



CITY OF OTHELLO PLANNING COMMISSION

**Regular Meeting
500 E. Main St.
October 15, 2018
6:00 PM**

1. Call to Order- Roll Call
2. September 17, 2018 Minutes Approval
3. Lee & 14th Short Plat Deferral
4. Draft Zoning Map – Request for Direction
5. Municipal Code Update – Residential Zones

****Next Regular Meeting is Monday, November 19, 2018 at 6:00 P.M. at Othello City Hall****

**City Hall is accessible for persons with disabilities.
Please let us know if you will need any special accommodations to attend the meeting.**



City of Othello
Planning Commission
September 17, 2018
Jackee Carlson

CALL TO ORDER

Chair Roger Ensz called the meeting to order at 6:09 pm.

ROLL CALL

Commissioners Present: Chair Roger Ensz, Brian Gentry, Tari Perez, Chris Dorow, Kevin Gilbert
Staff: Community Development Director Anne Henning & Planning Secretary Jackee Carlson
Attendees: City Council member John Lallas; Ethan Porter, Varela & Associates; Bob Carlson
Quorum Established.

APPROVAL OF AUGUST 20, 2018 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from August 20, 2018 M/S Gentry/Perez

RESIDENTIAL ZONE UPDATE

The Commission continued review of the draft Residential Zones.

TABLE 2: DEVELOPMENT STANDARDS

The Commission proposed the following changes to the Development Standards Table:

- Front Street Setback : It was proposed that the set back be 20' across the table, which is what Ms. Henning has been going by, rather than have additional setback based on existing house locations.
- Maximum Building Height: The 28' rule will be removed all across the table and will remain 2 stories, except for R-4 zones, which will be changed to 3 stories.
- Maximum Building Height for Hospitals, Clinics, and Medically-Related Buildings: It was proposed that the 60' rule be removed and have it continue to be just 3 stories.
- Front Street Setback for Primary Structure: Will be changed to 20' across the table and have all other verbiage removed.
- Front Setback for Accessory Structures: Will change to no closer than the dwelling unit, all across the table.
- Side Street Setback: It was proposed that it be 15' across the table.
- Interior Side Setback: Will be 5' all the way across the table.
- Side Street Setback for Accessory Structures: It was proposed to be changed to, same as house stands, all across the table.
- Rear Setback: Will continue to be 5' across the table.
- Rear Setback If Alley and Garage Opens Onto Alley: Will be 8' all across the table, where it applies.
- Minimum Lot Size for Single Family Dwelling: It was proposed that the following zones: R-1, R-2, R-3 and R-M; be changed to 7000 square feet. Zone R-4: Remain at 6000 square feet.

- No discussion was had on Zone S-1. The Commission will wait until more information is known at a later date.
- Minimum Lot Size for Two-Family Dwelling: Zone R-3 will be changed to 7000 square feet.
- Minimum Lot Size for 3 or 4 Family Dwelling: The Commission proposed it be updated to 7000 square feet in Zone R-3 and 6000 square feet in Zone R-4.
- It was proposed that the column with Maximum Lot Size be removed from the table.
- Minimum Roof Pitch needs to be clarified so it applies only to the main portion of the primary structure.
- Minimum Width at Narrowest Side of the Rectangle Formed by The Structure as a Whole: It was proposed it be changed to 24' across the table.
- Minimum Number of Parking Spaces Inside a Garage: Single family is to remain at 2. For duplexes and larger, no garage is needed, just hard surface parking.
- Minimum Dwelling Unit Size: Remove column completely, width standards are sufficient.

SETBACK NOTES:

The Commission proposed that in the Setback Notes, The following sentence be removed:

In the R-M Zone, setbacks for hospitals, medical clinics, nursing homes, etc. shall be as approved by the Planning Commission Buffering. See 19.19.040.

17.20.070 PERFORMANCE STANDARDS FOR RESIDENTIAL STRUCTURES

The Commission proposed the following changes to this section:

- F) Remove section, pitch of 3:12 (moved to Table 2)
- G) Relates to width, remove completely (moved to Table 2)
- H) Relates to property placement and ownership, remove completely
- M) Relates to removal of manufactured homes, remove completely

17.20.080 STREET FRONTAGE REQUIRED

It was proposed that section A and B be reviewed as the information may be covered elsewhere, such as the platting regulations. It was proposed that Section B, be removed.

17.20.110 STORMWATER AND DRAINAGE

This section will be looked into for further discussion, for what size of projects should be subject to stormwater regulations.

ZONING MAP

Commissioner Chris Dorow, proposed looking at possibly changing the residential zones for variation and diversity, as 85% of the town is currently zoned R-2. This will be further discussed at the next Planning Commission meeting.

ADJOURNMENT

Having no other business, the meeting was adjourned at 8:10 pm. Next scheduled meeting is October 15, 2018.

By: _____ Date: _____
Jackee Carlson, Planning Secretary

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: October 15, 2018

SUBJECT: Lee & 14th Short Plat – Deferral Request – Recommendation to City Council

Adams & Clark Inc., on behalf of the Othello School District, applied for a 1-lot short plat at the corner of Lee Road and 14th Avenue. The plat has 168 feet of frontage on Lee Road and 170 feet of frontage on 14th Avenue. The School District has requested to defer the street and utility improvements required as part of the platting process. OMC 16.40 sets up a process for deferral of improvements, including a recommendation by Planning Commission and approval by City Council.

Staff Comments

1. The Commission is reviewing only the deferral request. The short plat itself is reviewed administratively.
2. The purpose of the short plat is to create a lot that can be transferred to the City for a water reservoir.
3. Street and utility improvements are not needed at this time. Development of the reservoir will not increase traffic or create a need for any of the improvements that would be required.
4. For a developer project, staff would recommend attaching a covenant to the property so that the improvements can be required in the future. However, since the property will be owned by the City, a covenant is not necessary.
5. Note that OMC 16.40 requires specific findings about the nature of the site or the area that justify granting the deferral.

