

Planning Commission

May 15, 2017

Trisha Tolley

CALL TO ORDER

Chairperson Terry Thompson called the meeting to order at 6:03 pm May 15, 2017.

ROLL CALL

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

Staff: City Administrator Wade Farris, Mayor Shawn Logan, Council Member John Lalas and Planning Secretary, Trisha Tolley

Quorum Established.

APPROVAL OF MARCH 20, 2017 PLANNING COMMISSION MEETING MINUTES

It was voted to accept the minutes from March 20, 2017. M/S Chris Dorow/Roger Ensz.

PLANNING COMMISSION CONCERNS

Chairperson Terry Thompson indicated that the planning commission had some concerns on what direction they should go.

Planning Commissioner Roger Ensz was wondering what could be done to make getting a building permit easier. He has heard a lot of feedback that Othello is one of the harder cities to deal with getting things approved. Columbia Street is one of the issues. City Administrator Wade Farris indicated that the city has been working with closely with CBHA on this matter. Part of that is driven by the Latecomers Agreement. The City has been given 5 or 6 different site plans which complicates things. Other issues that complicate things are what the School District is doing with Scooteny Street. Another issue the City is working on is having Columbia Street come from 14th Ave to 7th Street. We are working with Pete Olsen on a Developers Agreement at this time. We have a responsibility as city staff to follow the code.

Mr. Farris indicated that if the Planning Commission wants to change the code and make recommendations to the Council to make them less constrictive, it is encouraged to do so. The city is willing to take a look at the existing codes and what changes could take place. As long as it's not going to hurt the City in the long run it is encouraged to make it easier for the developer.

Mayor Shawn Logan responded that the City is going through growing pains. This is the first time that we have had so many projects that have been going on at the same time and so complex. That is why things are taking time to research. The frustration isn't just with CBHA and developers it rested with us and other land owners. We have never have gone through this before with that level of complexity. It may sound like an excuse but it's the truth. The next step is to review the existing codes and make the necessary changes.

Planning Commission member Chris Dorow commented that he had seen that there had been a lot of work done in the past that was piece milled together and because of that we have a piece mill code. Some things surprise us and some things don't. When we go through our code you can see that this was done in the 50's, 70's and 90's for this group and that group and because of this we have such a complicated code. The planning commission needs to make the piece mill code and make it into a coherent management plan. Mr. Dorow also thought that the planning commission needs to take a look at their meeting schedule and determine whether it is adequate to get these changes done.

Council Member Brian Gentry noted that there is a shortage of rental properties. He thought we had talked about was to allow a smaller secondary dwelling on a city lot. He indicated that close to 20 people come into his business around July and August asking for small rentals. Mr. Dorow thought it was the Planning Commissions job to work on putting things into place for growth to happen for high end rentals. Planning Commission Chairman Terry Thompson said that the city doesn't have much R-4 lots available. Mayor Logan indicated that this is the function of the developer and/or landowner that want to have their land zoned.

It was decided that the Planning Commission go through the Development Code and make the changes that are needed. It was discussed that a retreat and more meetings would be beneficial to getting this done. It was also decided to wait until the city had the new Development Director on board, in the meantime the Planning Commission could review the Development Code.

Council Member John Lallas suggested that the Planning Commission go back to previous Community Development Director Travis Goddard's notes to help them in the process of updating the Development Code. Planning Commission Member Chris Dorow wanted to know what the goals were and where we were at on those goals that were set in the past.

It was decided to wait until we had a Planner on board to discuss the Development Code.

ADJOURNMENT

Having no other business at hand a motion was made to adjourn the meeting at 7:15pm. M/S Roger Ensz/Brian Gentry

Meeting adjourned at 7:19 pm. The next meeting is scheduled for July 17, 2017.

By: Trisha Tolley Date: 5/15/17
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.