



City of Othello
Planning Commission
August 16, 2021
Anne Henning

CALL TO ORDER

Due to the COVID-19 pandemic, this was a hybrid meeting with a remote component via GoToMeeting. Chair Chris Dorow called the meeting to order at 6:03 pm.

ROLL CALL

Commissioners Present: Chair Chris Dorow, Brian Gentry, Alma Carmona, Daniela Voorhies

Absent: Kevin Gilbert

Staff: Community Development Director Anne Henning, Grant Administrator Thalia Lemus (as translator)

Attendees: Trish Usab of Paine Hamblen, representing AJ Ochoa; Seth Bishop of Columbia NW Engineering, representing AJ Ochoa; Mr. Vidal, Bob Carlson, Councilmember John Lallas

MINUTES APPROVAL

July 19, 2021 minutes were approved as written. M/S Gentry/Carmona

OCHOA SHORT PLAT DEFERRAL AND WAIVER REQUESTS – RECOMMENDATION TO CITY COUNCIL

Columbia NW Engineering, on behalf of AJ & Jodi Ochoa, applied for a 4-lot short plat of 20 acres south of Olympia Street, between Broadway and 2nd Avenue. They requested to defer street and utility improvements associated with the plat until building permits or further subdivision of the property, and to not dedicate alleys at the rear of commercial properties. OMC 16.40 sets up a process for deferral of improvements and waiver of requirements, including a recommendation by Planning Commission and approval by City Council.

Community Development Director Anne Henning explained the difficulties of determining how to assign responsibility for improvements when the lots are different sizes, have different frontages, may be developed at different times, and have four different owners. Trish Usab and Seth Bishop, representing the property owner, felt these difficulties could be addressed with appropriate language in the covenant, so they proposed providing covenant language for staff approval before this item is presented to the City Council.

Mr. Vidal, adjacent property owner, asked (via translator) whether the dedication of 2nd Ave would be entirely on his property. Ms. Henning responded that the existing alignment of 2nd Ave. and the Coventry plat both show 2nd Ave. completely on Mr. Vidal's property. Mr. Vidal asked about adjusting the cost share for the improvements to 25% for his property and 75% for the Ochoa property since Mr. Vidal would be providing all of the right-of-way. Ms. Henning stated that was more of a discussion between the property owners than a city decision.

The Commission discussed whether alleys should be required at the rear of commercial lots. The consensus was that everywhere else in Othello, there are alleys at the rear of commercial lots for Fire access, deliveries, utilities, and to serve as a buffer for abutting residential. If future development turned out not to need alleys, the owner could request that the alleys be vacated.

Motion to recommend to the City Council that if covenants could be drafted for each lot to address equitable responsibility and timing of the improvements, that the improvement deferrals be granted. M/S Carmona/Voorhies. 4-0 in favor.

Motion to recommend denial of the request to waive alley dedication but grant a deferral of alley improvements until development. M/S AC/BG. 4-0 in favor.

PARKS & RECREATION ELEMENT OF COMPREHENSIVE PLAN – UPDATE

The Parks Element of the Comp Plan serves as the Parks Plan that qualifies Othello for grants such as the recent ones supporting the upgraded ballfields, playground, and basketball courts. In order to qualify for future grants, the Parks Element needs to be updated by April 2022. To allow adequate time for review and public involvement, the Commission is starting the process now.

The Commission noted that the inventory and future needs analysis need to be updated to include the Farmers Market and hockey rink and other features from the Lions Park Master Plan. The Commission discussed Triangle Park, which is watered and mowed by the City but doesn't seem to be used since it is only 5200 SF and the only amenity is possibly one picnic table. The Commission would like to discuss whether it would make more sense to surplus the property to remove the obligation to care for it, or add features like the small workout station being discussed for Lions Park. They discussed that there is no parking other than on-street parking. Next month, the Commission will discuss guiding principles and whether they felt space at existing parks was being used well, as well as thinking about how best to obtain public input. Ms. Henning will provide the public input taken at the open house and Baseball Opening Day.

ACCESSORY DWELLING UNITS

Chair Dorow presented the Planning Commission's ADU recommendation at the August 2 Council meeting. The Council would like to schedule a study session with the Commission, and expects to devote 1 to 2 hours to the discussion. Because it would be difficult to spend that much time during a normal Council meeting, the Commission would be willing to use their Sept. 20 regular meeting as the study session, with any extra time after the study session to be used on the Parks Plan.

JUNE BUILDING & PLANNING DEPARTMENT REPORT

Chair Dorow encouraged the Commissions to read the report to stay current on building and planning issues. He asked about the meeting with the School District and Fire District on traffic calming. Ms. Henning said both Districts thought the proposed diamonds would work for them. Buses would not be able to do a 270-degree left turn, so they would probably need to reconfigure their routes to avoid left turns, but they were willing to do that. Chair Dorow mentioned that he gave a presentation to the Rotary Club about traffic calming, and most of the comments were that school and park traffic calming should be first priority.

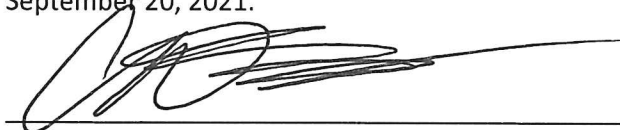
OLD BUSINESS

- A. **Housing Action Plan:** Chair Dorow stated that, as time allows, the Commission should look at the Plan and determine which recommendations to discuss next.
- B. **Residential Landscaping Installation Timing:** Chair Dorow mentioned that the Commission will need to get back to this item eventually, but since the Council hasn't brought it up lately, it appears it can wait a while longer.

C. **Subdivision Update:** Chair Dorow mentioned this is an important task that keeps getting postponed for other items. Ms. Henning stated she intends to bring it every meeting, but then more urgent items keep coming up.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:51 pm. Next regular meeting is Monday, September 20, 2021.


_____ Date: 9-27-21
Chris Dorow, Chair


_____ Date: 9-27-21
Anne Henning, Community Development Director