Attachments

- OMC 16.40
- Preliminary Lee & 14th Short Plat
- Deferral request letter from Othello School District

Staff Recommendation: Staff recommends that the request to defer street and utility improvements be granted.

Action: The Planning Commission should discuss the deferral request and make a recommendation to City Council to approve or deny the deferral request. The Commission should make findings of fact to support the recommendation.

Chapter 16.40 WAIVERS, DEVIATIONS AND DEFERRALS

Sections:

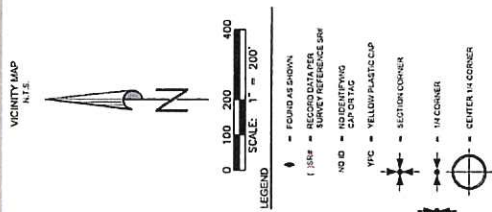
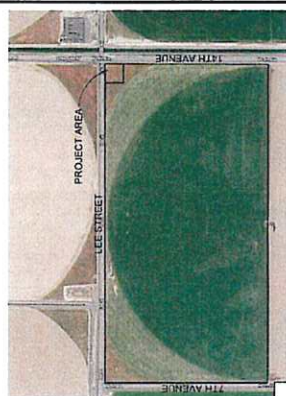
16.40.010 Waivers, deviations and deferrals.

16.40.010 Waivers, deviations and deferrals.  SHARE

There is established a procedure for granting waivers, deviations and deferrals of the regulations contained in this title, as follows:

- (a) Any subdivider can make application to the planning commission for a waiver of, deviation from or deferral of any provision contained in this title, provided the request is received concurrently with the proposed subdivision or dedication. Such application shall include any and all details necessary to support the application. All waiver, deviation and deferral requests must be forwarded to the city council with the preliminary plat and with the planning commission's findings, conclusions and recommendations.
- (b) The planning commission shall not grant a waiver, deviation or deferral of the subdivision regulations unless it shall find that the following condition exists in each case of a request:
 - (1) Where, because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of unusual physical conditions, the strict compliance with the provisions of this title would cause an unusual and unnecessary hardship on the subdivider, the planning commission may waive, defer or deviate from the requirements set forth in this title.
 - (2) In granting waivers, deviations and deferrals, the planning commission may require such conditions as will secure, insofar as practicable, the objectives of the requirement waived or deferred. Any waiver, deviation or deferral authorized shall be entered in the minutes of the planning commission together with the circumstances that justify the waiver, deviation or deferral granted.
- (c) If a short plat has not been approved as final within six months after the waiver, deferral or deviation is granted, that waiver, deferral or deviation shall become null and void. (Ord. 1270 § 1 (part), 2008: Ord. 947 § 2 (part), 1995).

LOCATED IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M.,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON
OCTOBER, 2018



SURVEY REFERENCES
 SR1 = Census Record of Survey Boundary Line Adjustment,
 Volume 5 at Page 1195

SE	NW
NE	SW

SHEET 1 OF 3



SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands actually surveyed and hereby declare the the plat of Lee & 14th Street Plat II based on an actual survey and subdivision of a portion of Section 34, Township 16 North, Range 29 East, W.M., that the distances and bearings and angles are shown thereon correctly to the best of my knowledge, information and belief, and that post monuments have been set and lot corners are marked on the ground.

Donald B. Clark, P.L.S. #12504
Registered Professional Land Surveyor

AC
Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201-5302
(509) 747-4500 F(509) 247-5913
www.adamsandclark.com
Project No. 2017-01-053

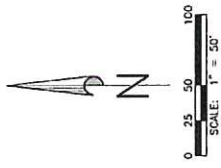
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OCT 04 2018

