas. M/S Brian Gentry/Deena Vietzke.

CRITICAL AQUIFER RECHARGE AREA (CARA)

City Community Development Director Travis Goddard explained that Ordinance 13.08 does not have a lot in the current code, so he took the City of Ellensburg's model and modified it to apply to the City of Othello and changed the ordinance from 13.08 to 13.10. He explained that aquifer information is hard to come by and requires a lot of knowledge and research. The best report that Othello has is the Ground Water Management report (GWMA), produced in 2012 and is recognized as flawed. Mr. Goddard went over some of the test that were done by GWMA and even though the GWMA data as flawed as it is, it's the best information that we have available. Mr. Goddard went through Ordinance 13.10.10 through 13.10.090, and their different sections, making the changes that he thought fit the City of Othello. Planning Commission Chairperson Terry Thompson asked for a motion to approve the Critical Aquifer Recharge Area (CARA) M/S Brian Gentry/Roger Ensz.

RETOOLING THE CODE

Mr. Goddard went over some of the issues that were brought up in past meetings. One of those issues were on how the "Big Red Barn" was able to be built where it is today. The Commercial zone has no height limitation in it, but there are commercial development standards that do apply. But they don't apply in a C-1 district unless it's in a walking district, but there is no designated walking district. Mr. Goddard applies the design standards if the building fronts on Main Street which the red barn does not. Mr. Goddard will put together

suggested language that makes it not optional to do design standards in the whole commercial core. Terry Thompson asked if they would let a mural of the new City logo be painted on the building to help the eye sore. Mr. Goddard indicated that he had already talked to Jessie Rodelo about doing a mural and Mr. Quezada agreed, but was looking for some sort of help paying for it.

Planning Commission Chris Dorow asked if there was a requirement for retail activity in that building. Mr. Goddard indicated that it is permitted but not required. Mr. Thompson wanted to change the Commercial Code and suggested the Planning Commission work on the code changes on Main Street in April.

Planning Commission Roger Ensz indicated that he was getting a lot of feedback that the city is hard to work with, one of the hardest places in the State of Washington, more of the Public Works Department and wanted to know if there was anything the Planning Commission could do. Mr. Goddard said that the Planning Commission has no authority over building codes and Public Works Development Standards and it would be a customer service complaint.

Mr. Goddard brought the Planning Commission up to date on some of the future developments that are going on in Othello.

ADJOURNMENT

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

Meeting adjourned at 7:39 pm. The next meeting is scheduled for April 17, 2017.

By: Trisha Tolley Date: 3-20-17
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.