OTHELLO BUILDING & PLANNING

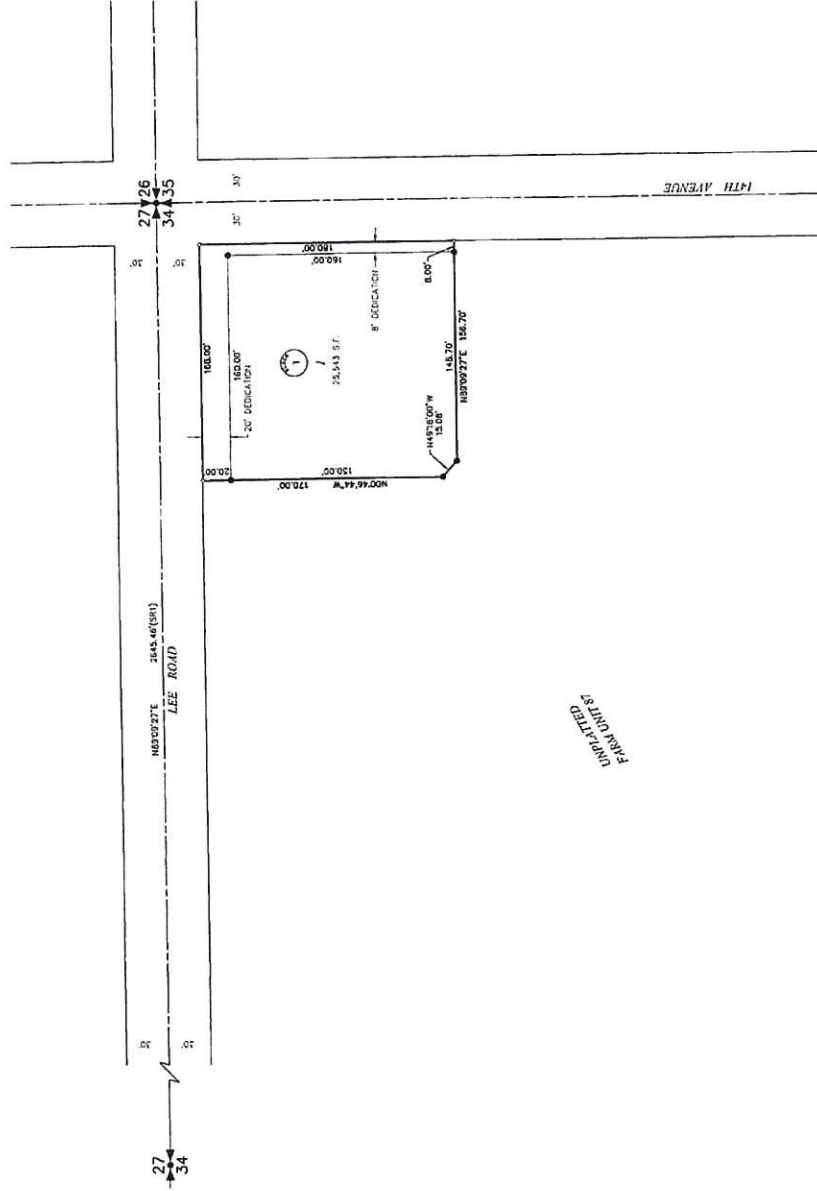
LEE & 14TH PRELIMINARY SHORT PLAT

LOCATED IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M.,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON
OCTOBER, 2018



LEGEND

- SET FOR REBAR WITH
- MARKED AND NO. 1200'
- UNLESS OTHERWISE SHOWN
- COMPUTED POINT NOTHING
- FOUND OF SET
- 1/2" DIA. = RECORD DATA FOR
- 1/2" DIA. = SET FOR CORNER
- 1/2" DIA. = SET FOR CORNER



UNPLATTED
FARM UNIT 83

NW	NE
SW	SE

SHEET 2 OF 3
34-16-29



Adams & Clark, Inc.
1720 W. Fourth Ave.
Othello, WA 99151-1234
(509) 341-4000 FAX (509) 341-1234
www.adamsandclark.com
Project No. 2018-0155

LEE & 14TH PRELIMINARY SHORT PLAT

LOCATED IN THE NORTH 1/2 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M.,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON
OCTOBER, 2018

LEGAL DESCRIPTION:

(Prepared by Adams & Clark, Inc.)

A portion of Farm Unit 187, irrigation block 45, Columbia Basin Project, according to the plat thereof lying in the NE 1/4 of Section 34, Township 16 North, Range 29 East, W.M., Adams County, Washington, more particularly described as follows:
Beginning at the southeast corner of said Section 34, being the northeast corner of said Farm Unit 187, marked by a 5.10 inch brass nail set in place marked "Adams County", thence along the north line of said NE 1/4, S89°02'27"W 180.00 feet twice bearing said north line, S89°02'27"E 30.00 feet to a point on the south right-of-way line of Lee Road and the THENCE POINT OF BEGINNING; thence bearing said right-of-way line, S89°46'44"E 170.00 feet; thence S89°18'00"E 15.00 feet; thence bearing said right-of-way line, S89°46'44"E 170.00 feet; thence S89°02'27"W 180.00 feet to the south right-of-way line of Lee Road, thence along said south right-of-way line, S89°02'27"W 100.00 feet to the THENCE POINT OF BEGINNING.

Containing 30.164 square feet.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that OTHELLO SCHOOL DISTRICT #47-163-55, a Municipal Corporation, have caused to be placed into Laid, Block, the said street herein to be known as LEE & 14th SHORT PLAT, being a parcel of land described as follows:

IN WITNESS WHEREOF I have set my hand:

By _____

Title _____

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF ADAMS

ss

On this _____ day of _____, 2018, before me personally appeared _____, known to me to be the _____ of _____, a _____ of Adams County, Washington, that executed the within and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he is authorized to execute the same and to acknowledge the same in his official capacity as _____ of Adams County, Washington, and he has acknowledged the same in his official capacity as _____ of Adams County, Washington.

Notary Public in and for the State of Washington.

My commission expires _____

PUBLIC WORKS DEPARTMENT

Examined and approved by the Othello Public Works Department

CITY ADMINISTRATOR

Examined and approved by the Othello City Administrator on October _____, 2018

ATTEST:

City Clerk

ADAMS COUNTY TREASURER

This is to certify that taxes and assessments which are now due and payable according to the records of Adams County have been fully paid.

Treasurer

Date

AUDITOR

Filed for record at the request of the City of Othello this _____ day of _____, 2018 at _____, and recorded in _____

on Page _____ records of Adams County, Washington.

Adams County Auditor

Deputy County Auditor

SHEET 3 OF 3



September 27th, 2018

Planning Commission
City of Othello
500 E Main St
Othello, WA 99344

RE: Deferral Request for Frontage Improvements on the Lee and 14th Short Plat

Dear Commissioners,

Othello School District owns parcel 1529030682655, which includes 79 acres of agricultural land. The District has made application for the subdivision of this parcel with the City of Othello, to plat a single 0.5-acre lot. The District is coordinating with the City regarding the city of Othello's proposed reservoir site which is to be located in the proposed parcel. Per the City of Othello Municipal Code 16.11.030(a)(1)&(2), frontage improvements to platted parcels must be made per City standards: streets, utilities, and lights.

Othello School District is requesting a deferral from street frontage improvements until the parcel that is formed from 1529030682655 is developed. This deferral request is to meet City of Othello Municipal Code Chapter 16.11.050. The preliminary short plat has not been approved and this request for deferral meets the timeframe set forth in Othello's Municipal Code.

Thank you for your time and consideration of this deferral request.

Sincerely,

OTHELLO SCHOOL DISTRICT
Project/Risk Manager



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OTHELLO BUILDING & PLANNING

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: October 15, 2018

SUBJECT: Zoning Update – Zoning Map – Request for Direction

At the September meeting, the Planning Commission discussed the need to review the Zoning Map again, to make sure the proposed text changes to the Zoning Code match up with the map.

Staff Comments

1. See attached map for changes discussed so far. Staff will provide 11x17" copies for each Commissioner at the meeting, and we will have the full-size map available as well.
2. Note that the eventual process for changing the zoning map will include at least one public hearing for amending the Comprehensive Plan and rezoning, and will require action by the Planning Commission and City Council.

Attachments

- 10-15-18 Draft Zoning Map

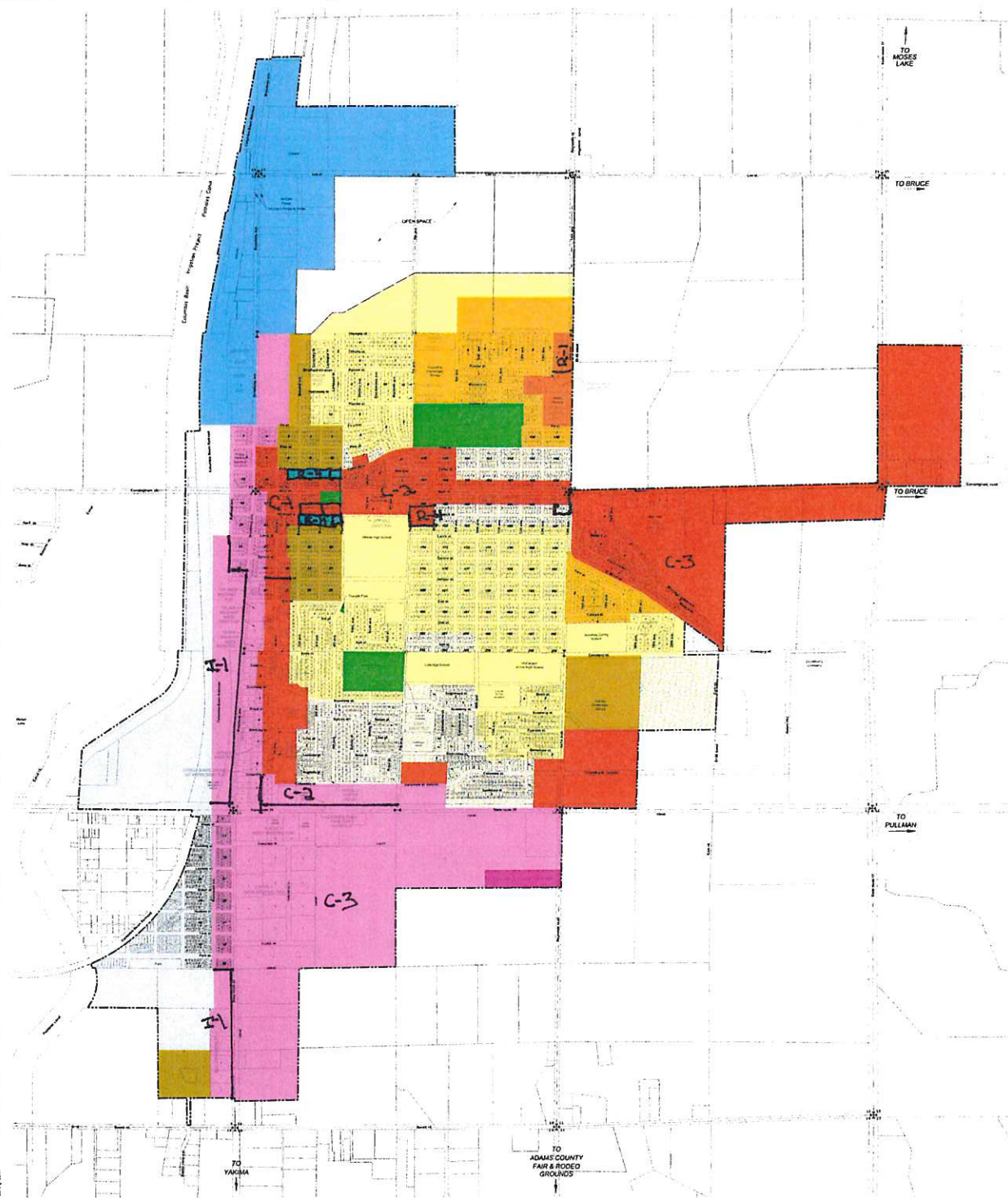
Action: The Planning Commission should discuss the proposed changes to the Zoning Map and whether additional changes should be considered.

LEGEND

(R-1) RESIDENTIAL DISTRICT ONE	(D-2) INDUSTRIAL DISTRICT TWO
(R-2) RESIDENTIAL DISTRICT TWO	(D-3) SUBURBAN I
(R-3) RESIDENTIAL DISTRICT THREE	(D-4) OPEN SPACE
(R-4) RESIDENTIAL DISTRICT FOUR	(C-1) CITY CENTER
(R-5) RESIDENTIAL DISTRICT FIVE	(C-2) CITY CENTER
(R-6) RESIDENTIAL DISTRICT SIX	(C-3) CITY CENTER
(R-7) RESIDENTIAL DISTRICT SEVEN	(C-4) CITY CENTER
(R-8) RESIDENTIAL DISTRICT EIGHT	(C-5) CITY CENTER
(R-9) RESIDENTIAL DISTRICT NINE	(C-6) CITY CENTER
(R-10) RESIDENTIAL DISTRICT TEN	(C-7) CITY CENTER
(R-11) RESIDENTIAL DISTRICT ELEVEN	(C-8) CITY CENTER
(R-12) RESIDENTIAL DISTRICT TWELVE	(C-9) CITY CENTER
(R-13) RESIDENTIAL DISTRICT THIRTEEN	(C-10) CITY CENTER
(R-14) RESIDENTIAL DISTRICT FOURTEEN	(C-11) CITY CENTER
(R-15) RESIDENTIAL DISTRICT FIFTEEN	(C-12) CITY CENTER
(R-16) RESIDENTIAL DISTRICT SIXTEEN	(C-13) CITY CENTER
(R-17) RESIDENTIAL DISTRICT SEVENTEEN	(C-14) CITY CENTER
(R-18) RESIDENTIAL DISTRICT EIGHTEEN	(C-15) CITY CENTER
(R-19) RESIDENTIAL DISTRICT NINETEEN	(C-16) CITY CENTER
(R-20) RESIDENTIAL DISTRICT TWENTY	(C-17) CITY CENTER
(R-21) RESIDENTIAL DISTRICT TWENTY-ONE	(C-18) CITY CENTER
(R-22) RESIDENTIAL DISTRICT TWENTY-TWO	(C-19) CITY CENTER
(R-23) RESIDENTIAL DISTRICT TWENTY-THREE	(C-20) CITY CENTER
(R-24) RESIDENTIAL DISTRICT TWENTY-FOUR	(C-21) CITY CENTER
(R-25) RESIDENTIAL DISTRICT TWENTY-FIVE	(C-22) CITY CENTER
(R-26) RESIDENTIAL DISTRICT TWENTY-SIX	(C-23) CITY CENTER
(R-27) RESIDENTIAL DISTRICT TWENTY-SEVEN	(C-24) CITY CENTER
(R-28) RESIDENTIAL DISTRICT TWENTY-EIGHT	(C-25) CITY CENTER
(R-29) RESIDENTIAL DISTRICT TWENTY-NINE	(C-26) CITY CENTER
(R-30) RESIDENTIAL DISTRICT THIRTY	(C-27) CITY CENTER
(R-31) RESIDENTIAL DISTRICT THIRTY-ONE	(C-28) CITY CENTER
(R-32) RESIDENTIAL DISTRICT THIRTY-TWO	(C-29) CITY CENTER
(R-33) RESIDENTIAL DISTRICT THIRTY-THREE	(C-30) CITY CENTER
(R-34) RESIDENTIAL DISTRICT THIRTY-FOUR	(C-31) CITY CENTER
(R-35) RESIDENTIAL DISTRICT THIRTY-FIVE	(C-32) CITY CENTER
(R-36) RESIDENTIAL DISTRICT THIRTY-SIX	(C-33) CITY CENTER
(R-37) RESIDENTIAL DISTRICT THIRTY-SEVEN	(C-34) CITY CENTER
(R-38) RESIDENTIAL DISTRICT THIRTY-EIGHT	(C-35) CITY CENTER
(R-39) RESIDENTIAL DISTRICT THIRTY-NINE	(C-36) CITY CENTER
(R-40) RESIDENTIAL DISTRICT FORTY	(C-37) CITY CENTER
(R-41) RESIDENTIAL DISTRICT FORTY-ONE	(C-38) CITY CENTER
(R-42) RESIDENTIAL DISTRICT FORTY-TWO	(C-39) CITY CENTER
(R-43) RESIDENTIAL DISTRICT FORTY-THREE	(C-40) CITY CENTER
(R-44) RESIDENTIAL DISTRICT FORTY-FOUR	(C-41) CITY CENTER
(R-45) RESIDENTIAL DISTRICT FORTY-FIVE	(C-42) CITY CENTER
(R-46) RESIDENTIAL DISTRICT FORTY-SIX	(C-43) CITY CENTER
(R-47) RESIDENTIAL DISTRICT FORTY-SEVEN	(C-44) CITY CENTER
(R-48) RESIDENTIAL DISTRICT FORTY-EIGHT	(C-45) CITY CENTER
(R-49) RESIDENTIAL DISTRICT FORTY-NINE	(C-46) CITY CENTER
(R-50) RESIDENTIAL DISTRICT FIFTY	(C-47) CITY CENTER
(R-51) RESIDENTIAL DISTRICT FIFTY-ONE	(C-48) CITY CENTER
(R-52) RESIDENTIAL DISTRICT FIFTY-TWO	(C-49) CITY CENTER
(R-53) RESIDENTIAL DISTRICT FIFTY-THREE	(C-50) CITY CENTER
(R-54) RESIDENTIAL DISTRICT FIFTY-FOUR	(C-51) CITY CENTER
(R-55) RESIDENTIAL DISTRICT FIFTY-FIVE	(C-52) CITY CENTER
(R-56) RESIDENTIAL DISTRICT FIFTY-SIX	(C-53) CITY CENTER
(R-57) RESIDENTIAL DISTRICT FIFTY-SEVEN	(C-54) CITY CENTER
(R-58) RESIDENTIAL DISTRICT FIFTY-EIGHT	(C-55) CITY CENTER
(R-59) RESIDENTIAL DISTRICT FIFTY-NINE	(C-56) CITY CENTER
(R-60) RESIDENTIAL DISTRICT SIXTY	(C-57) CITY CENTER
(R-61) RESIDENTIAL DISTRICT SIXTY-ONE	(C-58) CITY CENTER
(R-62) RESIDENTIAL DISTRICT SIXTY-TWO	(C-59) CITY CENTER
(R-63) RESIDENTIAL DISTRICT SIXTY-THREE	(C-60) CITY CENTER
(R-64) RESIDENTIAL DISTRICT SIXTY-FOUR	(C-61) CITY CENTER
(R-65) RESIDENTIAL DISTRICT SIXTY-FIVE	(C-62) CITY CENTER
(R-66) RESIDENTIAL DISTRICT SIXTY-SIX	(C-63) CITY CENTER
(R-67) RESIDENTIAL DISTRICT SIXTY-SEVEN	(C-64) CITY CENTER
(R-68) RESIDENTIAL DISTRICT SIXTY-EIGHT	(C-65) CITY CENTER
(R-69) RESIDENTIAL DISTRICT SIXTY-NINE	(C-66) CITY CENTER
(R-70) RESIDENTIAL DISTRICT SEVENTY	(C-67) CITY CENTER
(R-71) RESIDENTIAL DISTRICT SEVENTY-ONE	(C-68) CITY CENTER
(R-72) RESIDENTIAL DISTRICT SEVENTY-TWO	(C-69) CITY CENTER
(R-73) RESIDENTIAL DISTRICT SEVENTY-THREE	(C-70) CITY CENTER
(R-74) RESIDENTIAL DISTRICT SEVENTY-FOUR	(C-71) CITY CENTER
(R-75) RESIDENTIAL DISTRICT SEVENTY-FIVE	(C-72) CITY CENTER
(R-76) RESIDENTIAL DISTRICT SEVENTY-SIX	(C-73) CITY CENTER
(R-77) RESIDENTIAL DISTRICT SEVENTY-SEVEN	(C-74) CITY CENTER
(R-78) RESIDENTIAL DISTRICT SEVENTY-EIGHT	(C-75) CITY CENTER
(R-79) RESIDENTIAL DISTRICT SEVENTY-NINE	(C-76) CITY CENTER
(R-80) RESIDENTIAL DISTRICT EIGHTY	(C-77) CITY CENTER
(R-81) RESIDENTIAL DISTRICT EIGHTY-ONE	(C-78) CITY CENTER
(R-82) RESIDENTIAL DISTRICT EIGHTY-TWO	(C-79) CITY CENTER
(R-83) RESIDENTIAL DISTRICT EIGHTY-THREE	(C-80) CITY CENTER
(R-84) RESIDENTIAL DISTRICT EIGHTY-FOUR	(C-81) CITY CENTER
(R-85) RESIDENTIAL DISTRICT EIGHTY-FIVE	(C-82) CITY CENTER
(R-86) RESIDENTIAL DISTRICT EIGHTY-SIX	(C-83) CITY CENTER
(R-87) RESIDENTIAL DISTRICT EIGHTY-SEVEN	(C-84) CITY CENTER
(R-88) RESIDENTIAL DISTRICT EIGHTY-EIGHT	(C-85) CITY CENTER
(R-89) RESIDENTIAL DISTRICT EIGHTY-NINE	(C-86) CITY CENTER
(R-90) RESIDENTIAL DISTRICT NINETY	(C-87) CITY CENTER
(R-91) RESIDENTIAL DISTRICT NINETY-ONE	(C-88) CITY CENTER
(R-92) RESIDENTIAL DISTRICT NINETY-TWO	(C-89) CITY CENTER
(R-93) RESIDENTIAL DISTRICT NINETY-THREE	(C-90) CITY CENTER
(R-94) RESIDENTIAL DISTRICT NINETY-FOUR	(C-91) CITY CENTER
(R-95) RESIDENTIAL DISTRICT NINETY-FIVE	(C-92) CITY CENTER
(R-96) RESIDENTIAL DISTRICT NINETY-SIX	(C-93) CITY CENTER
(R-97) RESIDENTIAL DISTRICT NINETY-SEVEN	(C-94) CITY CENTER
(R-98) RESIDENTIAL DISTRICT NINETY-EIGHT	(C-95) CITY CENTER
(R-99) RESIDENTIAL DISTRICT NINETY-NINE	(C-96) CITY CENTER
(R-100) RESIDENTIAL DISTRICT ONE HUNDRED	(C-97) CITY CENTER

CITY OF OTHELLO **ZONING MAP**

September 26, 2017



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: October 15, 2018

SUBJECT: Municipal Code Update - Residential Zones – Request for Direction

At the last meeting, the Planning Commission continued review of the Residential Zones. The goal is to update the code to modern standards, reduce duplication, and make the code easier to use.

Staff Comments

1. The draft has been updated with the changes discussed last month.
2. Other changes were:
 - a. Incorporating standards from OMC 17.70, Accessory Uses, Buildings, or Structures (height, setbacks). Note that 17.70 has standards for roof pitch and appearance that the Commission should review to determine if these standards should be continued (see draft 17.20.050(g)).
 - b. Proposing different side setbacks for accessory buildings (Building Code minimum of 2' rather than the 5' required for a house, to cut down on wasted space in the backyard).
 - c. Deleting the draft stormwater provisions that were modeled on another code. Stormwater can be incorporated elsewhere in the OMC, when we as a city are ready to address stormwater comprehensively.

Attachments

- October 15, 2018 Draft OMC 17.20, Residential Zones

Action: The Planning Commission should review the attached draft and provide direction to staff.

Chapter 17.20 RESIDENTIAL ZONES

Sections:

- 17.20.010 Purpose.
- 17.20.020 Additional Requirements.
- 17.20.030 Uses.
- 17.20.040 Accessory Uses, Buildings, and Structures.
- 17.20.050 Prohibited.
- 17.20.060 Development Standards.
- 17.20.070 Performance Standards.
- 17.20.080 Performance Standards for Residential Structures.
- 17.20.090 Street Frontage Required.
- 17.20.100 Construction Code Requirements.
- 17.20.110 Fences and Walls.

17.20.010 Purpose.

- (a) Generally. This chapter provides for ...
- (b) R-1 Residential Zone. The R-1 Zone...
- (c) R-2 Zone. The R-2 Zone ...
- (d) R-3 Zone. The R-3 Zone ...
- (e) R-4 Zone. The R-4 Zone...
- (f) Residential-Medical Zone...
- (g) S-1 Suburban Zone. The S-1 Zone is suitable for residential use on land parcels of one to five acres, which is, or will become, a single-family living area. Uses are limited to residential uses. Animals, livestock and crops, primarily for the personal use of occupants of dwellings are permitted in accordance with the standards relative to the land area required to protect public health and welfare. *[Need to review history to see if this zone needs to be retained]*

17.20.020 Additional Requirements.

Additional requirements are found in other chapters of the Municipal Code and other adopted City regulations, included but not limited to the following:

- (a) OMC 17.05, Interpretation, Purpose, Applicability
- (b) OMC 17.56, General Provisions
- (c) OMC 17.61, Off-Street Parking
- (d) OMC 17.65, Building Permits
- (e) OMC 14.57, Landscaping
- (f) City of Othello Public Works Standards
- (g) Others? Home Occupations, Accessory buildings, Fences, 17.67 Use Review Standards

17.20.030 Uses.

- (a) The Residential Land Use table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only residential zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in (c), below. Further

interpretation of these zones may be obtained as specified in OMC 19.03.020. Land uses are also subject to the footnotes following the table.

(b) The symbols used in the table represent the following:

- (1) A = Allowed, subject to applicable standards and any footnotes
- (2) C = Conditionally allowed through the Conditional Use Permit process, subject to applicable standards and any footnotes
- (3) X = Prohibited use

(c) Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation process in OMC 19.03.020(b). In determining whether a use should be permitted, the Administrator shall refer to the purpose statement in OMC 17.20.010 and the most recent version of the North American Industry Classification System (NAICS), as used by federal agencies in the classification of business establishments.

(d) Procedural requirements for permits are described in OMC Title 19, Development Code.

TABLE 1: LAND USES IN RESIDENTIAL ZONES						
USE CATEGORIES	R-1	R-2	R-3	R-4	R-M	S-1
Residential						
One family dwelling (site-built, manufactured, or modular) (one dwelling per lot)	A	A	A	A	A	A
Condominium in compliance with OMC 17.54, Planned Development District Overlay	A	A	A	A	A	A
Two-family dwellings which shall not be offered for rental on a shorter than month-to-month basis)	X	A	A	A	X	A
Triplex or fourplex dwellings which shall not be offered for rental on a shorter than month-to-month basis	X	X	A	A	X	A
Multi-family dwellings larger than 4 units, which shall not be offered for rental on shorter than a month-to-month basis	X	X	C	A	X	X
Rental of an apartment appurtenant to a single-family residence	X	C	C	C		
Commercial¹						
Adult Family Home licensed by the State	A	A	A	A	A	A
Art gallery	X	X	C	A		
Boardinghouse, bed and breakfast, group home, bunk house, hostel, dormitory, resort, timeshare condominium, lodging house (Provided no more than 50% of available accommodations, whether rooms or beds, in any of these residential uses shall be occupied on a rental term of monthly or longer at any time)			C	A		
Clinic, including medical, dental, chiropractic, holistic, or physical therapy, and supporting medical facilities	X	X	X	X	A	X
Day care for more than 12 children, in the home of the care provider and licensed by the State ²	C	C	C	C	C	C
Family Day Care Home licensed by the State ³	A	A	A	A	A	A
Home Occupations in compliance with OMC 17.59	A	A	A	A	A	A

TABLE 1: LAND USES IN RESIDENTIAL ZONES						
USE CATEGORIES	R-1	R-2	R-3	R-4	R-M	S-1
Medical-related commercial vendor	X	X	X	X	A	X
Museum	C	C	C	C	C	C
Nursing home, convalescent home, rest home, or similar residential/medical use and its support facilities				C	A	
Public and Institutional						
Churches	C	C	C	C	C	C
Municipal buildings or structures	C	C	C	C	C	C
Parks and playgrounds, including park buildings	C	C	C	C	C	C
Public hospital	X	X	X	X	A	X
Schools, public or private	C	C	C	C	C	C
Agricultural						
Fruit raising, agricultural nurseries, agricultural products, and vineyards, primarily for personal use of the occupants of the dwelling						A
Gardening or fruit raising on vacant property, when maintained in a neat, orderly, and clean condition such that it does not constitute any sort of nuisance	A	A	A	A	A	A
Keeping of animals and/or livestock ⁵						A
Keeping of chickens and rabbits	See OMC 6.12					
Miscellaneous						

Notes for Table 1:

¹ All commercial uses shall require a city business license and any applicable state licenses.

² Day care facilities shall be in compliance with the following requirements:

- (a) Outdoor play areas shall not be located in the front yard.
- (b) One on-site parking space is required for each employee, in addition to required resident parking.
- (c) An on-site, off-street loading and unloading area shall be provided.
- (d) Signage shall not be allowed. *[PC felt some signage should be allowed?]*
- (e) No structural or decorative alteration which would alter the character or be incompatible with the surrounding residences shall be allowed.
- (f) The structure shall be in compliance with zoning and building code requirements.
- (g) Adjacent property owners shall be notified of an application for a day care facility prior to obtaining a license from the State.
- (h) The Hearing Examiner may impose conditions to mitigate any potential adverse impacts on the surrounding area.

³ Before approval of a Family Day Care Home, the operator must provide written proof that prior to state licensing, written notification was provided to the immediately adjacent property owners of the intent to locate and maintain such a facility.

⁴ Placeholder

⁵ Animals and/or livestock are allowed in the S-1 Zone as follows:

- (a) Not to exceed 15 fowl and not to exceed 15 rabbits or guinea pigs. Guinea fowl or pea fowl are not permitted; provided, that no such livestock shall be maintained closer than 25' to any dwelling now existing or hereafter erected;
- (b) Not to exceed 1 horse, 1 mule, 1 cow, 2 goats, or 2 sheep for every 21,780 square feet of area of the parcel of land upon which the same are kept; provided, that no such livestock shall be maintained closer than 100' to any dwelling now existing or hereafter erected;
- (c) Not to exceed 3 cats or dogs or similar household pets, exclusive of animals under 6 months of age.

⁶ placeholder

⁷ placeholder

17.20.040 Prohibited.

The following are prohibited in all Residential Zones:

- (a) Mobile homes, defined as factory built residential structures constructed prior to June 15, 1976 and not in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974;
- (b) Commercial activities not otherwise specifically permitted;
- (c) Garages or other accessory structures on a lot without a residence.

17.20.050 Accessory uses, buildings, and structures

- (a) All accessory uses, buildings, and structures must be customarily incidental and subordinate to the principal building or use of the lot on which they are located.
- (b) Where there is a question regarding a particular accessory use, the Community Development Director shall have the authority to make the final determination. The determination shall be based on the general standards of this section and on an analysis of the compatibility of the use or structure within the surrounding area and the permitted principal uses in the zone.
- (c) The following structures are customarily incidental and accessory to residential uses:

- (1) Carports or garages for the storage of motor vehicles, boats, and/or recreational vehicles
- (2) Greenhouses, private and non-commercial
- (3) Storage buildings for yard maintenance equipment and household goods.
- (d) Accessory uses, buildings, and structures, other than fences and retaining walls, are prohibited from locating on a lot prior to a legal principal use.
- (e) No accessory building or structure shall be placed on or over a right-of-way or public easement.
- (f) The accessory building shall be at least five feet from the primary building. Separation between accessory buildings shall be as regulated by the State Building Code.
- (g) For structures accessory to residential uses in the R-1, R-2, and R-3 Zones, the total ground area of accessory structures may not exceed 120 square feet unless all of the following conditions are met:
 - (1) The total area of all detached structures does not exceed the ground floor area of the primary structure.
 - (2) Roof pitch shall be at least 3:12.
 - (3) The exterior siding and roofing material shall be similar in appearance and color to that of the primary dwelling unit.

17.20.060 Development Standards.

- (h) Purpose. This section established the development standards and site requirements for uses in the Residential Zones. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities, and prevent overloading of infrastructure due to the impacts of development.
- (i) Explanation of Table. Development standards are listed down the left column of the table and the Residential Zones are identified across the top row. The matrix cells contain the requirements of each zone. The footnotes identify particular requirements applicable to a specific use, standard, or zone. "NR" stands for "No Requirement".

TABLE 2: DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES						
Development Standards	R-1	R-2	R-3	R-4	R-M	S-1
Maximum building height – primary building	2 stories	2 stories	2 stories	2 stories	2 stories (3 stories? Could delete hospital line)	2 stories
Maximum building height – residential accessory building	20'	20'	20'	20'	20'	20'
Maximum building height for hospitals, clinics, and medically-related buildings	n/a	n/a	n/a	n/a	60' or 3 stories	n/a
Front street setback for primary structure	20'	20'	20'	20'	20'	20'
Front setback for accessory structures	No closer to the street	No closer to the street than the	No closer to the street	No closer to the street	No closer to the street	No closer to the

TABLE 2: DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES						
Development Standards	R-1	R-2	R-3	R-4	R-M	S-1
	than the dwelling unit	dwelling unit	than the dwelling unit	than the dwelling unit	than the dwelling unit	street than the dwelling unit
Side street setback for a corner lot	15'	15'	15'	15'	15'	15'
Setback to front of garage	20'	20'	20'	20'	20'	20'
Interior Side setback	5'	5'	5'	5'	5'	5'
Interior side setback - residential accessory building	2'?	2'?	2'?	2'?	2'?	2'?
Rear setback if no alley	5'	5'	5'	5'	5'	5'
Rear setback if abutting alley and garage does not open onto alley	0'	0'	0'	0'	0'	0'
Rear setback if abutting alley and garage opens onto alley	8'	8'	8'	8'	8'	8'
Minimum lot size for single family dwelling (unless the lot was a legally-created lot prior to July 20, 1995)	7000 square feet	7000 square feet	7000 square feet	6000 square feet	7000 square feet	1 acre
Minimum lot size for two-family dwelling	n/a	7000 square feet	7000 square feet	6000 square feet	n/a	n/a
Minimum lot size for 3 or 4- family dwelling	n/a	n/a	7000 square feet	Per family: 900 SF site area + 300 SF landscaping + parking		
Landscape area for residential						
Maximum lot area covered by buildings	35%	35%	35%	35%	35% for residential uses. 50% for medical uses.	35%
Minimum roof pitch for main portion of primary structure	3:12	3:12	3:12	3:12	3:12 residential. No requirement for medical uses.	3:12
Minimum width at	24'	24'	24'	24'	24'	24'

TABLE 2: DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES						
Development Standards	R-1	R-2	R-3	R-4	R-M	S-1
the narrowest side of the rectangle formed by the structure as a whole						
Minimum number of parking spaces inside a garage for a single family dwelling	2	2	2	2	2	2

Setback notes:

Within the setback area shown on Table 2, no building or structure (as defined in Sections 17.09.140 and 17.09.836) shall be allowed except flagpoles, street furniture, transit shelters, signage, fencing, slope stability structures, and improvements less than 30 inches above grade, including decks, patios, walks, and driveways. Some of these structures and improvements require a permit.

The setbacks shown in Table 2 are Zoning setbacks. Larger setbacks may be required by the State Building Code, Fire Code, sight distance requirements, or landscaping requirements.

17.20.070 Performance Standards.

Uses within the Residential zones shall not inflict upon adjacent property smoke, dust, dirt, glare, odors, steam, vibration, electrical interference, or excessive hazard. Noise in the residential zones shall not exceed the standards set forth in OMC 5.38.

17.20.080 Performance Standards for Residential Structures.

- (a) All dwellings shall be placed on a permanent foundation. For manufactured homes, the foundation shall be per the manufacturer's specifications or per the building code, and in addition a continuous perimeter concrete foundation per the building code must be installed, regardless if it is necessary for the structural integrity of the dwelling.
- (b) All dwellings shall be permanently connected to city utilities.
- (c) All dwellings shall be in compliance with the Washington State Energy Code.
- (d) All dwellings shall be in compliance with any regulations on radon detection and abatement.
- (e) All dwellings shall have exterior siding similar in appearance to siding materials commonly used on site-built single family residences.
- (f) All dwellings shall have roof materials of composition or wood shake or shingle, coated metal, or similar.
- (g) Any manufactured home shall be built to the 42 U.S.C. Section 5401-5403 standards (as amended in 2000).
- (h) Any manufactured home shall be previously untitled and shall be a new manufactured home as defined in RCW 35.63.160 as now enacted or hereafter amended.
- (i) Any manufactured home shall have all wheels, towing or moving apparatus removed from the site.
- (j) Any manufactured home shall be inspected and certified by the Washington State Department of Labor and Industries that it meets all applicable electrical, plumbing, and building codes for manufactured homes.

17.20.090 Street Frontage Required.

- (a) Every lot in a residential zone shall front upon a street dedicated for public use and accepted by the city council as a public street.

17.20.100 Construction code requirements.

All uses in the residential zones must be in compliance with the applicable requirements of the State building code, including but not limited to the fire code, mechanical code, plumbing code, and energy code.

17.20.110 Fences and walls.

Fences and walls are regulated in OMC 14.36.